



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, 28TH JANUARY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 10 members of the Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

271. APOLOGIES FOR ABSENCE
Cllrs Syrie Cox, Carole Mulroney

272. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a prejudicial interest in minute 292 item 5 (m) as his son owns a nearby property and a non-pecuniary interest in minutes 286, 287, 288, 295 and 297 as he is on the The Leigh Society committee.

273. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 8th January 2014 were signed as a correct record.

LICENSING APPLICATIONS

274. 1. Wine Shop and Tasting Room – Vino Vero – 110 Leigh Road, Leigh-on-Sea, SS9 1BU
24 Hour Licence in order to sell alcohol online (the shop hours to remain the same as present 09.00 to 23.00)

No Objection (subject to the condition that the 24 hour Licence applies only to online sales and that alcohol may only be purchased or physically obtained from the premises between 09.00 and 23.00, as is currently the situation.

2. The Leigh-on-Sea Sailing Club Ltd –Old Station Building, High Street, Leigh-on-Sea, SS9 2EP
The proposed variation is to extend the licensed hours for the supply of alcohol as follows:
On Fridays and Saturdays from 10.00 to 00.00 (presently it is 23.00)

No Objection

PLANNING APPLICATIONS

275. LOS/14/0019 SOS/13/01814/FUL
11 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect detached three storey dwelling house with single storey garage to side and lay out hard and soft landscaping.

No Objection

276. LOS/14/0024 SOS/13/01878/FULH
177 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LR (Herschell Ward)
Erect single storey rear and side extension and alter elevations.

Objection

The proposal would insert a window at 2nd floor level, introducing a (physically) higher level of potential overlooking of the neighbouring gardens, which appears to be unprecedented in this area. The fact that the sill of this window is very low only exacerbates the perception of invasion of privacy of the nearby gardens. It also makes the window in the roof look too heavy compared with those below it.

There are concerns about the loss of light to No.179 Hadleigh Road.

277. LOS/14/0016 SOS/13/01872/FULH
3 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect single storey rear extension.

Objection

This is overdevelopment of a small site indicated by the fact that with this extension, and the recent loft extension, the house would increase by about 40% in floor area; a small, terraced, 3 bedroom house will have been turned into a larger 4 bedroom house.

This is against the principle of Retained BLP Policy H3 which states that the Borough Council wishes to retain an adequate stock of small single family dwellinghouses and will normally refuse permission for the redevelopment or conversion of such properties.

The already small garden would be reduced by 30%, causing an imbalance between the house size and amount of private amenity space.

The north elevation will present a solid wall 3m wide by 3m high (average) right on the boundary and directly to the south of No. 5 Westcliff Drive cutting much light and sunlight from No.5.

At the summer solstice, the shadow from the extension would fall c 1.6 metres across the back of No.5: at the winter solstice the shadow would fall across the backs of both Nos.5 and 7. As the sun veers to the west, it drops and has less strength, so No.5 will be deprived of a significant degree of sun and ambient light in both the living room at the rear and the similarly small private amenity space.

Not only will the residents of No.5 look out of the rear window to the proposed oppressive 3 x 3 metre solid wall to the south, but No. 7 has extant permission for a similar extension which will result in a solid wall on the north boundary also. The outlook from the living room of No. 5 would be unacceptably oppressive and claustrophobic.

The application would result in significant and harmful loss of amenity to No.5.

The extension at No. 7 does not set a precedent for this application as there was a step back in the rear building line in that case, lessening the impact on one side, the resulting garden at No.7 would be 1/3 longer than at No.3 and the garden to the north of it, which would lose light, is considerably larger than that of No.5.

278. LOS/14/0028 SOS/14/00002/FUL
46 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JY (Herschell Ward)
Erect single storey front extension, alter roof to form living accommodation with balcony to front, erect conservatory to side, alter elevations and extend existing garage to 46 and 48 Salisbury Road.

Objection

To avoid confusion, I should point out that there is an error in the location and site maps; the house labelled as No.33 Westcliff Drive is in fact No.3.

- The increase in height of over 50% will make the property oppressive and more obtrusive than currently to the small terrace in Westcliff Drive to the east. This effect is exacerbated by the fact that the ground rises appreciably towards Salisbury Road, and to the north, from the terrace.
- The increase will also exacerbate the overshadowing and loss of sunlight in the small gardens of the terrace, reducing their amenity value. The north/south roof ridge plus the gable to the east contribute to a solid and far-reaching shadow.
- (Please see the attached aerial photo showing the extent of the current over shadowing)
- The large, second floor, full height window to the south elevation may cause real or perceived overlooking of the neighbouring gardens.
- The proposed conservatory is only 2.2m from the boundary with 5 Westcliff Drive and higher than it. With full height glass all round there will be a loss of privacy for the terrace gardens, particularly No.5.

