



Leigh-on-Sea Town Council

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



QUALITY
TOWN
COUNCIL

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

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser,
Paul Lawrence, Carole Mulroney, Caroline Parker

In Attendance Paul Beckerson, Town Clerk

The meeting opened at 7.30 pm

89. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Richard Herbert

90. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a pecuniary interest in (94)(d) as his son owns a nearby property.

Cllr Carole Mulroney declared a non pecuniary interest in (94) (d) as a member of the Leigh Society Committee.

Cllrs Carole Mulroney and Donald Fraser declared a non-pecuniary interest in item (94) (h) as members of the Leigh Society Committee.

Cllr Caroline Parker left the meeting.

91. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on the 26th February 2013 were signed as a correct record.

92. The delegated decisions, as listed in item (9) on the Agenda, were noted

Cllr Caroline Parker re-joined the meeting.

93. Reconsideration of objection to LOS/13/0011, SOS/12/01650/FULH – 83 Tattersall Gardens, Leigh-on-Sea, SS9 2QS (Thames Ward). Further to representations from the applicants at 83 Tattersall Gardens, the Committee has checked the facts and amended plans, and modified the wording of its response slightly to ensure it is accurate.

LOS/13/0011 SOS/12/01650/FULH

83 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS

Erect roof extension with dormer window to rear elevation and roof lights to front, erect two storey side and rear extension with Juliette balcony to rear.

Objection

This adds up to a very large and overbearing extension, increasing the habitable floor space of the property by approximately 70% and unbalancing a pair of traditional semis.

The ground floor would extend well beyond a 45 degree line from the nearest point of the patio doors of no 81. The first floor is only just within a 45 degree line from the bedroom window of no. 81. The blank walls and roof of the extension would therefore be an extremely oppressive outlook from these rooms of no. 81; the extension would appear even more oppressive from the existing private patio area of 81. The effect on these rooms and patio would be exacerbated by the fact that the proposed extension is due south of them. Instead of benefitting from the sun light and warmth soon

after noon, they will be overshadowed, and cold, until much later in the day, resulting in a significant loss of amenity.

The proposed Juliette balcony and full-height windows at first floor would cause real and/or perceived overlooking of the private gardens of both numbers 81 and 85 Tattersall Gardens to a far greater extent than ordinary windows, compromising the privacy of their amenity space.

There are concerns that the extension will cause loss of light to habitable rooms in the north wall of no. 85.

The only other 2-storey rear extensions on this side of the road are the other side of Western Road, 8 and 12 houses away and their first floors project far less than the 3934 mm in this application.

Design & Townscape Guide section 352 states: 'Extensions over one storey should be set off the boundary to provide an equivalent amount of contextual separation that reflects the prevailing local character' - but this proposal will reduce the first floor gap to far less than that which prevails in the street-scene.

If permission were to be granted, the condition of obscure glazing in the south elevation (as in the Officer's report) should be applied and enforced.

94. PLANNING APPLICATIONS

- a) LOS/13/0046 SOS/13/00165/FULH
46 EDINBURGH AVENUE, LEIGH-ON-SEA, SS9 3SG (Highlands Ward)
Erect single storey rear extension.

No Objection

- b) LOS/13/0047 SOS/13/00266/FULH
11 DUNDEE AVENUE, LEIGH-ON-SEA, SS9 3SA (Highlands Ward)
Proposed single storey rear conservatory.

Objection

The proposed development would be over-sized relative to the current property and the 5.1m long, relatively-high blank wall and roof would appear oppressive from No 15 Dundee Avenue (next door), particularly in view of the drop of the land to the north

- LOS/13/0048 SOS/13/00246/FUL
20 GRAND DRIVE, LEIGH-ON-SEA, SS9 1BG (Leigh Road Ward)
Roof extension including the formation of a terrace area and balustrading to the rear.

Objection

The proposed dormer will be too large and high in the roof, contrary to D&TG 366. The design and materials are inappropriate, and out of character in a row of 8 matching traditional houses. The extensions would be highly visible from a large area to the south and east. The balcony would cause loss of amenity through actual and perceived overlooking of neighbouring private gardens.

- c) LOS/13/0049 SOS/13/00236/FUL
82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)
Details of energy and sustainability in relation to planning permission 12/00292/FUL dated 16/04/2012.

No Objection but the Committee wish to express disappointment that the details were not agreed prior to implementation.

Cllr Donald Fraser left the meeting.

- d) LOS/13/0050 SOS/13/00259/FUL
27 BLENHEIM CRESCENT, LEIGH-ON-SEA, SS9 3DT (St James Ward)
Roof extension to front and rear, dormer windows to side elevations, insertion of rooflights, two storey rear extension with Juliet balconies.

Objection

The side dormers will be out of character in the existing street scene and will appear 'heavy' as the space around the windows consisting of hanging tiles has not been kept to a minimum, contrary to D&TG 366. The new front window will not relate to the existing window. The Juliet balconies would cause loss of amenity through actual and perceived overlooking of neighbouring private gardens, to a far greater extent than normal windows.

Cllr Donald Fraser re-joined the meeting.

- e) LOS/13/0051 SOS/13/00287/FUL
21 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DQ (Leigh Road Ward)
Single storey rear extension.

No Objection

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

No Objection

- g) LOS/13/0052 SOS/13/00360/TCA
LAND AT 33 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)
Fell 10 trees and prune 27 various trees (Application for Works to Trees in a Conservation Area).

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.

- h) LOS/13/0053 SOS/13/00340/TCA
39 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)
Various works to trees including pruning and removal of hedge (Application for works to trees in a conservation area).

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.

- i) LOS/13/0054 SOS/13/00361/TPO
LEIGH BOWLS CLUB, 91 RECTORY GROVE, SS9 2HA (St Clement's Ward)
Prune and remove branches to Cedar Tree overhanging adjacent site (work to a tree covered by a Tree Preservation Order).

Leigh Town Council is concerned about damage to a tree that is an attractive feature in the street scene. It strongly requests that every effort is made to protect the tree by temporarily binding the branches back and that, only as a last resort, the minimum of pruning is done. Great care should be taken to ensure no tree roots are unnecessarily damaged by excavations. All work should be done with the advice and monitoring of the SBC Arboricultural Officer.

95. London Southend Airport & Environs Joint Area Action Plan – Submission Document.

Restate original comments in previous report number 1604 May 2009.

96. London Southend Airport Consultative Committee.

The minutes were noted.

97. Local Plan Testing Viability Study.

Noted.

98. Notification of forthcoming Consultation under Regulation 35 of The Town and Country Planning (Local Development) England Regulations 2012.

Noted.

The meeting closed at 8.47pm