



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, 11TH JUNE 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 and Caroline Parker.

In Attendance: Susan Marx (Receptionist & Administrator), 2 Members of the public.

The meeting opened at 7.30 pm

40. APOLOGIES FOR ABSENCE
Cllr Richard Herbert.

41. DECLARATION OF MEMBERS' INTERESTS
Cllr Donald Fraser declared a prejudicial interest in minute 56 as his son owns adjoining property.
Cllr Donald Fraser declared a non pecuniary interest in minutes 57, 61, 62 and 64 as a member of the Leigh Society Committee.
Cllr Syrie Cox declared a non pecuniary interest as she knows the occupants in minute 58.

42. MINUTES OF THE PREVIOUS MEETING
The minutes of the Planning and Licensing Committee Meeting held on the 28th May 2013 were signed as a correct record.

43. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

44. LOS/13/0136 SOS/13/00594/FUL
134 GLENDALE GARDENS, LEIGH-ON-SEA SS9 2BA (Herschell Ward)
Demolish buildings and erect two pairs of semi-detached dwelling houses.

Objection

The proposed development would be out of character amongst the existing small and modest, traditional houses. Contrary to the D&A Statement, the design takes no real reference from the existing street scene.

The full height gables in the front plane of the properties would emphasise the height and appear over dominant in the street scene where almost every other roof pitches backwards, away from the street.

The white 'frames' around the front elevations emphasise the inappropriate verticality of the properties.

The rear, 2nd floor, full-height windows will cause real and perceived overlooking of the neighbouring private gardens, resulting in loss of amenity.

Neighbours in Grange Road have requested that some degree of privacy is retained by retention of the old wall on the boundary.

45. LOS/13/0120 SOS/13/00671/FULH
17 UNDERWOOD SQUARE, LEIGH-ON-SEA, SS9 3PB (Highlands Ward)
Erect outbuilding to rear of garden.

Objection

The proposal is for a very large and substantially built development spanning most of the width of a relatively narrow garden. The height will make it a dominant feature from the gardens either side. The current character is of fairly long gardens, the northern ends of which are secluded and leafy, backing on to the Prittle Brook and Belfairs Park. The proposal would be an alien feature, changing the character of the area from quiet gardens to including living accommodation, which has the potential to create considerable disturbance.

A 'private amenity area' appears to be suggested at the south west corner, with fencing across. This gives the impression of semi independent accommodation rather than a subsidiary outbuilding. With this and the doors and windows close to no. 15, there would be considerable loss of peace and privacy amenity to the residents of no 15.

There is danger of this development setting a precedent, which could completely change the character of this special area adjacent to the public Belfairs Park.

46. LOS/13/0121 SOS/13/00688/FULH
10 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2JA (Elms Ward)
Erect single storey rear and side extension.

No Objection

47. LOS/13/0122 SOS/13/00659/FULH
41 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)
Erect single storey rear extension with glazed roof light.

No Objection

48. LOS/13/0123 SOS/13/00586/FULH
105 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PB (Thames Ward)
Demolish conservatory and erect single storey rear extension.

No Objection

49. LOS/13/0124 SOS/13/00564/FUL
112 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BU (Leigh Road Ward)
Change of use from retail (Class A1) to art gallery/tattoo studio (Sui Generis).

No Objection - subject to a condition that the window should maintain a suitable and lively display in the shopping street scene.

50. LOS/13/0125 SOS/13/00196/FUL
4 STERLING HALL, 11-13 ELM ROAD LEIGH-ON-SEA, SS9 1HT (St Clements Ward)
Use retail shop (Class a!) as retail shop/café (Class Sui-Generis) (Retrospective).

No Objection

51. LOS/13/0126 SOS/13/00670/FUL
41A LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)
Extend existing first floor flat with proposed roof accommodation including rear facing dormer (amended proposal).

No Objection

52. LOS/13/0127 SOS/13/00624/FULH
6 VARDON DRIVE, LEIGH-ON-SEA SS9 3SR (Highlands Ward)
Erect part single/part two storey rear extension.

Objection

- This proposal not only extends the depth of the house by 5m, on the NE side, but 3.6 m of that is 2 storeys high and only 1 m from the boundary with no 8. As no 8 is a small bungalow and built on much lower ground than no 6, the proposed building would appear overbearing and dominant from no 8 and cut a lot of light and sun from the side window, the patio doors and the patio of no 8, causing considerable loss of amenities
- Because the new door in the north-east elevation is set high and there is a change in ground levels, it should be confirmed that there is no risk of this overlooking the side window of no 8.
- It is considered an un-neighbourly application.

