



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, 12th FEBRUARY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Carole Mulroney, Margaret Cotgrove, Paul Lawrence, Richard Herbert, Syrie Cox in the Chair), Caroline Parker, Donald Fraser
In Attendance 1 member of the public

The meeting opened at 7.30pm

79. APOLOGIES FOR ABSENCE
Cllrs Pat Holden, Alex Coulson

80. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in item 82(k) as his son owns the adjacent property. Cllrs Carole Mulroney and Donald Fraser declared a non-pecuniary interest in items 82(f) and 82(k) as members of the Leigh Society Committee. Cllr Caroline Parker declared a non-pecuniary interest in item 82(m) as she is a member of the congregation. Cllr Margaret Cotgrove declared a pecuniary interest in item 82(m) as she is a member of the Wesley Leadership Team.

81. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on the 22nd January 2013 were signed as a correct record.

82. PLANNING APPLICATIONS

a) LOS/13/0015 SOS/13/00050/FULH
31 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Erect single storey side extension to north elevation.

No objection

b) LOS/13/0016 SOS/13/00019/FULH
128 MARINE PARADE, LEIGH-ON-SEA, SS9 2RF (Thames Ward)
Proposed two storey rear extension, replace flat roof with mono-pitched roof and rooflights on existing single storey rear extension, replace garage roof with part pitched and part flat roof, raise ridge height and install front and rear dormers incorporating French doors and balconies to front dormers.

Objection

The proposal is detrimental to the street scene in that the height of the property would extend above that of surrounding properties, the dormers are not incidental in the roof space and the weatherboarding is out of character. The design of the development does not respect the style of the street where other properties have triangular gables.

- c) LOS/13/0017 SOS/13/00032/FUL
1090 LONDON ROAD, LEIGH-ON-SEA, SS9 3NA (Elms Ward)
Change of use from retail unit (Class A1) and offices (Class B2) to café (Class A3) with extractor unit, flue and ducting to rear.

No Objection

Would the Council please ensure that the extractors comply with all regulations.

- d) LOS/13/0018 SOS/13/00058/FULH
11 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)
Replace existing flat roof with pitched at rear and alter elevations.

No objection

- e) LOS/13/0019 SOS/12/01629/FUL
100 GRAND PARADE, LEIGH-ON-SEA, SS9 1FQ (Leigh Road Ward)
Erect single storey side extension to third floor.

No objection

- f) LOS/13/0020 SOS/13/00028/FUL
114 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3QE (Highlands Ward)
Erection of a single storey side and rear extension, existing roof to be extended to side with new flat roof to rear.

Objection

Although the majority of this development is within Castle Point District the Town Council object as the proposal affects a pair and has the effect of unbalancing a matching pair and is overdevelopment.

- g) LOS/13/0021 SOS/13/00063/FULH
80 BLENHEIM CRESCENT, LEIGH-ON-SEA, SS9 3DX (St James Ward)
Erect second floor and lay out terrace to front (Amended Proposal).

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 and garden of 82 Blenheim Crescent will be overlooked by the window and balcony in the north elevation of the proposed second floor, particularly when the trees between lose their leaves or are pollarded, resulting in a loss of privacy to No 82.

- h) LOS/13/0022 SOS/13/00082/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Demolish existing cockleshed and erect fish stall and café (Class A3) (Amended Proposal).

No objection

The Town Council would however, request that if this permission is granted the earlier application should not be implemented.

- i) LOS/13/0023 SOS/13/00085/FULH
36 STATION ROAD, LEIGH-ON-SEA, SS9 1SU (Elms Ward)
Erect first floor rear extension.

Objection

Loss of privacy to No 38 and the development is overbearing.

- j) LOS/13/0024 SOS/13/00131/FULH
25 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HZ (Elms Ward)
Erect two storey rear extension (Amended Proposal).

That authority be given to the Vice Chairman and Town Clerk to determine the response to this application.

Decision:-

Object

The proposed Juliet balcony and full-height windows at first floor would cause real and/or perceived overlooking of the private garden of 27 Fairleigh Drive adjacent to the house, to a far greater extent than ordinary windows, compromising its privacy. (Whilst no 27 has a Juliet balcony, this does not appear to have received planning permission).

- k) LOS/13/0025 SOS/13/00124/FUL
82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)
Detached outbuilding (part retrospective) (Amended Proposal).

Objection

Loss of view and the site has been sufficiently developed.

- l) LOS/13/0026 SOS/13/00095/FUL
20 GRAND DRIVE, LEIGH-ON-SEA, SS9 1BG (Leigh Road Ward)
Erect single storey rear extension and alter elevations (Amended Proposal).

No objection

Cllr Margaret Cotgrove left the meeting.

- m) LOS/13/0029 SOS/13/00040/FUL
LEIGH WESLEY METHODIST CHURCH, ELM ROAD, LEIGH-ON-SEA, SS9 1SJ (St Clement's Ward)
Replacement entrance porch, erect single storey side extension and alterations to forecourt including a new raised platform forecourt with paving, ramp and railings.

Objection

This Church is a landmark building in Elm Road. It is a traditional building and is within the character and age of other public buildings such as the police station and the community centre.

The design, size and materials of the proposals do not respect the character of the building and the proposals are inappropriate in, and detrimental to, the street scene.

There is no objection to the side extension.

83. STREAMLINING THE PLANNING APPLICATION PROCESS – CONSULTATION – Report 2165 – Appendix 1

It was agreed not to respond to the consultation.

The meeting closed at 8.25pm