



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, 13TH AUGUST 2013 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Sue Marx (Receptionist & Administrator), Annie Hayes (Echo Reporter), Tim Row (Southend Borough Council), Paul West (Licensing Agent) and 2 members of the public

The meeting opened at 7.15pm

107. APOLOGIES FOR ABSENCE
Cllrs Syrie Cox, Richard Herbert

108. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non pecuniary interest in minutes 128, 132 and 133 as a member of the Leigh Society Committee.

Cllr Donald Fraser declared a personal interest in minute 114 as he is related to the chair of School governors.

109. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 23rd July 2013 were signed as a correct record.

110. SOUTHEND-ON-SEA BOROUGH COUNCIL SEEK LEIGH-ON-SEA TOWN COUNCIL'S SUPPORT TO PROPOSAL FOR THE POSSIBLE DIVERSION AND OF PUBLIC FOOTPATH FP86 LEIGH-ON-SEA AND PART OF FP11 CASTLE POINT, WHICH FORMS PART OF THE "SAFFRON TRAIL" PROPOSAL BY THE RAMBLERS ASSOCIATION.

Tim Row of Southend Borough Council explained the history and the reason for the proposed diversions and that the route would be upgraded to a bridleway. He also spoke about a proposal for a Permissive Route, close to it, for pedestrians only. There would be signs to make it clear where the routes were. After he had answered a number of questions, the committee agreed that they were happy with the proposal in principle. There will be a formal consultation period in the future.

LICENSING APPLICATIONS

111. Paul West, Licensing Agent asked the Planning Committee for permission to explain the 'use class' dilemma being experienced by Café/Bar 'Relish' in Leigh Broadway, which he did briefly. The Council may receive correspondence regarding this in the future.

112. The Broadway Group Ltd – Rios Tapas Bar - 109-111 Broadway, Leigh-on-Sea, SS9 1PG
Extension of permitted hours for sale of alcohol, live and recorded music and late night refreshment, Sunday to Wednesday between 1000 and 2400, Thursday to Saturday between 1000 and 0100 the following day with the premises shutting 30 minutes after permitted hours. Exterior seating removed at 2200. (The applicant's agent will attend).

Paul West, Licensing Agent advised Rios Tapas Bar (formerly Vie Bar) has been taken over by former manager of the Vie Bar, Matt Walsh. It is intended to cater for a more mature clientele in

the future. The request to extend opening hours by 1 hour until 1.00 am was proposed in order to remain competitive with surrounding establishments. Mr West allayed a number of concerns and advised that if a Licence was issued and subsequent problems occurred, the review process could be activated at any time. Mr West advised he would act as facilitator between the Applicant and Leigh-on-Sea Town Council.

No Objection

113. Sainsbury's Supermarkets – 1355-1369 London Road, Leigh-on-Sea, SS9 2SA Extension of permitted hours for the sale of alcohol between 0600 and 2400, 14 days before and 7 days after Christmas Day and from and including the Monday prior to Good Friday up to and including Sunday following Easter Monday.

No Objection – subject to opening time amended to 0800 am instead of 0600 am and Sainsbury's ensure area outside supermarket is continuously policed for broken bottles and cans, particularly in surrounding residential streets.

PLANNING APPLICATIONS

114. LOS/13/0171 SOS/13/00267/EXTM
1379-1387 LONDON ROAD, LEIGH-ON-SEA, SS9 2SA (Bonchurch Ward)
Demolish existing buildings, erect part 2/part 3 storey building with roof terrace incorporating two commercial units (100 sqm and 97sqm) with one flat on ground floor and 13 flats on upper floors, lay out parking spaces to rear with access onto Belfairs Drive (Amended proposal) (application to extend the time limit for implementation following planning permission 10/01330/FULM dated 1st October 2010).

