



# 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



## MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 8<sup>TH</sup> APRIL 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Syrie Cox, Donald Fraser, Paul Lawrence and Caroline Parker

In Attendance: Sue Marx (Clerk) and 2 members of the public

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

361. APOLOGIES FOR ABSENCE  
Cllr Margaret Cotgrove

362. DECLARATION OF MEMBERS' INTERESTS

***Cllr Syrie Cox declared a pecuniary interest in minute 365 due to a business relationship with the applicant.***

***Cllr Donald Fraser declared a non-pecuniary interest in minute 367 and 371 as a member of The Leigh Society Committee.***

363. MINUTES OF THE PREVIOUS MEETING

**The minutes of the Planning and Licensing Committee Meeting held on the 25<sup>th</sup> March 2014 were signed as a correct record.**

### LICENSING APPLICATIONS

364. None

### PLANNING APPLICATIONS

365. LOS/14/0072 SOS/14/00294/FUL  
**GILES WILSON, 1711 LONDON ROAD, LEIGH-ON-SEA, SS9 2SW (Highlands Ward)**  
Erect part two/part first floor rear extension to existing offices (Amended Proposal).

### **Objection**

The 3 storey extension would cause a significant loss of light to both the house and garden at No. 1713 London Road.

The high blank wall on the western elevation would create an oppressive outlook from the rear of No. 1713.

The main/only real amendment that is apparent, is the amended position of the external staircase, which is an improvement.

366. LOS/14/0075 SOS/14/00359/FUL  
**105 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)**  
Demolish existing bungalow and erect two semi-detached dwellinghouses, erect dormers at rear, lay out parking and amenity space and extend existing vehicular access onto Salisbury Road.

### **Objection**

The proposal is over development; it is effectively 3 storeys and would appear overbearing to both adjacent properties at the rear.

The rear of the proposed construction, which is all full height, will result in a loss of light and sun to the garden and rear of No. 107.

The roof appears over-sized, over-dominant in the front elevation and out of proportion with the house, compared with the neighbouring properties.

This is all contrary to saved Policy H5 which requires all development within residential streets to be appropriate in its setting by respecting neighbouring development, existing residential amenities and the overall character of the locality.

The rear elevation looks 'cluttered' with so many windows.

There is concern over the effect on parking of replacing one bungalow with two 5-bedroomed houses. There will be a loss of on-street parking in a road that already suffers from parking stress because of its proximity to West Leigh Schools.

A smaller development would be more acceptable.

367. LOS/14/0077 SOS/14/00430/TPO  
**29 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clement's Ward)**  
Fell two conifers and prune large sycamore (Works to trees covered by a Tree Preservation Order).

**Objection**

No justification has been offered for the felling of these trees which are subject to a TPO. There are concerns over the number of trees being removed at this location, which may have a detrimental impact on the stability of this very steep site with springs running through it.

368. LOS/14/0078 SOS/14/00360/FUL  
**43 - 45 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (St Clement's Ward)**  
Increase height of roof to form additional floor to form one self-contained flat.

**No Objection**

369. LOS/14/0079 SOS/14/00354/FUL  
**159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)**  
Convert roof space into habitable accommodation, erect dormer to side, and alter elevations (Amended Proposal).

**Objection**

The proposed dormer for this development is an incongruous feature within the current street scene.

370. LOS/14/0080 SOS/14/00355/FULH  
**194 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PJ (Thames Ward)**  
Erect single storey rear extension.

**No Objection**

371. LOS/14/0081 SOS/14/00260/FULH  
**31 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)**  
Extend existing vehicular crossover between 28 and 30 Queens Road.

**No Objection**

372. LOS/14/0082 SOS/14/00361/FUL  
**THE WINE RACK, 1418 LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)**  
Use part retail unit (Class A1) as self contained flat (Class C3), alter side and rear elevations, remove existing external staircase to first floor, erect balcony to first floor, alter elevations, erect refuse and cycle store and layout landscaping and extend existing access (Amended Proposal).

**No Objection**

373. LOS/14/0083 SOS/14/00341/AMDT  
**57 ST CLEMENT'S AVENUE, LEIGH-ON-SEA, SS9 3BL (Bonchurch Ward)**  
Replace drawing MA01-001 Rev C for MA01-001 Rev D install additional window to side elevation and roof extension (variation of Condition 02 of planning permission 13/01299/FULH dated 02.12.2013).

**No Objection**

***The meeting closed at 8.35pm.***