



# 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 WEDNESDAY, 8<sup>TH</sup> JANUARY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance:

### ***The meeting opened at 7.32pm***

262. APOLOGIES FOR ABSENCE  
Cllrs Margaret Cotgrove, Syrie Cox, Carole Mulroney.

263. DECLARATION OF MEMBERS' INTERESTS

***Cllr Fraser declared a non-pecuniary interest in minutes 266, 268 & 270 as a committee member of The Leigh Society.***

264. MINUTES OF THE PREVIOUS MEETING

**The minutes of the Planning and Licensing Committee Meeting held on the 17<sup>th</sup> December 2013 were signed as a correct record.**

### LICENSING APPLICATIONS

265. None

### PLANNING APPLICATIONS

266. LOS/14/0001 SOS/13/01811/TCA  
**14 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)**  
Fell one plum tree and two apple trees (Application for works to a tree in a Conservation Area).

### **Objection**

There are no reasons given for the felling of these trees in the Leigh Conservation Area and pruning would be preferable. If they are to be felled, expert Arboricultural advice should be sought to check whether any of these old trees is a rare species – with a view to taking 'cuttings'.

267. LOS/14/0002 SOS/13/01292/FULH  
**17 ELLENBROOK CLOSE, LEIGH-ON-SEA, SS9 3DY (St James' Ward)**  
Demolish existing garage and erect new garage.

### **No Objection**

268. LOS/14/0003 SOS/13/01812/FULH  
**17 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)**  
Install French doors and balcony to front elevation.

**No Objection** subject to design and all materials complying with Conservation Area guidelines

269. LOS/14/0004 SOS/13/01758/FULH  
**62 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)**  
Erect single storey outbuilding to rear garden.

**No Objection**

270. LOS/14/0005 SOS/13/01757/FUL  
**40 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)**  
Demolish existing dwelling and erect three storey dwelling with attached garage and landscaping to front and rear.

**Objection**

- The proposal is out of character with, and detrimental to, the street scene for many reasons.
- This site is immediately adjacent to a long stretch of properties in the Leigh Cliff Conservation area. They are viewed as a whole, from the popular and well-used public open space opposite, and it is a prominent view from the sea. The proposal will appear as an alien feature from a very large area of public viewing.
- The proposal is for a modern design which takes no reference from the rest of the area, particularly in terms of the materials and roof design. Whilst the heights of the neighbouring houses, including the extant permission for 41, step down towards the east, this proposal sticks up, out of line, dominating adjacent properties. This is exacerbated by the fact that the roof does not slope away from the road as those of the neighbours do.
- The materials are inappropriate adjacent to this C.A., with much metal, and most of the front elevation being glass.
- The proposal has a very horizontal style, which is incongruous with the neighbours that have a vertical style with bays and gables.

***The meeting closed at 7.56 pm.***