Objection

The Town Council continues to oppose this application. The proposal provides inadequate parking, particularly for the commercial units (staff and customers) in an area of parking stress and would have a material adverse impact on highway safety and movement (BLP Policy T8), being close to a primary and infant school. Belfairs Drive is a narrow residential road, linking the A13 and Eastwood Road, and is used as a 'rat run', particularly during peak hours. It is further felt that emergency vehicle access along this already congested road would be further restricted by the new access onto Belfairs Drive together with the increased commercial use.

The proposal does not create a satisfactory relationship with its surroundings in terms of scale, form and elevational design, contrary to BLP Policy C11. The proposal does not respect the character of the locality, contrary to BLP Policy H5, failing to draw any reference from the surrounding built forms: it would be a discordant feature in the neighbourhood.

The balconies overlook West Leigh Infant and Junior Schools' playground, and this is considered inappropriate. Roof terrace overlooks playgrounds, in addition to the balconies.

115. LOS/13/0190 SOS/13/01077/AMDT
EDEN POINT, 87 RECTORY GROVE, LEIGH-ON-SEA, SS9 2BF (St Clement's Ward)
Variation of Condition 2 of Planning Permission 11/01018/FULM dated 06/10/2011 to allow minor material amendment and amend drawings numbers as follows: 1117-TP01C, 1117-TP02-A, 1117-TP03, 1117-TP07, 1117-TP04-A, 1117-TP04-A, 1117-06-A, 1117-TP05-B, 2.137

No Objection – Subject to the new room having obscured glazing to the east and any remaining open terraced area having the same balustrading as before to prevent overlooking of St Clements Court

116. LOS/13/0187 SOS/13/00994/FUL
286-288 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BW (Leigh Road Ward)
Change of use from Interior Design/Furniture Shop (Class A1) to Dental Surgery (Class D1).

No Objection

117. LOS/13/0172 SOS/13/00937/FULH
7 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect single storey rear extension (Amended Proposal).

No Objection

118. LOS/13/0173 SOS/13/00923/FULH
20 DYNEVOR GARDENS, LEIGH-ON-SEA, SS9 2RG (Thames Ward)
Erect part single/part two storey rear extension.

Objection

The material for the roof of the single storey extension could not be established, but there are concerns that a kitchen/living room with glass 'walls' on three sides is liable to cause considerable light pollution to neighbours.

There are concerns that when the outside doors of the kitchen/living room are mainly open, there is potential for the transmission of considerable noise to the neighbours, particularly if the floor surface is hard.

119. LOS/13/0174 SOS/13/00932/FULH
54 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)
Demolish conservatory and erect single storey extension to the rear.

No Objection

120. LOS/13/0175 SOS/13/00997/FULH
157 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1RT (Elms Ward)
Demolish existing conservatory and erect single storey side and rear extension (Amended Proposal).

No Objection

121. LOS/13/0176 SOS/13/01015/FULH
80 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QT (Thames Ward)
Erect single storey side and rear extension and decked patio to rear.

No Objection in principle but there are concerns regarding the 1.8m screening on top of what is already high decking. Whilst no 78 also appears to have raised decking, this high screening will cause considerable shadowing to the southern side of it.

122. LOS/13/0177 SOS/13/00920/FUL
48 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Demolish existing conservatory and erect single storey rear extension to ground floor flat.

No Objection

123. LOS/13/0178 SOS/13/01037/FULH
29 TORQUAY DRIVE, LEIGH-ON-SEA, SS9 1SD (Elms Ward)
Demolish conservatory and erect single storey extension to the rear.

No Objection

124. LOS/13/0179 SOS/13/00747/FUL
28 ST CLEMENT'S DRIVE, LEIGH-ON-SEA, SS9 3BJ (Bonchurch Ward)
Erect single storey detached outbuilding to rear.

No Objection in principle but there are concerns that the building's use as a 'workshop' may involve the use of machines for a significant amount of time, possibly causing inappropriate noise disturbance to neighbours in a residential area. If permission is granted, it is requested that a suitable condition be imposed to preclude this disturbance.

