



Leigh-on-Sea Town Council

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Chairman: Cllr Caroline Parker
Vice Chairman: Cllr Paul Lawrence
Town Clerk: Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 28TH MAY 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Paul Lawrence and Caroline Parker.

In Attendance: Paul Beckerson (Town Clerk)

The meeting opened at 7.36 pm

24. APOLOGIES FOR ABSENCE
Cllrs Syrie Cox and Richard Herbert.
25. DECLARATION OF MEMBERS' INTERESTS
Cllr Donald Fraser declared a non-pecuniary interest in minutes 31 and 38 as a member of the Leigh Society Committee.
26. MINUTES OF THE PREVIOUS MEETING
The minutes of the Planning and Licensing Committee Meeting held on the 14th May 2013 were signed as a correct record subject to a change to the Declaration of Members' Interests – Cllr Donald Fraser minutes 10 & 11 not 11 and 12, Cllr Margaret Cotgrove minute 8 and 12 not 9.
27. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS
28. LOS/13/0109 SOS/13/00590/FULH
157 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1RT (Elms Ward)
Demolish existing conservatory and erect single storey rear extension and two storey side extension.

No Objection
29. LOS/13/0110 SOS/13/00583/FULH
28 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)
Erect single storey rear extension.

No Objection
30. LOS/13/0111 SOS/13/00584/FULH
46 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)
Demolish existing conservatory and erect single storey rear extension.

No Objection
31. LOS/13/0112 SOS/13/00522/FUL
14 CLIFF PARADE, LEIGH-ON-SEA, SS9 1AS (St Clements Ward)
Convert existing two flats into a dwelling house, erect part single and part two storey rear extension, convert roof into habitable accommodation, erect dormers to front and rear and alter elevations.

Objection

The increased width, depth and almost doubled height (up to the main roof ridge) of the rear extension will be extremely oppressive to the much lower bungalow at number 13, causing loss of light and a sense of enclosure to the east side of 13.

There is also concern about loss of natural light to the rear windows on the west side of number 15 which would be caused by the large extension.

There appear to be no other second floor windows nearby and those in the rear dormers will cause increased real and perceived overlooking of the neighbouring private gardens.

Whilst the majority of the proposed alterations and added features enhance the style of the front elevation and are welcomed, the replacement of the traditional character garage doors with apparently featureless, utilitarian doors at street level is considered unsuitable in, and detrimental to, the street scene in the Leigh Cliff Conservation Area. (The material and finish of these doors could not be found in the application)

If permission were to be granted, could the applicant be requested to provide some soft landscaping to the front, which is currently mixed hard surface and inappropriate in the C.A.

32. LOS/13/0113 SOS/13/00505/FUL

1341-1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)

Erect 3 storey building comprising 6 flats to first and second floor and retail unit to ground floor (retrospective).

Objection

The new proposal has become even more functional and box-like in design, losing all of the attractive and art deco features which reduced the negative impact of the extra height and bulk in the approved plans. The south (public) elevation has no cohesive style, is lacking in relief or any interesting features and draws no reference from its surroundings – there is too much blank flatness.

The officer's report on a previous, approved, application made the point that the detailing, front and rear, and the close resemblance to the neighbour, contributed to making it acceptable in design terms.

Some of the features lost are the detailing to the retail south elevation, the attractive roofs to the first floor bays and particularly the 'art deco' detailing of the 2nd floor south elevation and balcony front. This is all contrary to condition 03 of the existing planning permission which required 'the building to make a positive contribution to the character and appearance of the area'.

Both 1st and 2nd floor are deeper than previously, moving the rear elevation closer to the residences to the north, thus increasing the dominance of the proposal. This effect is exacerbated by the loss of the attractive detailing and the broken skyline to the rear elevation and the increased height of the building. The balconies have also moved closer to the north boundary, increasing the perception of overlooking.

There are no longer any toilets shown for the retail use.

There is no disabled access to the retail unit.

There is no amenity space for 2 of the flats.

Since the approved application, limited-time parking restrictions have been introduced in front of the site. Although there are now 3 car parking spaces, these still serve only two flats, but 6 cycle spaces have been lost. There is inadequate parking provision for 6 flats and a large retail unit (which previously indicated 4 full-time equivalent employees). This will have a knock-on effect into the side roads where parking congestion will be exacerbated.

33. LOS/13/0114 SOS/13/00578/FULH
9 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)
Erect first floor side extension and erect Juliet balcony to rear.

No Objection

34. LOS/13/0115 SOS/13/00629/TPO
ST MICHAELS PREPARATORY SCHOOL, 198 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LP (Herschell Ward)
Prune oak tree at front to the left of the car park (application for works to a tree covered by a tree preservation order).

No Objection subject to consultation with Southend Borough Council's Arboricultural Officer.

35. LOS/13/0116 SOS/13/00519/CLP
145 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BH (Elms Ward)
Single storey rear extension (lawful development certificate - proposed)

No comment required

36. LOS/13/0117 SOS/13/00319/FUL
1589 LONDON ROAD, LEIGH-ON-SEA, SS9 2SG (Highlands Ward)
Use retail unit (Class A1) as alternative medicine practice (Class D1) and alter front elevate

No Objection

37. LOS/13/0118 SOS/13/00673/FULH
138 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LZ (Herschell Ward)
Install replacement windows and door to front elevation, install Juliette balcony to front at first floor level and install new windows to both side elevations

No Objection

38. LOS/13/0119 SOS/13/00534/FULH
41 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clements Ward)
Erect first floor side extension with terrace to front, alter elevations and form balcony to front

No Objection

39. HIGHWAYS TRAFFIC REGULATION ORDER
(Various Roads) (Consolidation of Waiting Restrictions) Order 2006 (as amended)
(AMENDMENT NO. 4) ORDER 2013
Attached as (Appendix 1 to the agenda)

No Comment

The meeting closed at 8.33pm