



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, 9th April 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, Caroline Parker.

In Attendance Susan Marx (Receptionist & Administrator), 1 Member of the Public.

The meeting opened at 7.30 pm

99. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Carole Mulroney, Richard Herbert.

100. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a pecuniary interest in item 102 (k) as his son owns a property opposite.

Cllr Donald Fraser declared a non-pecuniary interest in item 102 (g), (j) and (m) as a member of the Leigh Society Committee.

101. MINUTES OF THE PREVIOUS MEETING

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

102. PLANNING APPLICATIONS

i) LOS/13/0063 SOS/13/00373/FULH

38 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PP (Herschell Ward)

Convert garage into habitable accommodation and erect single storey side extension.

No Objection

a) LOS/13/0055 SOS/13/00293/FUL

16 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)

Erect single storey rear side extension and first floor rear extension with garage conversion and alterations.

No Objection

b) LOS/13/0056 SOS/13/00345/FULH

21 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)

Proposed extension under existing porch to form a ground floor shower room and WC together with part enclosure at the south end to form a storm porch.

No Objection

c) LOS/13/0057 SOS/13/00089/FUL

1436A LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)

Change of use from a Complimentary Therapists Centre (Class D1) to a Letting Agent (A2 Class)

No Objection

- d) LOS/13/0058 SOS/13/00169/FUL
41A LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)
Install Dormer to rear.

No Objection

(for LTC information only - 43 Lord Roberts Avenue was granted a Lawful Dev Certificate 12/01120/CLP for a similar dormer)

- e) LOS/13/0059 SOS/13/00240/FUL
19 TORQUAY DRIVE, LEIGH-ON-SEA, SS9 1SD (Leigh Road Ward)
Single storey rear extension.

Objection:

The proposed development will result in loss of amenity to no 21; it would be oppressive, presenting them with a 3m x 3m blank wall on the boundary, adjacent to their patio doors and directly to the south of them. This will cut light and sun from the habitable room behind the patio doors and from the private amenity space close to the house, until later in the afternoon. The effect would be exacerbated by the fact that the road drops from no 19 to no 21.

- f) LOS/13/0060 SOS/13/00315/FULH
174 ELM ROAD, LEIGH-ON-SEA, SS9 1SQ (Elms Ward)
Erect detached garage (retrospective).

No Objection

- g) LOS/13/0061 SOS/13/00342/FULH
7 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)
Erect roof extension to rear, form accommodation within roof space and alter elevations (Amended Application).

No Objection

- h) LOS/13/0062 SOS/13/00108/FULH
3 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Replace existing windows with double glazed windows to front elevation.

Objection

From what can be ascertained from the literature about THWC Benenden Series 1, the cross bars which divide up each casement into the characteristic small panes, would appear to be *within* the double-glazed units of the replacement windows and therefore look totally different from the original Crittall windows, and inappropriate in the Chapmanslord Conservation Area. Any replacements should have the bars on the outside of the windows to preserve the appearance of the style.

Any replacement windows should match the fittings, profiles, dimensions and detailing of the original.

The other half of the semi, no 1, has had replacement windows which show how the original CA character can be lost when the above guidelines are not followed.

It is believed that Crittall make 'matching' replacement windows with modern benefits.

- j) LOS/13/0064 SOS/13/00254/FUL
57 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Form room in roof and install rooflights to rear (Amended Proposal).

No Objection

Cllr Donald Fraser left the meeting.

- k) LOS/13/0065 SOS/13/00237/FUL
29-39 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AT (Elms Ward)
Demolish existing buildings and erect 5 two storey dwelling houses and layout associated parking.

Objection

The nearby buildings, on the whole, are red brick and white or pale render, the proposed blue-grey brickwork would be a hard, monochrome, alien feature. The varying decorative brickwork, gables, mouldings and other relief features on other local buildings are missing in the proposal. The frontage appears quite flat apart from the 'cut-outs' for the doors and windows. The windows also appear flat and featureless. There is no clear division between the dwellings on the lower floors and overall it has a small-scale industrial 'feel' rather than domestic.

With only 1 parking space per 3-bedroomed house and no on-street parking in front of the site, there are likely to be extra cars adding to the existing parking stress in this area.

Cllr Donald Fraser re-joined the meeting.

- l) LOS/13/0066 SOS/13/00245/CLP
20 GRAND DRIVE , LEIGH-ON-SEA, SS9 1BG (Leigh Road Ward)
Roof extension at rear (Lawful Development Certificate-Proposed).

Noted

- m) LOS/13/0067 SOS/13/00233/FUL
41A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clement's Ward)
Replace existing roof and alter exterior of building (Amended Proposal).

No Objection – subject to compliance with Conservation Area guidelines

The meeting closed at 8.52 pm