



Leigh-on-Sea Town Council

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 26th FEBRUARY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden, Carole Mulronee, Margaret Cotgrove, Paul Lawrence, Syrie Cox, Caroline Parker, Donald Fraser

In Attendance Sue Marx (Receptionist & Administrator) and 18 members of the public

The meeting opened at 7.30pm

84. APOLOGIES FOR ABSENCE

Cllrs Richard Herbert, Alex Coulson

85. DECLARATIONS OF MEMBERS' INTERESTS

Cllrs Carole Mulronee and Donald Fraser declared a non-pecuniary interest in items 87(k),(g),(i) and (l) as a member of the Leigh Society Committee.

86. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on the 12th February 2013 were signed as a correct record.

87. PLANNING APPLICATIONS

a) LOS/13/0027 SOS/13/00106/FUL

LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)

Demolish 131 Highlands Boulevard adjoining land of the former Tennis Club and erect seven dwellinghouses, lay out, refuse store, landscaping, 15 car parking spaces and form vehicle access from Highlands Boulevard for emergency vehicles and vehicle accesses from Adalia Crescent and Agnes Avenue.

Objection

- The proposal constitutes an overdevelopment of the site in terms of density of habitable space, particularly when compared with the neighbouring area.
- The design of the central 6 properties is not in keeping with the surrounding area, which is predominantly bungalows.
- The large windows in the front of the new house on Highlands Boulevard are inappropriate in the street scene and should reflect the domestic character of those of the neighbouring properties, whilst those at the rear pose concern of real or perceived overlooking of neighbours.
- The proposal would cause additional parking stress in an area already experiencing problems, especially if the entrance to, and exit from, the site require yellow lines to protect visibility; the surrounding roads are narrow and only one visitors' parking space is provided. (DAS 7.4.1 is incorrect on numbers)
- The access roads are too narrow and inadequate for large vehicles such as removal and shopping delivery lorries (increasingly popular). There will be a dangerous conflict between vehicles and pedestrians using the 2 narrow access roads.
- The waste disposal facilities, for 7 properties, are too close to residential properties and people may well use them whenever they want to, rather than conform to the theoretical system; this will give rise to noise and health problems.
- Loss of leisure facilities - the DAS states that the tennis club has not operated since 2010, but the facilities have been in demand enough for them to be used until the entrance was blocked

a couple of weeks ago, apparently. These facilities are needed in this area, not where vehicular transport is needed for access; a MUGA at Belfairs is not adequate replacement.

- Whilst it may not be a planning matter, the neighbouring residents say that the sewerage system is already overloaded and blocks periodically. Please would you pass this information to the relevant department.
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- b) LOS/13/0037 SOS/13/00220/TPO
33 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)
Fell 11 and prune 32 various trees (works to trees covered by a Tree Preservation Order).

No Objection in principle, subject to the advice of the SBC Arboricultural Officer and the planting of suitable native British species to mitigate the clearance.

- c) LOS/13/0030 SOS/13/00136/FULH
11 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect single storey rear extension.

No Objection

- d) LOS/13/0031 SOS/13/00129/FULH
82 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PU (Elms Ward)
Single storey side and rear extension.

No Objection

- e) LOS/13/0032 SOS/13/00056/FULH
224 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PH (Thames Ward)
Replace part of existing flat roof to pitched roof.

Objection

- due to the removal of the attractive feature of the front chimney, which would also unbalance the pair of semis (NB this removal is not indicated in the plans),
- the addition of an extra part of pitched roof would unbalance the roof line of a pair of semis, as seen from the street,
- it would create a messy and awkward roofline on the east elevation, which is clearly visible from the public domain.

- f) LOS/13/0033 SOS/13/00004/FULH
145 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BH (Elms Ward)
Demolish existing single storey rear projection and erect single storey rear extension.

Objection

This is a large extension and would cause unreasonable loss of light to the habitable ground floor room(s) of 147 Southsea Avenue, which is to the north of the extension.

- g) LOS/13/0034 SOS/13/00112/FUL
5-6 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Install new shop front on west elevation and extend shop front on east elevation.

Objection

A shop front on the west elevation is inappropriate as this is a public right of way, with no footpath, and resultant queues will exacerbate an already conflicting situation between pedestrians and traffic.

- h) LOS/13/0035 SOS/13/00119/FUL
34 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Demolish existing dwelling and erect two storey dwelling with roof accommodation and semi-integral garage (Amended Proposal).

No Objection

- i) LOS/13/0036 SOS/13/00113/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Erect single storey extension, and relocate existing entrance to north elevation and alter elevations.

Objection

Particularly in the light of the decision to grant permission for a café on western end of the car park, this application will cause even more loss of openness of the sea view from the public High Street and will be an overdevelopment of site.

- j) LOS/13/0038 SOS/13/00059/FULH
16 HENRY DRIVE, LEIGH-ON-SEA, SS9 3QQ (Highlands Ward)
Demolish existing single storey side and rear extension and erect two storey side and rear extension and part single storey rear extension.

Invalid application. (the application has since been revalidated and will be considered at the next meeting)

- k) LOS/13/0039 SOS/13/00125/FUL
17-18 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Redevelopment of existing storage yard to erect new building to form office, retail and workshop to the ground floor, office and storage to the first floor together with the formation of two residential flats to first and second floor with terrace areas to the rear.

Objection

- it is considered that the north residential windows should be revised, with window bars, to better reflect neighbouring fenestration.
- the rear elevation appears top-heavy because of the size of the second floor windows and the dormer. Two smaller dormers with lower windows would appear less incongruous in the existing roof line.
- However, there is no objection in principle to development of the site.

- l) LOS/13/0040 SOS/13/00149/ADV
LLOYDS TSB, 83 BROADWAY, LEIGH-ON-SEA, SS9 1PE (St Clement's Ward)
Install A) Internally illuminated fascia sign, B) Internally illuminated projecting sign, C) Internally illuminated automatic teller machine surround, D) Non illuminated nameplate sign, and E) Window vinyl.

Objection

There is strong objection to the ATM surround. Internally illuminated frontage, particularly in this garish colour, is totally inappropriate in the centre of the Leigh Cliff Conservation Area. The surround does not respect, preserve or enhance the special character of the C.A. and should therefore be refused permission.

The fascia sign is considered an improvement.

88. Consultation letter regarding the appeal of planning application 12/00969/FULM
Awaiting update from SBC – response required to Planning Inspectorate by 12th March 2013. The Council will wish to appear at inquiry but will discuss format of appearance with SBC.

The meeting closed at 9.10pm