



Leigh-on-Sea Town Council

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



QUALITY
TOWN
COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 26TH NOVEMBER 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, Carole Mulronev & Caroline Parker

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.30pm

233. APOLOGIES FOR ABSENCE
None

234. DECLARATION OF MEMBERS' INTERESTS

Cllrs Donald Fraser and Carole Mulronev declared a non-pecuniary interest in minute 242 as members of the Leigh Society Committee.

Cllr Margaret Cotgrove declared a non-pecuniary interest in minute 239 as she knows residents living at this address.

235. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 12th November 2013 were signed as a correct record after the amendment of the last line of item 232 to read 'The budget was agreed'.

LICENSING APPLICATIONS

236. None

PLANNING APPLICATIONS

237. LOS/13/0265 SOS/13/01545/FUL

3A WEST STREET, LEIGH-ON-SEA, SS9 1PA (St Clement's Ward)

Convert existing five flats into four two bed self contained flats, extend first floor and form balconies at first and second floor, alter roof and elevations and form integral garage.

No Objection in principal, providing the privacy of the residents of the existing 'Clements Arcade' flats is protected – including on the existing balcony.

238. LOS/13/0266 SOS/13/01609/FUL

WESTGATE, 73A CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NH (Leigh Road Ward)

Lay out hardstanding to front of 73 and 73A and form vehicular access onto Chalkwell Park Drive.

Objection

The double width vehicular access will result in a loss of on-street parking. The loss of the front wall and the lack of soft landscaping (and available space for any) would be detrimental to the street scene.

We would also ask that the measurements of the front garden are checked as those quoted do not appear to match the large scale OS map for the property.

239. LOS/13/0267 SOS/13/01501/FUL
**STEVEN LODGE, 45 GRAND PARADE, LEIGH-ON-SEA, SS9 1DX
(Leigh Road Ward)**
Replace existing balcony balustrades to front elevation.

No Objection

240. LOS/13/0268 SOS/13/01601/ADV
1611 LONDON ROAD, LEIGH-ON-SEA, SS9 2SQ (Highlands Ward)
Install externally illuminated fascia sign and various window vinyls.

No Objection

241. LOS/13/0269 SOS/13/01589/FULH
50 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)
Erect single storey rear extension.

No Objection

242. LOS/13/0270 SOS/13/01629/TCA
64 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Reduce crown and prune tree (works to a tree in a conservation area).

No Objection

243. LOS/13/0271 SOS/13/01636/FUL
82A HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LZ (Herschell Ward)
Convert roof into habitable accommodation, erect two dormers to rear elevation and alter side and front elevations.

Objection

This residence is one of a matching pair of attractive, traditional semis. The proposal to change the hipped roof to a gable would unbalance the pair 'which would be considered unacceptable' (D&TG para 370) and be detrimental to the streetscene.

Similarly, the proposed dormers in the roof at the rear would unbalance the pair and are not set down below the ridge (because of the layout of the houses, the rear of this property is also part of the street scene).

The proposal would create a substantial 2 bedroomed dwelling with no parking provided, in an area of parking stress close to the shopping centre of Leigh.

There appear to be no other windows at second floor level in the area and there are concerns that the clear dormer window will cause real or perceived overlooking of No. 49 Grange Road – the house behind.

244. TO REVIEW THE POWERS OF DELEGATION FOR THE PLANNING COMMITTEE

It was agreed that there already exist adequate powers of delegation for the Planning Committee but that they should be used more frequently in future, as appropriate.

The meeting closed at 8.20pm.