(The Designer was present and said he would talk with residents after the meeting to discuss their concerns and try to resolve them. Sue, this is for minutes only).

279. LOS/14/0020 SOS/13/01731/FUL
54 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Leigh Road Ward)
Demolish existing garages, erect two storey side extension to south elevation and first floor side extension to north elevation, alter other elevations, convert into two semi-detached dwellinghouses, extend existing vehicular access, and layout parking and amenity areas.

No Objection– subject to checking that any side windows in No.52, which are the main source of light to habitable rooms, do not lose a significant amount of light.

280. LOS/14/0006 SOS/13/01805/FULH
127 MARINE PARADE, LEIGH-ON-SEA, SS9 2RF (Thames Ward)
Erect single storey rear extension including lantern rooflight.

No Objection

281. LOS/14/0007 SOS/13/01827/FULH
11 LAPWATER CLOSE, LEIGH-ON-SEA, SS9 2UF (Herschell Ward)
Erect single storey side and rear extension.

Objection

There are concerns over a loss of light and sunlight to the conservatory and side windows at No.12 Lapwater Close, particularly as the proposed extension is directly to the south of these.

282. LOS/14/0008 SOS/13/01788/FUL
65 BROADWAY WEST, LEIGH-ON-SEA, SS9 2BX (St Clements Ward)
Install new shop front to 65-71 Broadway West.

No Objection

However we would like to point out that the new door opening in No. 69 is shown in different positions in the proposed south elevation and the ground floor plan. In the interest of visual balance, the committee request that the position in the elevation is used.

The committee welcomed the retention of the traditional style and character.

283. LOS/14/0009 SOS/13/01772/FULH
38 OLIVIA DRIVE, LEIGH-ON-SEA, SS9 3EG (St James Ward)
Erect single storey rear extension and convert hip roof to gable with dormer to rear.

Objection

The proposed roof change will unbalance a pair of matching bungalows; the low unbalanced roofs will be very visible in the street scene. It is contrary to D&TG para 371 ..(changing) .. only one of a matching pair of semis which would be considered unacceptable.

The rear box style dormer is too large and not incidental in the roof slope. It is generally contrary to D&TG para 366.

284. LOS/14/0010 SOS/13/01819/FUL
FAIRLEIGH COURT, FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HY (Elms Ward)
Extension to existing second floor to create self contained flat with terrace area.

No Objection

285. LOS/14/0026 SOS/13/01893/FUL
15 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DW (Bonchurch Ward)
Convert dwelling house to three residential flats, erect two storey side extension, alter roof and elevations, install roof extension to rear and external staircase and erect block of four garages at rear.

Objection

- The rear box style dormer is too large and not incidental in the roof slope; it is generally contrary to D&TG para 366.
- There are no windows at second floor level in the surrounding properties and those in the proposal are in main living rooms, introducing an unprecedented degree of real and perceived overlooking of the private gardens at this and neighbouring properties.
- The industrial-style fire escape is incongruous in this residential area and an 'eyesore' to all properties which will have to see it.
- The southern wall of the flats appears to form the boundary wall to the Waitrose lorry egress. The bedrooms have been placed on this side of the flats and, if heavy lorries deliver during normal sleeping hours, there will be disturbance to future residents..

Cllr Caroline Parker left the meeting

286. LOS/14/0011 SOS/13/01796/FUL
42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clement's Ward)
Change of use of part of ground floor from retail (Class A1) to financial and professional services (Class A2) and alter elevations.

No Objection

287. LOS/14/0012 SOS/13/01798/FUL
42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clement's Ward)
Change of use of part of ground floor from Restaurant (Class A3) to financial and professional services (Class A2) and alter elevations.

No Objection

288. LOS/14/0013 SOS/14/00028/TCA
3 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Fell one cedar tree (works to tree in a conservation area).

No Objection – However the Committee considered it regrettable to lose a mature Cedar tree, particularly in the Conservation Area.

289. LOS/14/0014 SOS/13/01832/FULH
128 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PN (Thames Ward)
Erect two storey part rear/part side extension.

No Objection – Subject to the side window of No 126 Western Road not being looked into directly by the new dining room window in the proposed extension.

