



Leigh-on-Sea Town Council

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 13th November 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: Cllr Geoff Crawford, Susan Marx (Receptionist & Administrator) and 3 members of the public

The meeting opened at 7.30pm

56. APOLOGIES FOR ABSENCE

Cllrs Carole Mulroney & Alex Coulson

57. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Syrie Cox declared a non-pecuniary interest in item 4), g) as she resides on Leigh Hill.

58. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on 23rd October 2012 were signed as a correct record by the Chairman.

59. PLANNING APPLICATIONS

a) LOS/12/0205 SOS/12/01385/FULH

74 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2PU (Herschell Ward)

Erect first floor rear extension.

No Objection

b) LOS/12/0199 SOS/12/01365/FUL

LOWER CLIFF HOUSE, MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (Thames Ward)

Demolish existing dwelling, garage and outbuildings and erect a two storey dwelling with attached carport.

Objection

It is overdevelopment of a Green Belt site; the built footprint appears to be about twice that of the existing dwelling and therefore does not comply with the conditions covering redevelopment on Green Belt land.

There is no full cross section of the building with the topography of the site to show how the building would sit on, or in, the slope; nor is there any other indication of how it would sit in the landscape. There is insufficient detail of the visual impact of the development considering the sensitivity of the site so it is not possible to judge whether there would be any damage to the visual amenity of the area. Not only is the site in Green Belt, it is also in a Nature Reserve and a Site of International Nature Conservation.

It is acknowledged that the building will be visible from the station and from the Old Town conservation area and, if built, would probably be visible from the Canvey Road (Chapmanslord) conservation area; from these important viewpoints it will appear inappropriate in size and style in this green environment.

The immediate built context for the proposal is Marine Parade which, with the exception of a very few rebuilds, is all of a traditional character and a regular pattern; this style would appear inappropriate.

Cllr G Crawford left meeting at 8.00 pm.

- c) LOS/12/0201 SOS/12/01283/FULM
1355-1369 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)
Variation of Condition 02 of Planning Permission 12/00440/FULM dated 30/05/12 to amend approved plans to the floor plans and elevations to re-locate the access to ancillary storage area, installation of louvers to the front elevation and alterations to the shop front including the installation of an ATM machine. The development hereby permitted shall be carried out in accordance with approved plans, P-4251-102, 2594-PL27D, 2594-PL28E, 2594-PL27D, P-4251-210 REV B, P4251-110 REV A, P4251-100, P4251-223 REV A, P4251-220, P4251-210 REV A, P4251-211.

No Objection

- d) LOS/12/0191 SOS/12/01340/FULH
81 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3ST (Highlands Ward)
Erect first floor extension to front supported by open porch.

No Objection

- e) LOS/12/0192 SOS/12/01347/FUL
16 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3PR (Highlands Ward)
Demolish existing bungalow, erect two storey detached dwelling with rooms in roof space and layout parking to front incorporating extended vehicular access.

Objection as the proposed development would mean the loss of an attractive, traditional bungalow, which is contrary to Leigh-on-Sea Town Council's general policy.

Cllr Caroline Parker left the meeting at 8.30 pm

- f) LOS/12/0193 SOS/12/01390/FULH
56 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)
Erect single storey rear extension with timber decking and first floor balcony.

Objection

The balcony will cause perceived, if not actual, overlooking of the garden of no 54, adjacent to their house, resulting in a loss of privacy.

- g) LOS/12/0194 SOS/12/01335/FULH
85 LEIGH HILL, LEIGH-ON-SEA, SS9 1AR (St Clement's Ward)
Details of implementation of privacy screening (Variation of Condition 03 of Planning Permission 11/01692/FULH dated 07/03/2012).

No Objection

- h) LOS/12/0195 SOS/12/01352/FULH
33 MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)
Form balcony to front elevation, alter hip roof to form gable end and erect roof extension to front, side and rear, extend to rear and ground level and alter elevations (Amended Proposal).

Objection

The proposal would cause overdevelopment by occupying a large proportion of the site and providing no private amenity space. This is out of character with the neighbouring area. The development is also unsympathetic to the current building and the surrounding area.

- i) LOS/12/0196 SOS/12/01300/FUL
101 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JL (Leigh Road Ward)
Erect single storey rear extension.

Outside our area

- j) LOS/12/0197 SOS/12/01359/FULH
7 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AU (Elms Ward)
Erect part single floor/part two storey side and rear extension.

Objection

The siting, height and depth of this proposal would result in a development which would be overbearing, un-neighbourly and detrimental to the living conditions of no 11 (next door), particularly as the proposal is to the south of no 11. The two storey side extension would imbalance this pair of traditional semis, in a row of similar semis which are an important feature in the character of this street

- k) LOS/12/0198 SOS/12/01419/FULH
29 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DQ (Leigh Road)
Demolish rear extension and erect single storey rear extension (Amended Proposal).

No Objection

- l) LOS/12/0200 SOS/12/01381/FUL
1393 LONDON ROAD, LEIGH-ON-SEA, SS9 2SA (Bonchurch Ward)
Application for removal of condition 4 (Scheme to control fumes and smell) of planning permission 11/01204/FUL granted on 11th October 2011.

Response was:

No Objection if only a variation, however if removing fume control totally – Objection.

It has since been established that this application should be for a 'Variation' NOT 'Removal'; therefore the response is:

No Objection

- m) LOS/12/0202 SOS/12/01386/FUL
44-46 BROADWAY, LEIGH-ON-SEA, SS9 21AH (St Clement's Ward)
Erect single storey rear extension.

No Objection

- n) LOS/12/0203 SOS/12/01105/FUL
59 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JR (Herschell Ward)
Form vehicular crossover and layout hardstanding on to Burnham Road.

Objection

The loss of a large part of this locally traditional, attractive wall will detract from the visual amenity of the street scene. There will be no net increase in parking space; in fact there is a loss of on-street parking, which is wasted space when the resident's vehicle is away.

- o) LOS/12/0204 SOS/12/01367/ADV
834 LONDON ROAD, LEIGH-ON-SEA, SS9 3NH (Leigh Road Ward)
Retain non illuminated fascia signs to north, east and south elevations, non illuminated fascia signs to east boundary wall, non illuminated window signs to north and east elevations, non illuminated fascia signs to railings and gate to east elevation and internally illuminated fascia signs to side and rear elevations (retrospective).

Objection

This is detrimental to the street scene and is a visual distraction to drivers.

- p) LOS/12/0206 SOS/12/01223/CAC & SOS/12/01222/FULH
4 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Demolish 1.5m high boundary wall. Demolish existing boundary wall, lay out hardstanding, extend vehicular crossover and erect 1.2m high boundary wall.

No Objection – subject to there being no extension of the actual vehicular crossing.
(this was not requested in the applicants form)

60. Purchase of fixed projector for Planning Meetings (Room 5)
Suggested model Epson EB-X02 2600 XGA Projector @ £307.80 inc. VAT

Approved

61. **Review of Elm Road Community Centre site re-development**

Cllr Richard Herbert commented that LTC should prepare a brief to be sent to SBC to influence the development of the Elm Road site and asked the Committee if they had any suggestions for the site.

(Cllr Pat Holden will approach SBC to see if it is possible to obtain more information). The structure of the Community Centre was discussed together with which features should be retained. Architect Richard Longstaff has agreed to assist with this project.

The meeting closed at 9.15 pm