



Leigh-on-Sea Town Council

71-73 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, 23rd October 2012 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser, Caroline Parker, Richard Herbert

In Attendance: Susan Marx (Receptionist & Administrator) and eleven members of the public

The meeting opened at 7.30pm

51. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Carole Mulroney and Paul Lawrence

52. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in items 54) c), f), g) and k) as a member of the Leigh Society Committee.

Cllr Richard Herbert declared a non-pecuniary interest in item 54 g) as he knows the neighbour of this property

53. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on 9th October 2012 were signed as a correct record by the Chairman.

54. PLANNING APPLICATIONS

a) LOS/12/0188 SOS/12/01258/FUL

27 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)

Demolish existing bungalow, erect two storey dwellinghouse, lay out hardstanding and one car parking space.

Objection – The development would cause the loss of a bungalow which is against Town Council Policy. The provision of one parking space for a 4 bedroom house is insufficient in an area of general parking stress, which is exacerbated twice a day being within the 'drop-off area' for Westleigh Schools.

b) LOS/12/0177 SOS/12/01208/FUL

31 GRAND PARADE, LEIGH-ON-SEA, SS9 1DX (Leigh Road Ward)

Demolish existing block of flats, erect 5 storey building comprising of 5 self contained flats with basement car parking, lay out cycle and bin store.

Objection

Delegate to the Town Clerk in conjunction with the Chairman of Planning to reply.

(This application has since been withdrawn and is likely to be resubmitted for corrections and additions to the application)

c) LOS/12/0187 SOS/12/01241/FUL

33 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)

Demolish existing garages and erect four 3/4 storey detached dwellinghouses with vehicle access from Hadleigh Road and construction of 2 detached apartments over two garage blocks with vehicle access from Laurel Close.

Objection

Delegate to the Town Clerk in conjunction with the Chairman of Planning to reply.

The west side of this part of Hadleigh Road is characterised by modest traditional semi-detached houses with gaps between affording open views over the conservation area and Belton Hills. The proposed houses on Hadleigh road are large and 'top-heavy' with disproportionately high roofs, especially house D, which gives them an overbearing and dominant appearance in the street scene; they are effectively the height of 3 storey houses at the front and would appear incongruous and intrusive in this streetscene. These houses are deep so the gaps between them afford only momentarily the narrowest of views to the estuary and Belton Hills, seriously harming the 'leafy and spacious' character of the Conservation Area referred to by the Inspector at the last appeal.

The rear elevations are clearly 4 storey and too high compared with the neighbouring residences. They will be clearly visible from considerable distances from Marine Parade, Belton Hills, the approach to Old Leigh and the marshes right out to Two Tree Island; they will appear like a series of glass boxes - alien features in, and harmful to, this 'Arts and Crafts Suburban' Conservation Area.

There is a considerable potential for actual and perceived overlooking particularly into the private amenity space of the existing and new properties.

The proposed access onto Hadleigh Road is on a very narrow section of road and close to a dangerous junction between Hadleigh Road and Leigh Park Road.

There are the facilities for at least 8 cars to park in the southern section of the site but the access to this is the steep, windy and narrow Laurel Close. This is already very congested with parked cars for existing properties and the exit from it is a dangerous one onto the very busy New Road with a blind bend to the west; there has already been a fatality here.

The southern entrance to the site would also remove the essential turning area for vehicles.

(this application has since been withdrawn)

- d) LOS/12/0176 SOS/12/01209/FULH
5 SYLVAN WAY, LEIGH-ON-SEA, SS9 3TU (Highlands Ward)
Erect single storey rear extension with canopy and patio area and alter elevations

No Objection

- e) LOS/12/0178 SOS/12/01286/FUL
5 RICHMOND COURT, GRAND PARADE, LEIGH-ON-SEA, SS9 1DP (Leigh Road Ward)
Install windows to part enclose balcony to first floor front elevation (Amended Proposal).

No Objection

- f) LOS/12/0179 SOS/12/01260/FULH
20 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)
Erect single storey side and rear extension and balcony to first floor (Amended Proposal).

No Objection – subject to there being no balcony (PH to check this)
(the case officer has since confirmed there is no balcony)

- g) LOS/12/0180 SOS/12/01243/FULH
34 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)
Erect roof extension to form rooms in roof with balcony and alter front elevation (Amended Proposal).

Objection

- The dormers should be set below the ridgeline, as they are on neighbouring properties and as recommended in D&TG 366 & 376.
- The balconies should be constructed of traditional materials in keeping with the conservation area and the lower balconies.

(In the plans, the south elevation appears to show glass whilst the west elevation indicates wood)

- h) LOS/12/0181 SOS/12/01263/FULH
121 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)
Demolish existing detached garage and erect single storey side and rear extension (Amended Proposal).

No Objection

- i) LOS/12/0182 SOS/12/01294/FULH
20 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AR (Elms Ward)
Install vehicular access onto Glendale Gardens and form hardstanding to front.

No Objection

- j) LOS/12/0183 SOS/12/01282/FULH
99 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Erect two storey rear extension and front dormer window.

No Objection

- k) LOS/12/0184 SOS/12/01268/FULH
1 REDCLIFF DRIVE, LEIGH-ON-SEA, SS9 1AY (St Clement's Ward)
Alter elevations at front and form pitch roof to front bay window.

No Objection

- l) LOS/12/0186 SOS/12/01291/FULH
6 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SR (Highlands Ward)
Erect single storey side and rear extension.

Objection

- Because no 8 Vardon Drive is a small bungalow and down the hill from no 6, the proposed side extension would appear overbearing from no 8.
- Because the new window in the north-east elevation is set high and there is a change in ground levels, it should be confirmed that there is no risk of this window overlooking the side window of no 8.

- m) LOS/12/0189 SOS/12/01194/FULH
80 BLENHEIM CRESCENT, LEIGH-ON-SEA, SS9 3DX (St James Ward)
Erect second floor and lay out terrace to front.

Objection

- The proposed second floor does not relate well to the existing property and spoils the current design.
- There is a risk that the ground floor windows and garden of 82 Blenheim Crescent will be overlooked by the window and balcony in the north elevation of the proposed 2nd floor, particularly when the trees between lose their leaves or are pollarded, resulting in a loss of privacy to no 82 (D&TG 376)

- n) LOS/12/0190 SOS/12/01267/FULH
97 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QZ (Thames Ward)
Demolish existing garage, erect single storey rear extension and extend balcony at first floor.

Objection – An extended balcony will give rise to an increase in real and perceived overlooking of 95 Tattersall Gardens.(D&TG 213)

55. PLANNING BUDGET 2013/14

1st Draft Planning budget 23-10-12

Heading	Income	Expenditure
Staff costs	0	4,815
Planning	0	500
Neighbourhood Plan Publicity & Consultation	0	2,000
Other items (specify) New fixed projector	0	1,000
Total	0	8,315

Cllr Pat Holden will find out costs for a new projector.

Cllr Syrie Cox mentioned YMCA volunteers/Motivate may be able to assist with the Neighbourhood Plan Publicity & Consultation

The meeting closed at 9.28pm