53. LOS/13/0128 SOS/13/00665/FULH
THE HEALS 72 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NB (Leigh Road Ward)
Erect single storey rear extension.

No Objection

54. LOS/13/0129 SOS/13/00647/FUL
85 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)
Demolish bungalow, erect a pair of semi-detached dwellings, lay out parking, garages and form vehicular accesses onto Dundonald Drive.

Objection

The proposal will result in the loss of an attractive, traditional character bungalow

If the application were to be approved, we would request that the rear Juliet balconies are conditioned to have solid obscure, balustrades, as indicated in the plans, to avoid unprecedented real and perceived overlooking of the neighbouring private gardens, resulting in loss of amenity.

55. LOS/13/0130 SOS/13/00615/FULH
122 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BJ (Elms Ward)
Extend existing vehicular access onto Southsea Avenue.

Objection

One or two further on-street parking spaces would be lost, where these are already extremely limited.

The street tree in front of the property should remain and be protected if the work is carried out.

Cllr Donald Fraser left the meeting

56. LOS/13/0131 SOS/13/00712/FULH
34 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1EA (Leigh Road Ward)
Erect conservatory to rear.

No Objection

Cllr Donald Fraser re-joined the meeting

57. LOS/13/0132 SOS/13/00525/FULH
8 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clements Ward)
Replace single glazed bay windows with double glazed bay units to front elevation.

No Objection

58. LOS/13/0133 SOS/13/00550/FULH
51 STATION ROAD, LEIGH-ON-SEA, SS9 1ST (Elms Ward)
Erect single storey rear extension.

No Objection

59. LOS/13/0134 SOS/13/00588/FUL
233 STATION ROAD, LEIGH-ON-SEA, SS9 3BP (Bonchurch Ward)
Demolish dwelling and erect single storey detached dwelling incorporating dormer windows to front and rear.

No Objection

60. LOS/13/0135 SOS/13/00630/FUL
22 VICTOR DRIVE, LEIGH-ON-SEA, SS9 1PP (Leigh Road Ward)
Extend roof to form self-contained flat.

No Objection

61. LOS/13/0137 SOS/13/00634/ADV
SUPERDRUG 15-17 BROADWAY, LEIGH ON SEA SS9 1PA (St Clements Ward)
Replacement of old signage with new corporate image signage.

No Objection

62. LOS/13/0138 SOS/13/00714/ADV
LLOYDS TSB 83 BROADWAY, LEIGH ON SEA SS9 1PE (St Clements Ward)
Install internally illuminated marketing sign to front window elevation.

Objection

An internally illuminated surround in this size and garish colour is inappropriate in the Leigh Cliff Conservation area.

If the application were to be approved, the brightness should be controlled and the light turned off at 11pm. (This may be in the application form which is currently not on the website).

63. LOS/13/0139 SOS/13/00735/FULH
18 CRANLEIGH DRIVE, LEIGH ON SEA SS9 1SY (Elms Ward)
Erect conservatory at rear (amended proposal).

Objection

Although the depth of the conservatory has been reduced a little from the previous application, there will still be a 12 foot long blank brick wall facing no 20 and close to it. It would be oppressive to, and cut light and sunlight from, the rear of no 20.

64. LOS/13/0140 SOS/13/00752/FULH
20 VICTORIA ROAD, LEIGH ON SEA SS9 1AV (St Clements Ward)
Replace timber sliding sash windows with aluminium sliding sash windows to front elevation.

Objection

The installation of aluminium sash windows is inappropriate in this conservation area.

65. LOS/13/0141 SOS/13/00603/FULH
9 WESTERN ROAD, LEIGH ON SEA SS9 2PR (Herschell Ward)
Erect single storey rear extension and alter hip roof to form gable end.

Objection

The proposal would unbalance a pair of semi-detached properties. Because they are bungalows, the roof asymmetry would appear more noticeable in the street-scene.

66. LOS/13/0142 SOS/13/00756/FULH
259 WESTERN ROAD, LEIGH ON SEA SS9 2QX (Thames Ward)
Erect single storey rear extension.

Objection

The proposed development would not integrate successfully with the current property which already has a non cohesive roof.

The meeting closed at 8.55pm