



Leigh-on-Sea Town Council

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Chairman:..Cllr Caroline Parker
Vice Chairman:..Cllr Paul Lawrence
Town Clerk:..Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 13th MAY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser, Paul Lawrence and Caroline Parker (Until Min 408)

In Attendance: Paul Beckerson (Town Clerk) and 4 members of the public

The meeting opened at 7.32pm

392. APOLOGIES FOR ABSENCE
None

393. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 396, 399, 400, 404 & 405 as a member of The Leigh Society Committee.

Cllr Syrie Cox declared a non-pecuniary interest in minute 403 as a neighbour.

394. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 22nd April 2014 were signed as a correct record.

395. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

396. LOS/14/0101 SOS/14/00440/FULH

76 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NB (Leigh Road Ward)

Erect two storey side extension, roof extension to rear with balconies to first and second floor at rear.

Objection

The proposed 3 storey development with 5 velux windows in the front roof is out of keeping with the surrounding properties which are all basically 2 storeys.

The rear dormer is over-large and completely contrary to the D&TGuide.

The rear elevation is boxlike and the rear balconies at both first and second floor are unprecedented in this block and will result in significant real and perceived overlooking to the severe detriment of the neighbours' amenities.

The inclusion of 5 ensuite bathrooms has helped to increase the bulk of this property out of proportion with the surrounding properties.

Whilst there is currently both a garage and parking available on-site, the spread of the residence has left what look very awkward and contrived parking arrangements, possibly resulting in them not being practical; and there are only 2 spaces for a large 5 bed-roomed house. From our plans, we can't see if the dropped kerb is to be extended; if that were to be the case there will be loss of on-street parking.

397. LOS/14/0108 SOS/14/00550/FUL

17 ABERDEEN GARDENS, LEIGH-ON-SEA, SS9 3RH (Highlands Ward)

Extend existing roof extension at rear and extend gable end.

Objection

The extension is considered an awkward addition to the roof as the dormer would be visually unbalanced, with a large blank area to the right of the windows, and the windows on the three levels failing to align with, or relate to, those on the other levels.

398. LOS/14/0111 SOS/14/00545/FULH
17 ABERDEEN GARDENS, LEIGH-ON-SEA, SS9 3RH (Highlands Ward)
Erect two storey side extension and alter elevations.

No Objection

399. LOS/14/0098 SOS/14/00513/FULH
16 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)
Erect first floor rear extension.

No Objection

400. LOS/14/0099 SOS/14/00477/FULH
22 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Extend existing hard-standing with associated landscaping (Amended Proposal).

Objection

The scheme is little different from the previous application; one small tree or bush in the front corner neither disguises, nor compensates for, the large area of hard-standing behind it and the small section of moveable fencing is inadequate and is unlikely to stay in position for long. Therefore the same objections apply:

This proposal would be detrimental to the street scene in the Leigh Conservation Area because of the loss of soft landscaping which adds to the road's attractive character. There will also be the loss of permeable surface on a steep road and steep gardens and a reciprocal increase in hard surface in the road. No other of the narrow traditional houses on this side of the road has more than a single hard-standing and this would set an unwelcome precedent.

The Design and Townscape Guide paras. 324 – 327 discourages additional hard-standing and encourages the retention of boundary walls and soft landscaping in Conservation Areas.

401. LOS/14/0100 SOS/14/00486/RESM
THE BELL HOTEL AND LAND ADJACENT, 20 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)
Demolish garage and storage buildings, erect 3 blocks comprising two, Part 3/ Part 4, and one 3 storey block totalling 15 flats, with balconies, amenity terrace, basement parking, and refuse storage, refurbish former Bell Hotel and convert into five flats with single storey rear extension, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping (Approval of Reserved Matters following outline Permission 13/00396/OUTM dated 25/06/13).

No Objection

402. LOS/14/0102 SOS/14/00597/FULH
8 GLEN ROAD, LEIGH-ON-SEA, SS9 1EU (Leigh Road Ward)
Erect single storey rear extension with balcony at first floor.

No Objection

403. LOS/14/0103 SOS/14/00469/FULH
97 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QZ (Thames Ward)
Erect decking to rear

Objection

Because of height of the decking above the driveway and prevailing level of the garden of this property, added to the significant drop in ground level down to No.99 Tattersall, this decking could result in real and perceived overlooking of No.99.

The large area of wooden decking will act like a sound box and could cause noise nuisance to the neighbours at No.99, particularly in view of the proximity to the southern boundary.

404. LOS/14/0104 SOS/14/00654/TPO
27 QUEENS ROAD, LEIGH-ON-SEA, SS9 1AZ (St Clement's Ward)
Prune one yew tree (Works to a tree covered by a Tree Preservation Order).

No Objection

405. LOS/14/0106 SOS/14/00501/FUL
27 QUEENS ROAD, LEIGH-ON-SEA, SS9 1AZ (St Clement's Ward)
Rear side extension and garage rebuild.

No Objection

406. LOS/14/0107 SOS/14/00551/FULH
98 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QS (Elms Ward)
Convert roof space to habitable accommodation and erect dormer windows to front and roof extension to rear.

Objection

Both front and rear dormers are set too high in the roof and the rear dormer is not incidental in the roof space; this is contrary to the D&TG. The windows in the roof do not relate well to the ones on the ground floor. The proposal represents a loss of a small property and is over dominant in the street scene.

407. LOS/14/0109 SOS/14/00624/FULH
61 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3PU (Highlands Ward)
Erect single storey rear extension.

No Objection

408. LOS/14/0110 SOS/14/00562/FUL
ELITE PROPERTY SERVICES, 94-96 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HT (Herschell Ward)
Demolish existing warehouse and erect two semi detached dwelling houses, layout parking and landscaping.

No Objection

Cllr Caroline Parker left the meeting

409. LOS/14/0112 SOS/14/00559/FUL
12 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HE (Elms Ward)
Change of use from office (B1) to a self contained flat (C3) at first floor level, convert loft space to habitable accommodation, erect dormer to rear and alter elevations.

No Objection

The meeting closed at 8.58pm.