290. LOS/14/0015 SOS/13/01774/FULH
9 RAY WALK, LEIGH-ON-SEA, SS9 2NP (Thames Ward)

Replace timber windows with UPVC windows to front elevation.

Objection – The replacement of timber windows with UPVC windows, in the Chapmanslord Conservation Area is unacceptable, particularly to the front elevation, which contributes significantly to the character of the streetscene.

There are many guidelines to this effect in the D&TG, paras 300 to 311 including specifically:
Para 310. *If replacement or reinstatement is necessary, purpose-made windows to match the original materials and external appearance should normally be installed. Non-traditional materials, especially plastic, cannot match traditional timber windows and are normally not acceptable.*

(Note to the Planning Officer - Also, as I mentioned to you, there was no mention of the Conservation Area in the application papers, as far as I could see, and I believe you were going to check whether this was a mistake.)

291. LOS/14/0017 SOS/13/01845/FULH
82 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)
Erect single storey side extension (Amended Proposal).

No Objection

Cllr Donald Fraser left meeting

292. LOS/14/0018 SOS/13/01863/FULH
88 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)
Alter roof to form mansard roof, balcony to front and alter elevations (Amended Proposal).

No Objection

Cllr Donald Fraser returned to meeting

293. LOS/14/0021 SOS/13/01794/FULH
5 SYLVAN WAY, LEIGH-ON-SEA, SS9 3TU (Highlands Ward)
Erect single storey rear extension and canopy.

No Objection - but, in the existing plans, a balcony is shown from the south west bedroom and this is replicated in the proposal plans.

Aerial photos do not appear to show a balcony, and previous application 12/01209 proposed just a Juliette balcony to this room. (please see attached extract from that plan).

Please will you check whether a balcony already exists, as we have concerns that one will get permission by default in an area where there appear to be no rear balconies currently, and this would reduce privacy in rear gardens.

294. LOS/14/0022 SOS/14/00018/FULH
239 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3TN (Highlands Ward)
Erect single storey rear extension.

Objection

No.241 Highlands Boulevard will be presented with a solid wall 4m high by 3.6m wide on the boundary and directly to the south. It would be very close to their rear bay window and will cut out much of the sunlight and ambient light from their living room.

The solid wall would appear obtrusive in the outlook from the bay; the south window of the bay would actually look out onto the wall. It would also be oppressive from the house and garden.

Because of the appreciable rise in the land from No.237 to No.239, this extension would appear obtrusive to the residents of No.237 when in the garden, near the house.

295. LOS/14/0023 SOS/14/00045/FUL
FLAT 1, 1 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Erect ground floor side extension, insert roof light to front elevation, lay out bin storage and cycle store to rear.

Objection

The proposal will be an over development of an already densely populated site which provides no car-parking facilities in an area of residential parking stress. It will result in a loss of already minimal amenity space.

The proposal to remove one of a set of attractive chimneys in the Leigh Conservation Area is contrary to D&TG para.323: '*in most cases should not be removed*'

If permission were to be granted, the rooflight in the west elevation should be of 'conservation style'.

296. LOS/14/0025 SOS/14/00013/FULH
39 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QS (Thames Ward)
Erect single storey rear extension, form first floor balcony and erect detached garage at rear.

No Objection

297. LOS/14/0027 SOS/14/00016/TCA
15 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)
Remove dead trees T1, T2 and T3, T5 and T6 (unknown species), prune tree T4 (species unknown) (works to trees in a conservation area).

No Objection – if the trees are really dead. However, there is concern at the number of trees being lost in a relatively small section of the Conservation Area in recent months.

298. LOS/14/0029 SOS/14/00031/OUT
110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Convert storage units (Class B8) into 2 self contained flats (Class C3) with associated external works lay out parking, refuse/cycle storage, amenity space and form new vehicle access onto Marguerite Drive (Outline).

Objection

There is still a lack of suitable amenity space in this proposal.

299. LOS/14/0030 SOS/13/01736/FULH
270 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QY (Thames Ward)
Erect single storey part front/part side extension, first floor side extension and single storey rear elevation, erect roof extension with balcony to rear and side dormer.

Objection

The rear dormer appears large in the rear elevation.

The wide balcony will result in a large angle of real and perceived overlooking of the neighbouring gardens. Currently there appear to be no balconies in the area.

There is concern that the first floor side extension will result in a loss of light to the lantern light in the side room of No.268.

The meeting closed at 9.45pm.