125. LOS/13/0180 SOS/13/01044/FULH
20 GRAND DRIVE, LEIGH-ON-SEA, SS9 1BG (Leigh Road Ward)
Convert loft to habitable accommodation with dormer to rear (Amended Proposal).

Notwithstanding the fact that this address has been granted 13/00245/CLP, Leigh Council still wishes to **Object**.

The proposed dormer would 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.

(To make the point on a practical level: a person of 5 feet 4 ins tall sitting on a normal seat has an eye level of c 1.2m so the diagrams in the application plan are possibly not of a typical situation and, sitting closer to the balustrade than a 'table width plus' away (a likely scenario), would make the situation worse. Also people often stand around on balconies, just looking around; it is unlikely that occupants would not frequently stand at the balustrade to make the most of the wonderful view of the Estuary and all that is going on there; presumably this is one of the reasons for adding a balcony here, facing south).

Cllr Parker left the meeting

126. LOS/13/0181 SOS/13/00947/FUL
1129 LONDON ROAD, LEIGH-ON-SEA, SS9 3JJ (St James Ward)
Change of use from Shop (Class A1) to Café (Class A3).

No Objection

127. LOS/13/0182 SOS/13/00975/FUL
1663-1669 LONDON ROAD, LEIGH-ON-SEA, SS9 2SH (Highlands Ward)
Change of use of Ground Floor Retail Unit (Class A1) to Car Showroom (Sui Generis).

No Objection in principle but there are concerns about cars driving on or over the public footpath to or from the forecourt; can this be precluded by condition or requiring a barrier on the boundary? There are also concerns about the number of associated and 'for sale' cars that may be left parked on the London Road; this is already a problem outside the garage on the next block.

128. LOS/13/0183 SOS/13/01046/FUL
14 CLIFF PARADE, LEIGH-ON-SEA, SS9 1AS (St Clement's Ward)
Convert existing two flats into a dwellinghouse, erect part single and part two storey rear extension, convert roof into habitable accommodation, erect dormers to rear and alter elevations (Amended Proposal).

Objection

The committee was pleased to see the amended garage doors and slight reduction in the extension, but consider the width, depth and height of the rear extension will still 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.

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.

129. LOS/13/0184 SOS/13/00993/FULH
23 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Demolish existing single storey rear extension and erect single storey side and rear extension.

No Objection

130. LOS/13/0185 SOS/13/01049/FULH
43 WOODFIELD ROAD, LEIGH-ON-SEA, SS9 1ER (Leigh Road Ward)
Erect balcony to front dormer.

No Objection

131. LOS/13/0186 SOS/13/01050/FULH
43 WOODFIELD ROAD, LEIGH-ON-SEA, SS9 1ER (Leigh Road Ward)
Erect balcony to rear dormer.

Objection

This will result in loss of amenity to neighbours due to real and perceived overlooking of private gardens.

132. LOS/13/0188 SOS/13/01082/ADV
LLOYDS TSB, 83 BROADWAY, LEIGH-ON-SEA, SS9 1PE (St Clement's Ward)
Install non illuminated window marketing unit to front elevation.

No Objection

133. LOS/13/0189 SOS/13/01080/ADV
24 BROADWAY, LEIGH-ON-SEA, SS9 1AW (St Clement's Ward)
Install two non illuminated individual letter fascia signs, replacement non illuminated projecting signboard and new backlit ATM header.

No Objection

134. LOS/13/0191 SOS/13/01108/AD
16 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3PR (Highlands Ward)
Application for Approval of Details Pursuant to Condition 3 (Materials) and 4 (Landscaping) of Planning Permission 12/01347/FUL dated 6.12.12.

Objection

The proposed scheme does little to soften a mainly hard front garden or contribute to the street scene. There is virtually no biodiversity contribution in either of the gardens.

Comment: It is to be hoped that the hard surfacing is all permeable for drainage purposes.

The meeting closed at 9.30pm