



# Leigh-on-Sea Town Council

67 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk

Chairman: Cllr Carole Mulroney  
Vice Chairman: Cllr Caroline Parker  
Town Clerk: Paul Beckerson



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12<sup>th</sup> JUNE 2012 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Paul Lawrence, Carole Mulroney and Caroline Parker.

In Attendance: Vanda Moyse (Office Administrator) plus 16 members of the public.

### ***The meeting opened at 7.29pm***

#### 9 APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Syrie Cox and Richard Herbert.

#### 10. DECLARATIONS OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a prejudicial interest in 12(a) as he knows the owner  
Cllr Pat Holden and Cllr Paul Lawrence declared personal interests in 12(a) as they are acquainted with the applicant  
Cllr Carole Mulroney declared a personal interest in 12(c,) (e), and (f) as a member of the Leigh Society***

#### 11. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 22nd May 2012 were agreed and signed as a correct record by the Chairman.

#### 12. PLANNING APPLICATIONS

##### a) LOS/12/0093 SOS/12/00571/FUL

##### **46 THEOBALDS ROAD LEIGH-ON-SEA ESSEX SS9 2NE (Herschell Ward)**

Alter and extend existing garage to form two storey detached dwellinghouse

***Cllr Donald Fraser left the meeting.***

***The meeting was adjourned to hear objections from members of the public.***

Five letters were read and 4 members of the public spoke.

***The meeting was reconvened.***

***Objection – on the following grounds:***

- 1 The development would give the perception of overlooking from the side and back of the property particularly to the residences in Western Road which are very close.
- 2 The development is overbearing to other properties.
- 3 The development is out of character with the surrounding area and the street scene.
- 4 The development lacks private amenity space and reduces the private amenity space of the existing residence.
- 5 The sitting area in the upstairs lounge looks out (through the only unobscured windows on this floor) directly into the bedrooms of the house opposite.

We would point out that there is a tree in the centre of the garden of 36 Western Road, on the boundary with this site, which currently screens the garage, but has been omitted from the plans.

We would request that, if permission is granted, the obscured windows are of the highest level of obscurity and should be retained unopenable below 1.7metres, by condition.

***Cllr Donald Fraser rejoined the meeting.***

- b) LOS/12/0100 SOS/12/00534/FUL  
**27 WESTCLIFF DRIVE LEIGH-ON-SEA ESSEX SS9 2LB (Herschell Ward)**  
Demolish existing bungalow, erect two storey dwellinghouse with roof accommodation and integral garage, lay out hardstanding and one car parking space.

***The meeting was adjourned to hear objections from members of the public.***

Three members of the public spoke.

***The meeting was reconvened.***

**Objection** – The development would cause the loss of a bungalow which is against Town Council Policy and would be overbearing in the street scene, particularly to the bungalows opposite. The development has too many dormers placed too high and which are not incidental in the roofspace. The provision of one parking space for a 4 bedroom house is insufficient in an area of parking stress. The parking space provided is very narrow and could cause a vehicle to overhang the pavement as had previously been the case.

- c) LOS/12/0101 SOS/12/00636/FUL  
**8A BROADWAY LEIGH-ON-SEA ESSEX SS9 1AW (St Clement's Ward)**  
Erect rear roof extension to second floor with Juliette balcony to side.

***The meeting was adjourned to hear objections from members of the public.***

Two members of the public spoke.

***The meeting was reconvened.***

**Objection** – The development would be obtrusive and overbearing to the residential properties at the top of Leigh Hill which back on to this proposal. They are very close and will be overlooked from both the south facing window and particularly the Juliette balcony. The small private amenity space of 108 Leigh Hill is only about 3 metres away from the balcony.

- d) LOS/12/0091 SOS/12/00518/FULH  
**38 WESTLEIGH AVENUE LEIGH-ON-SEA ESSEX SS9 2LF (Herschell Ward)**  
Erect summer house at rear (Retrospective).

**No Objection.**

- e) LOS/12/0092 SOS/12/00386/FULH  
**34 CLIFF PARADE LEIGH-ON-SEA ESSEX SS9 1BB (St Clement's Ward)**  
Erect roof extension to form rooms in roof with balcony and alter front elevation.

**No Objection** subject to the materials and style being in keeping with the conservation area.

- f) LOS/12/0094 SOS/12/00680/FUL  
**42 BROADWAY LEIGH-ON-SEA ESSEX SS9 1AJ (St Clement's Ward)**  
Details of extract flue and acoustic report to be carried out in accordance with details submitted (application for variation of condition 05 of planning permission 07/00695/FUL allowed on appeal 25/07/08 which states no development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme for the extract ventilation, filtration and deodorising of cooking fumes. the scheme shall include details of the predicted acoustic performance of the system and details of the discharge points, the approved scheme shall be carried out prior to commencement).

**No Objection.**

- g) LOS/12/0095 SOS/12/00578/FULH  
**276 WESTERN ROAD LEIGH-ON-SEA ESSEX SS9 2QY (Thames Ward)**  
Erect 2nd Floor Balcony and install doors and rooflights.

**Objection** due to loss of amenities to neighbours from overlooking and intrusion into their gardens and privacy.

- h) LOS/12/0096 SOS/12/00565/FUL  
**84 ELM ROAD LEIGH-ON-SEA ESSEX SS9 1SL (St Clement's Ward)**  
Convert first and second floor to use as a self contained flat (retrospective) (amended proposal).

**No Objection.**

- i) LOS/12/0097 SOS/12/00583/FUL  
**85 DUNDONALD DRIVE LEIGH-ON-SEA ESSEX SS9 1NA (Leigh Road Ward)**  
Demolish bungalow, erect a pair of semi detached dwellings, layout parking and form vehicular accesses onto Dundonald Drive.

**Objection** as the development would cause the loss of a distinctive character bungalow (which is against Town Council policy) which has unusual flared walls and corners.

The Town Council normally request that, if permission is granted, the front hardstanding is permeable and some soft landscaping is provided and retained by condition.

- j) LOS/12/0098 SOS/12/00585/FUL  
**33 WOODLANDS PARK LEIGH-ON-SEA ESSEX SS9 3TP (Highlands Ward)**  
Erect first floor rear extension

**No Objection.**

- k) LOS/12/0099 SOS/12/00661/FULH  
**33 CARLTON DRIVE LEIGH-ON-SEA ESSEX SS9 1DE (Leigh Road Ward)**  
Erect single storey rear extension

**No Objection.**

***The meeting closed at 8.47pm.***