



# Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.leighonseatowncouncil.gov.uk](http://www.leighonseatowncouncil.gov.uk)

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, 25<sup>TH</sup> MARCH 2014 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: Paul Beckerson (Clerk), Press

***The meeting opened at 7.30pm***

347. APOLOGIES FOR ABSENCE  
None

348. DECLARATION OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a pecuniary interest in minute 352 as his son owns property opposite.***

***Cllr Donald Fraser also declared a non-pecuniary interest in minute 354, 357 and 359 as he is a member of The Leigh Society Committee.***

349. MINUTES OF THE PREVIOUS MEETING

**The minutes of the Planning and Licensing Committee Meeting held on the 11<sup>th</sup> March 2014 were signed as a correct record.**

LICENSING APPLICATIONS

350. **The Lourdes Parish Centre, Marguerite Drive, Leigh-on-Sea**

Provision of regulated entertainment comprising live and recorded music, and dance between the hours of 09.00am and 22.30pm (Monday to Saturday) and 09.00am to 22.00pm (Sundays) except from 09.00am on New Year's Eve through to 00.15am on New Year's Day.

**No Objection**

PLANNING APPLICATIONS

351. LOS/14/0062 SOS/14/00308/FUL

**115A SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)**

Extend existing vehicular crossover on to Salisbury Road.

**No Objection** subject to enough space being left between this crossover and the crossover at No.113, for 2 vehicles to be able to park on the street. This road suffers from parking stress at 'school times' and as much on-street parking should be provided as possible.

***Cllr Donald Fraser left the meeting.***

352. LOS/14/0063 SOS/14/00307/AMDT  
**29-39 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AT (Elms Ward)**  
Replace Plan 02 (2) A for Plan 02 (2) B (Roof Details) Application to Vary Condition 02 of Planning Permission 13/00237/FUL dated 03/06/2013.

**No Objection**

*Cllr Donald Fraser re-joined the meeting.*

353. LOS/14/0064 SOS/14/00212/FULH  
**66 LEIGHCLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)**  
Erect roof extension to form habitable second floor, erect two storey rear extension and alter elevations.

**Objection**

The design of the front elevation is inappropriate and too modern in the context of the neighbouring traditional style houses, and it would be detrimental to the street scene.

Bringing the vertical front elevation further forward at 3 storeys high would take a lot of ambient light from the set-back southern side of No.64, which is directly to the north.

The 4m deep ground floor extension, at almost 3m high, will present an oppressive, solid blank wall view to the rear windows and garden of No.64 and cut the sunlight from that area of private amenity space for an appreciable length of time.

The rear balcony at second floor level would cause real and perceived overlooking and the balustrade should be obscure glazed if allowed.

354. LOS/14/0065 SOS/14/00230/FULH  
**36 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)**  
Extend existing dormer to side to form habitable accommodation and alter rear elevation.

**No Objection** subject to the side windows being obscure and fixed to 1.7m to avoid overlooking of all the side windows of No.35

355. LOS/14/0066 SOS/14/00296/FULH  
**62 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JY (Herschell Ward)**  
Erect single storey rear extension.

**No Objection**

356. LOS/14/0067 SOS/14/00332/FULH  
**240 MANCHESTER DRIVE, LEIGH-ON-SEA, SS9 3ES (Bonchurch Ward)**  
Erect single storey rear extension, raise roof and erect two dormers to sides to form habitable accommodation.

**Objection**

The side dormers are large and, as this is a bungalow, will be quite dominant in the street scene, contrary to Design & Townscape Guide para. 369.

*Cllr Syrie Cox left meeting due to pecuniary interest as she knows applicant residing at 29 Hadleigh Road*

357. LOS/14/0068 SOS/14/00394/TCA  
**29 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)**  
Fell one lime tree, one sycamore tree and two conifer trees and prune one yew tree (works to trees in a conservation area).

**No Objection** subject to T5 and T6 retaining their screening properties

*Cllr Syrie Cox re-joined meeting*

358. LOS/14/0069 SOS/14/00344/FUL  
**30 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NJ (Elms Ward)**  
Demolish existing dwelling house and erect two dwelling houses and layout associated parking and amenity space.

**Objection**

- The proposal would be overdevelopment of a modest plot.
- There are 2 similar dwellings, each with 5 bedrooms, squashed into the plot, with the smallest bedroom in each being of minimum suggested size.
- On the first floor there are 4 bedrooms with only one combined bathroom/toilet to share, which would seem an under-provision in modern new-build.
- There is only one off-street parking space for each 5 bed house, which is inadequate.
- The single parking space is perpendicular to the road, which has necessitated moving the building back from the road which has, in turn, moved the rear of the building further back behind the adjacent buildings. Because of this:
- Newbury Court, to the north, will suffer loss of ambient light to its side windows and the SW ground floor window will have an obtrusive outlook of, and lose light to, a high single storey extension and/or a high fence, which may be necessary to prevent overlooking, and
- The very narrow strip of garden next to the boundary, which is the private amenity space for the ground floor flat of Newbury Ct, would receive considerably less light.

Returning the building forward again to the prevailing building line, with parking parallel to the road, would reduce some of the undesirable effects on the existing neighbouring residents.

359. LOS/14/0070 SOS/14/00334/BC4  
**SIMPLY SEAFOOD COCKLESHED, 1 HIGH STREET, LEIGH-ON-SEA, SS9 2ER (St Clement's Ward)**  
Erect single storey building to incorporate two existing storage containers (Part retrospective).

**Objection**

Whilst it is agreed that the containers are unsightly in the conservation area, a larger and more permanent structure in this position is inappropriate, encroaching too far on to the foreshore and contrary to retained policy C4 which seeks to protect open spaces and views from public places. This address has already extended its buildings on a far greater scale than the neighbouring cockle sheds (see C4) and any more construction would risk being detrimental to the character of the area.

360. LOS/14/0073 SOS/14/00278/FULH  
**7 TENNYSON CLOSE, LEIGH ON SEA, SS9 3QG (Highlands Ward)**  
Erect single storey outbuilding to rear.

**No Objection**

*The meeting closed at 8.43pm.*