



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, 27th November 2012 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser, Paul Lawrence, Caroline Parker (*from minute 65a until minute 65j*)

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

The meeting opened at 7.30pm

62. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Carole Mulroney, Richard Herbert

63. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in item 4), e) as he knows the resident at an adjacent property.

Cllr Pat Holden declared a non-pecuniary interest in item 4), l) as she knows a relative of the resident of this property.

64. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on 13th November 2012 were signed as a correct record by the Chairman.

65. PLANNING APPLICATIONS

a) LOS/12/0221 SOS/12/01495/FULH

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

Use of first floor flat roof as terrace and installation of bi-folding doors to rear elevation

Cllr Caroline Parker joined the meeting

Objection

Because of the sharp drop in the land to both the south and the west, the proposed terrace/balcony would not only overlook the private garden, but also afford views directly into the bedrooms, of 15 Hadleigh Road, only a few feet away. The proposal would therefore result in a loss of amenities by reason of intrusiveness and loss of privacy to the residents immediately to the south and possibly others.

b) LOS/12/0216 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 five self-contained flats with basement car parking, lay out cycle and bin store.

Objection

Whilst this proposal is one storey lower than the previous scheme, which was refused and the appeal dismissed, there are still concerns as set out below.

We do not consider the design to be 'art deco' style and, even if it were, it would be out of keeping with this run of traditional Edwardian residential buildings, failing to draw reference from its neighbours; for this reason it would have a materially harmful effect on the street-scene and character of the area.

The proposed development would be 2.5m and 3.1m respectively higher than the adjacent rooflines and, with the site at the brow of the hill, in a prominent position, its incongruity and dominance will be exacerbated.

The windows to the west elevation represent a loss of privacy to the occupants of no 33 where there are habitable rooms, including a bedroom, in the side. The wider, squarer building will create a 'well' situation with 27 and possibly 33. (it was accepted at appeal that the asymmetrical shape of the previous proposal was due to these site restraints, amongst others)

The tall windows at the rear of the building will cause serious overlooking of habitable rooms in the houses close behind in Glen Road, particularly no 24, and potential light and sound pollution for them.

The December 21 noon perspective V2 demonstrates very clearly just how over bearing this building would be to properties to the north with their relatively short gardens. The nearby St James Court or Stevens Lodge cannot be compared or accepted as precedents as both these blocks are a considerable distance from the houses to the north of them.

The houses in Glen Road, to the rear of this development, are only some 17m away. Looking at the satellite view of this site on Google earth (which from the length and direction of the shadows is clearly taken around noon in mid-winter) it should be noted that that the shadows of the blocks of flats to the west (similar in height), if moved over to 31 Grand Parade, would extend over into Glen Road itself. The sun is at its highest at noon; a couple of hours either side and the shadows would be even longer.

There is extreme parking pressure in this area. The proposal to use a mechanical device, a vehicle lift, to create a basement parking area presents the risk that firstly residents may prefer not to make the effort to use it and also that it may break down, not be repaired for whatever reason, and all the off street parking is then lost. There will also be considerable additional vehicle movement created on a difficult bend in Grand Parade where there is limited visibility.

It is considered that the following points from the appeal still apply:

2 While the newer blocks of flats at Steven Lodge, All Hallows Court and the building which is under construction at No 41 have some impact on the appearance of the area, the street scene continues to be strongly characterised by the traditional appearance and materials of the predominantly Edwardian residential buildings. I am not persuaded that the townscape is sufficiently varied that a landmark building would be acceptable on this site.

3the building would provide an unacceptable contrast to the traditional domestic scale, designs and materials of its neighbours.

10The appellant refers to a recent planning permissions for large schemes where overshadowing was shown to be significant. However, I do not regard this as a good argument as design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

- c) LOS/12/0207 SOS/12/01413/FUL
34 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Demolish existing dwelling and erect two-storey detached dwelling with roof accommodation and garage.

Objection

This is a road of substantial 2 storey detached houses with traditional height roofs. The proposed development is really a large three storey house which would be detrimental to the street scene and out of keeping with the area by virtue of its bulk, height and the over-proportioned main and garage roof.

- d) LOS/12/0208 SOS/12/01409/FUL
1341-1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)
Erect 3 storey building comprising 6 flats to first and second floor and retail unit to ground floor and retail unit to ground floor (retrospective).

Application Invalid - to be resubmitted

- e) LOS/12/0209 SOS/12/01453/FULH
169 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LR (Herschell Ward)
Erect single storey rear extension.

No Objection

- f) LOS/12/0210 SOS/12/01455/FULH
17 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect single storey rear and side extension.

No Objection

- g) LOS/12/0211 SOS/12/01449/FUL
141 BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clement's Ward)
Alterations to existing shopfront incorporating construction of new gable end to front of existing roof.

No Objection

- h) LOS/12/0212 SOS/12/01440/FUL
1446-1448 LONDON ROAD, LEIGH-ON-SEA, SS9 2UW (Thames Ward)
Change of use from offices (Class B1) at first floor level to four flats (Class C3), demolish part of building to rear and erect balcony to first floor and alter elevations.

No Objection

- i) LOS/12/0213 SOS/12/01439/FUL
GRAND HOTEL, BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clement's Ward)
Erect three-storey rear extension to form 5 additional bedrooms, enlarged kitchen facilities, form basement spa, alter car parking at rear and form new vehicular accesses (amended proposals).

No Objection

- j) LOS/12/0214 SOS/12/01475/FULH
102 KINGSWOOD CHASE, LEIGH-ON-SEA, SS9 3BG (Bonchurch Ward)
Erect single storey side and rear extension and raised patio area to rear (Amended Proposal).

No Objection

Cllr Caroline Parker left the meeting

- k) LOS/12/0215 SOS/12/01131/BC4
BELL WHARF HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Change of use of Part of the Building to a refrigeration storage area for fishmonger and erect infill extension with extended roof.

No Objection

- l) LOS/12/0217 SOS/12/01392/FULH
129 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BH (Elms Ward)
Erect first floor rear extension.

No Objection

- m) LOS/12/0218 SOS/12/01446/FUL
57 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Erect dormer window to front elevation.

No Objection – subject to compliance with conservation area guidelines.

- n) LOS/12/0219 SOS/12/01487/FULH
152 MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
 Erect single storey extension and paved area to rear.

No Objection

- o) LOS/12/0220 SOS/12/01220/FUL
41A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clement's Ward)
 Replace existing roof and install cladding.

No Objection – subject to compliance with conservation area guidelines.

66. 2nd Draft Planning budget 27-11-12

Heading	Income	Expenditure
Staff costs	0	4,815
Planning	0	500
Neighbourhood Plan Publicity & Consultation	0	2,000
Total	0	8,315

The meeting closed at 8.50pm