



# Leigh-on-Sea Town Council

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Chairman:..Cllr Richard Herbert  
Vice Chairman:..Cllr Syrie Cox  
Town Clerk:..Paul Beckerson



## MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 22<sup>ND</sup> JULY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Valerie Morgan

In Attendance: 3 Members of the Public, Sue Marx (Clerk)

### ***The meeting opened at 7.30pm***

#### 89. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Richard Herbert, Paul Lawrence & Jane Ward

#### 90. DECLARATION OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a non-pecuniary interest in minutes 96, 100 and 103 as a member of The Leigh Society Committee.***

***Cllr Valerie Morgan declared a non-pecuniary interest in minute 99 as her father is a member of The Estuary Club.***

#### 91. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on 8<sup>th</sup> July 2014 were amended and signed as a correct record.

#### 92. LICENSING APPLICATIONS

None

#### 93. ROAD TRAFFIC ORDER

None

#### 94. COMMITTEE REVIEW 2014 (Appendix 1)

The Committee agreed the revised Planning & Licensing Review.

#### PLANNING APPLICATIONS

#### 95. LOS/14/0187 SOS/14/00929/FUL

##### **117 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)**

Convert stable/garage building into dwellinghouse and erect single storey extension to front and rear elevations, dormer extension to side elevation with canopy.

#### **Objection**

No 117 is already divided into 2 flats and the proposal will constitute overdevelopment of the site indicated by very little useable, amenity space for any of the 3 residences. This is completely out of character with the other properties in the area which all have large gardens. The minimal amenity space, and the only ground-floor window for the new dwelling would both be closely overlooked by the upstairs flat.

The living conditions for future residents would be poor because all windows to the first floor are to be obscure glass and there is little natural illumination to the ground floor living space. The bathroom with WC leads straight off the kitchen area.

The side/back double doors would be extremely close to the boundary with, and the principal private amenity space of, 16 Salisbury Road, where the family sit and the young daughters have their outside play equipment. This would lead to a significant loss of privacy compared with the current situation, and overhearing of private conversations.

96. LOS/14/0193 SOS/14/00974/FUL

**34 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)**

Erect single storey rear infill extension with balconies to first floor of 30, 32, and 34 Leigh Hill, install dormers to rear of 30 and 32 Leigh Hill, install dormer with balcony and privacy screening to rear of 34 Leigh Hill to form three new dwellings at 30, 32 and 34 Leigh Hill.

There is **no objection in principle** and the members welcomed the refurbishment of these properties which preserves the traditional street scene and respects the Conservation area. However the box dormers to the south do not follow the D&TG para 366 guidelines and something more compliant, and with some detailing, would be preferred.

Whilst the reasoning behind the choice of the 'bronze shingles' is understood, having seen what they looked like, it was felt that they were not a suitable material here, being a large area with a slightly 'shiny' surface.

97. LOS/14/0184 SOS/14/00887/FUL

**1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)**

Demolish existing dwelling, erect three storey block comprising 8 self contained flats with balconies to north and east elevations and roof garden, 90 sqm of retail floorspace to ground floor, layout cycle store, refuse store and internal parking area to ground floor.

**Objection**

- The proposal for 8 flats plus retail space is overdevelopment of the site; there is virtually no useable private amenity space, a small communal roof garden for 8 dwellings is not viable, especially beside the main road through the town, the A13.
- Overdevelopment is also indicated by the fact that the balconies to the north overhang the public footpath and so will appear obtrusive from it.
- The blank west elevation will be a dominant view for those properties that have to look onto it.
- To the west of the site there is a 2 storey restaurant, then 2 storey traditional houses; to the south is a whole street of mainly 2 storey traditional houses with a few bungalows and so a modern 3 storey block would appear out of character, dominant and over-massed. Whilst the street scenes show the traditional houses in Leigh Hall Road as higher than the proposal, their pitched roofs will actually appear lower and less dominant from the street than the proposal, which does not respect the existing building line.
- The design is poor and box-like, with little detailing, and takes no reference from the neighbouring streetscene.
- As with the refused proposals on the other corner of Leigh Hall Road, this proposed development will not successfully integrate with the existing properties and wider streetscene.

98. LOS/14/0185 SOS/14/00862/FUL

**54 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EH (St James Ward)**

Erect single storey rear extension.

**No Objection**

99. LOS/14/0186 SOS/14/00801/FUL

**1386 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Thames Ward)**

Erect canopy, install ramp with railings and alter elevations.

**No Objection**

100. LOS/14/0188 SOS/14/00973/FUL  
**40 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)**  
Demolish existing dwelling and erect three storey dwelling with detached garage and landscaping to front and rear (Amended Proposal).

**Objection**

Firstly we would point out that there are no existing approved plans for the neighbouring site at No.41 at the height of the dashed outline on the street-scene, only at the grey hatched shape. Unfortunately, this misleading shape is also shown in white in the '3D' representations on Dwg 823-011.

The amended design has been reversed which better fits the fall of the land.

However the proposal is still out of character with, and detrimental to, the street scene for many reasons.

This site is immediately adjacent to a long stretch of properties in the Leigh Cliff Conservation area. They are viewed as a whole, from the popular and well-used public open space opposite, and it is a prominent view from the sea. The proposal will appear as an alien feature from a very large area of public viewing.

The proposal is for a modern design which takes no reference from the rest of the area, particularly in terms of the materials and roof design. It is still considerably higher than the actual extant permission for 41.

The existing roof at this site and those to the west, all pitch away from the front of the house, so are less dominant from the public street view than the proposal roof that projects forward at full height; this would make it appear appreciably higher from the public highway.

Although the Supplementary Design Statement p.4 claims at it is a two storey building with rooms in the roof, the height above the first floor is over 90% of the height to the top of the first floor, which is considerably more than the height of a normal roof (which would also pitch away from the street).

Whilst the proposal may have been reduced in width and height, the claimed reduction in depth is not apparent on the ground floor plans; in fact the 1.5 storey 'brick wall' features that stick out front and back, make it appear deeper from any view other than straight on and it is this solid feature that will dominate when looking along the fronts of the properties and will be the limiting factor in the angle of views.

Although there is a vertical division, the left half of the front is mainly large areas of glass which would appear incongruous in this mainly C.A. street scene – particularly the unrelieved glass areas under the roof projection.

101. LOS/14/0189 SOS/14/00994/FULH  
**20 GORDON ROAD, LEIGH-ON-SEA, SS9 3PW (Highlands Ward)**  
Erect single storey rear extension.

**No Objection**

102. LOS/14/0190 SOS/14/00638/FULH  
**133 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1QY (Elms Ward)**  
Erect single storey rear extension.

**No Objection**

103. LOS/14/0192 SOS/14/00910/FUL  
**11-11A ASHLEIGH DRIVE, LEIGH-ON-SEA, SS9 1AD (St Clement's Ward)**  
Demolish existing store on south elevation and erect part single/part two storey extension to form office (Class B1) at ground floor and Office (Class B1) at first floor with 1.8m high screen to first floor balcony area; demolish shed to north elevation and erect part single/part two storey extension to form store to ground floor and workshop (Class B1) to first floor incorporating external staircase.

**No Objection**

***The meeting closed at 9.05pm***