



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, 23rd April 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Richard Herbert, Paul Lawrence, Carole Mulronee, Caroline Parker

In Attendance: David Traynor (Echo Reporter), Susan Marx (Receptionist & Administrator)

The meeting opened at 7.30 pm

103. APOLOGIES FOR ABSENCE
Cllrs Alex Coulson, Syrie Cox

104. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Carole Mulronee declared a non pecuniary interest in item Nos 106 (i), (j), (c), (m) and (w) as a member of the Leigh Society Committee.

Cllr Donald Fraser declared a non pecuniary interest in item Nos 106 (i), (j), (c), (m) and (w) as a member of the Leigh Society Committee.

Cllr Richard Herbert declared a non pecuniary interest in item Nos 106 (c), (p) and (a) due to a personal interest.

Cllr Paul Lawrence declared a non pecuniary interest in item No 106 (o) due to a personal interest.

Cllr Margaret Cotgrove declared a non pecuniary interest in item No 106 (q) due to a personal interest.

105. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on the 9th April 2013 were signed as a correct record.

106. PLANNING APPLICATIONS

a) LOS/13/0075 SOS/13/00291/FUL

1026 LONDON ROAD, LEIGH-ON-SEA, SS9 3NE (Elms Ward)

Demolish existing workshop and erect 3 storey extension to front side and rear, erect balconies and alterations to commercial shop frontage and form six residential units, erect two storey building with rooms in the roof to the rear to form three flats and one duplex flat.

Objection

This is an area of retail and other businesses which rely on a supply of short-stay on-street parking; also the many car sales showrooms in this area use many parking spaces on the streets around. This application increases the number residential units on site from 2 up to 10 with no provision for parking, whilst removing the casual parking spaces it had for the garage use. Realistically, some of the potential residents will have cars which will cause parking stress in the area.

The height of the northern building, with its projecting gables, is of concern as it will be out of character in the street-scene and dominate the chalet bungalow to the west.

b) LOS/13/0076 SOS/13/00232/FULM

1091 LONDON ROAD, LEIGH-ON-SEA, SS9 3JJ (St James Ward)

Demolish car showroom and workshop, erect three store building with retail unit and 1 three bedroom flat at ground floor, 12 flats on upper floors, refuse, cycle storage and layout parking at rear.

Objection

The proposal is of poor design with a monolithic appearance. The roof line, at that height, is out of character with the other nearby structures in the London Road. The windows are uninteresting and leave a lot of blank wall. There is a lack of quality amenity space.

- c) LOS/13/0078 SOS/13/00396/OUTM
THE BELL HOTEL AND LAND ADJACENT 20 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)

Demolish garage and storage buildings, erect 3 blocks comprising two, part 3 / part 4, and one 3 storey block totalling 15 flats, with balconies, amenity terrace, basement parking, and refuse storage, refurbish former Bell Hotel and convert into five flats with single storey rear extension, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping (outline).

Objection

Leigh-on-Sea Town Council's views have not altered on this application.

- 1) **The Town Council opposes** this application unless the following requirements are met:
- a) A condition is imposed to ensure that the conversion and restoration of the Bell Hotel is completed before occupation of any of the residential units on site.
 - b) The Section 106 Agreement provisions for affordable housing and the Education Provision contributions, as specified in permission SOS/11/01079/OUTM, are both still required.
- 2) The Town Council is concerned that any internal period features of merit which have survived in the Bell may be lost in the alterations and would wish for the Council's conservation officer to be allowed access to assess this and advise on preservation and restoration of such features within the building or their removal to a place of preservation.

- d) LOS/13/0068 SOS/13/00316/FULH
36 EASTWOOD ROAD, LEIGH-ON-SEA, SS9 3AB (Bonchurch Ward)
Erect first floor extension to convert bungalow into two storey dwelling including dormer window to rear.

Objection

The proposed application will result in the loss of a character bungalow and small dwelling, contrary to retained policy H3. The design is mundane and the second floor has necessitated a steep high roof which will be out of keeping in the street scene. The design looks cramped on this site. The rear dormer is unprecedented and will be unattractive in the street-scene of Belfairs Drive.

David Traynor (Echo Reporter) left the meeting

- e) LOS/13/0069 SOS/13/00274/ADV
ELM WORKS, 7 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AP (Elms Ward)
Erect internally illuminated fascia sign to front elevation.

No Objection

- f) LOS/13/0070 SOS/13/00343/FUL
5A ALEXANDRA ROAD, LEIGH-ON-SEA, SS9 1QD (St Clement's Ward)
Single storey extension to rear.

No Objection

- g) LOS/13/0071 SOS/13/00366/FULH
34 BUXTON AVENUE, LEIGH-ON-SEA, SS9 3UB (Highlands Ward)
Erect two storey side and rear extension and erect dormer window to front elevation.

No Objection

- h) LOS/13/0072 SOS/13/00426/FULH

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

Alterations to garage and proposed studio extension.

Application currently invalid

- i) LOS/13/0073 SOS/13/00371/FULH
18 HILLSIDE ROAD, LEIGH-ON-SEA, SS9 2DT (St Clement's Ward)
Install replacement windows to front elevation.

No Objection - subject to the new windows complying with Conservation Area Guidelines.

- j) LOS/13/0074 SOS/13/00326/FULH
30 QUEENS ROAD, LEIGH-ON-SEA, SS9 1BA (St Clement's Ward)
Erect single storey rear extension and roof extension at rear.

Objection

The proposed dormer is inappropriate in this Conservation Area and does not conform to the D&T Guidelines.

- k) LOS/13/0077 SOS/13/00305/FUL
126 BLENHEIM CHASE, LEIGH-ON-SEA, SS9 3BT (St James Ward)
Demolish existing bungalow and erect two detached 2 storey dwelling houses with attached garages and form two vehicular accesses onto Blenheim Chase.

Objection

The proposed design is inappropriate in this street scene.
It will result in the loss of a large bungalow.

The oak on the east boundary which is labelled to be retained, is so close to the proposed structure that it will inevitably either be damaged, or need to be removed during construction work or, as it grows, there will be a request to remove it. It is suggested that this could be removed at this stage and a suitable native replacement be required in a more appropriate location. This and the other retained oak should be required to remain by condition or TPO.

- l) LOS/13/0079 SOS/13/00292/FUL
115A SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Erect conservatory at rear.

No Objection

- m) LOS/13/0080 SOS/13/00381/FUL
THE MAYFLOWER, 5 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Demolish detached store and erect single storey side extension.

No Objection

- n) LOS/13/0081 SOS/13/00352/FUL
26 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Erect first floor extension to form two storey dwelling house, roof extension and alter elevations (Amended Proposal).

Objection

The proposal will lead to the loss of an attractive character 'arts and crafts' bungalow.
The proposal will cause over development of this site and the higher roof to the east will cause overshadowing of the adjacent property to the north.

- o) LOS/13/0082 SOS/13/00406/FULH
7 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect single storey rear extension and rear dormer window.

Objection

The size of the proposed development is of concern as it will be overbearing and obtrusive to no 9 being to the south of no 9 and only 0.75 metre from the boundary. The windows will overlook the neighbouring property's private space.

- p) LOS/13/0083 SOS/13/00307/EXT
5 GRAND PARADE, LEIGH-ON-SEA, SS9 1DX (Leigh Road Ward)
Erect two storey side extension, single storey rear extension with balcony over and alter elevations (Application to extend the time limit for implementation following planning permission 10/00122/FULH dated 6 May 2010).

No Objection

- q) LOS/13/0084 SOS/13/00425/FULH
36 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)
Erect single storey side extension.

No Objection

- r) LOS/13/0085 SOS/13/00425/FULH
57 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TD (Thames Ward)
Proposed single storey rear and side extension with integral garage/store plus loft conversion incorporating dormers.

No Objection

Cllr Parker left the meeting

- s) LOS/13/0086 SOS/13/00491/FULH
27 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NN (Leigh Road Ward)
Erect single storey rear extension and erect roof extension to rear including a Juliet balcony.

Objection

The box style dormer in the roof is too large, not incidental in the roof slope and there is too much blank space around the windows.

The full height glass doors in the dormer look top-heavy above the 'standard' windows below and would allow unprecedented real and perceived overlooking of the nearby private gardens leading to loss of amenity.

Incidentally, on the submitted plans, the 'existing floor plans' and 'proposed floor plans' can't both be at 1:100 scale as stated; they are patently scaled differently (randomly?) I believe that plans have to be at a recognised scale.

- t) LOS/13/0087 SOS/13/00480/FULH
43 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)
Erect two storey side and rear extension and alterations to front elevation.

No Objection

- u) LOS/13/0088 SOS/13/00355/FULH
293 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QU (Thames Ward)
Erect single storey side and rear extension to replace existing conservatory.

No Objection

- v) LOS/13/0089 SOS/13/00325/FUL
816-818 LONDON ROAD, LEIGH-ON-SEA, SS9 3NH (Bonchurch Ward)
Change of use from retail unit (Class A1) to tattoo studio (sui generis).

Not within our area

- w) LOS/13/0090 SOS/13/00394/FULH
46 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Extend basement to front, erect single storey side extension and alter rear elevation.

No Objection

- x) LOS/13/0091 SOS/13/00449/FULH
52 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)
Erect single storey side and rear extensions, extend hipped roof to gable end, erect roof extension to rear and alter side elevation.

Objection

The proposed roof change will unbalance this pair of semi's which D&TG 370 considers unacceptable. The box style dormer in the roof is too large, not incidental in the roof slope and there is too much blank space around the windows.

The meeting closed at 9.00 pm