



Leigh-on-Sea Town Council

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Chairman:..Cllr Richard Herbert
Vice Chairman:..Cllr Syrie Cox
Town Clerk:..Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 27th MAY 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Syrie Cox and Donald Fraser

In Attendance: Cllrs Valerie Morgan and Jane Ward, Paul Beckerson (Town Clerk) and 5 members of the public

The meeting opened at 7.33pm

2. ELECTION OF VICE CHAIRMAN

Cllr Paul Lawrence was elected Vice Chairman

3. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove, Richard Herbert and Paul Lawrence

4. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 13, he is known to the applicant, 12 and 25 as a member of The Leigh Society Committee.

5. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meetings held on 13th and 14th May 2014 were signed as a correct record with the addition in 13th May 2014, Declarations of Interest, add '401' to Cllr Donald Fraser and alter Cllr Syrie Cox to '400'

6. LICENSING APPLICATIONS

None

7. ROAD TRAFFIC ORDER – Olivia Drive

The Committee raised no objection and therefore made no comment.

PLANNING APPLICATIONS

8. LOS/14/0117 SOS/14/00068/FULH
64 MARINE PARADE, LEIGH-ON-SEA, SS9 2NQ (Herschell Ward)
Install raised decking to rear (retrospective)

The meeting was adjourned to allow a neighbour to speak to the application.

The neighbour commented that the height of the decking in relation to their rear garden meant that the neighbour was overlooking their property.

The meeting reconvened

It was felt that a site visit may be appropriate and that the decision should be delegated to the Town Clerk in consultation with the Chairman of the Committee.

After a site visit, the delegated response is:

Objection

The raised terrace, as built, is unacceptable because it results in overlooking of the adjacent residential properties.

The relatively small gardens of these properties are appreciably lower than the inside floor level and drop away from the houses. The terrace is only about one metre below the top of a high wall dividing Nos. 64 and 65.

To prevent overlooking of No.65 from the high terrace would require a long and high screen or fence above the already high wall. This would not only cut out the early morning sun from No.65 but also appear oppressive from there, by virtue of the excessive total height. A high, obscure glass screen might allow some light through, but would still appear oppressive and be totally out of character with the 1920s house and the small traditional 'cottage garden'.

It has been suggested that a ramp could be constructed from the door on the east side of the rear wall of No.64 to enable the resident to access and enjoy all his garden, and the terrace be taken back to accommodate just a wheelchair for a short period of time, but not table and chairs which could well be in use for the whole day.

7. LOS/14/0132 SOS/14/00675/FULH
46 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)
Erect single storey extension

The meeting was adjourned to allow the applicant to speak to the application.

No Objection

8. LOS/14/0129 SOS/14/00754/GPDE
23 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect single storey rear extension, projecting 5m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3.3m

The meeting adjourned to allow the applicant to clarify his application.

No Comment

9. LOS/14/0127 SOS/14/00281/AMDT
43A WESTLEIGH AVENUE, LEIGH-ON-SEA, SS9 2LD (Herschell Ward)
Application to vary condition 04 (retain garage for parking) of planning permission 03/00869/FUL dated 29/01/2004

The meeting adjourned to allow the applicant to speak in favour of the application.

No Objection

10. LOS/14/0113 SOS/14/00483/FULH
28 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PF (Thames Ward)
Erect roof extension to side, front and rear dormers, part first floor and part ground floor rear extension and alter elevations.

Objection

The proposal is considered poor design and overdevelopment of the site.

The front (and rear) elevation shows an awkward unbalanced roofline – the southern dormer should be set below the main ridge line, as shown in the 'site/roof plan' on plan TP-01.

le the plans are inconsistent.

The north/south elevations also look awkward to the eastern end.

If the application is permitted, it is requested that a condition be imposed that the large area of flat roof above the living room and study cannot be used as a sitting out area (to avoid overlooking)

11. LOS/14/0114 SOS/14/00588/FULH
39 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Erect single storey side and rear extension.
- No Objection**
12. LOS/14/0115 SOS/14/00473/AMDT
THE BELL HOTEL AND LAND ADJACENT, 20 LEIGH HILL, LEIGH-ON-SEA, SS9 2NG (St Clements Ward)
Replace drawings 0509/206, 0509/207, 0509/208 and 0509/209 elevational changes (Variation of Condition 02 of Planning Permission 13/00396/OUTM dated 25/06/2013).
- The Committee felt that they were not in possession of sufficient information as regards what had been amended that they deferred the item and delegated the decision to the Town Clerk in consultation with the Chairman of the Committee.
13. LOS/14/0116 SOS/14/00556/FUL
41 PAVILION DRIVE, LEIGH-ON-SEA, SS9 3JS (St James Ward)
Demolish existing garage and erect two storey dwellinghouse and layout parking and amenity space
- Objection**
- The proposal would look incongruous in the street scene; it would look ‘squashed in’ and vertical compared with the lower, wider bungalows and chalets in the surrounding area, the side elevations are overbearing and the roof appears disproportionately high.
14. LOS/14/0118 SOS/14/00557/FULH
224 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PH (Thames Ward)
Replace part of existing flat roof to pitched room (amended proposal)
- Objection**
- The proposed roof still looks awkward, particularly from the front where it fails to integrate with the existing roof and appears very much an ‘add-on’. This would result in harm to the streetscene.
The retention of the chimney is welcomed.
15. LOS/14/0119 SOS/14/00666/FULH
57 MADEIRA, LEIGH-ON-SEA, SS9 3EA (St James Ward)
Erect single storey rear extension
- No Objection**
16. LOS/14/0120 SOS/14/00619/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 (amended proposal)
- Objection**
- The rear dormer still appears large in the rear elevation.
The balcony would result in a large angle of real and perceived overlooking and loss of privacy to the detriment of the amenity of the adjoining residents.
17. LOS/14/0121 SOS/14/00682/FULH
46 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JY (Herschell Ward)
Demolish existing garages, erect detached garages with store porch to front elevation with balcony above, conservatory to side and alter elevations to 46 and 48 Salisbury Road (amended proposal)
- No Objection**

18. LOS/14/0122 SOS/14/00664/FULH
82 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)
Erect single storey side extension (amended proposal)

No Objection

19. LOS/14/0123 SOS/14/00637/FULH
18 LEIGH GARDENS, LEIGH-ON-SEA, SS9 2PX (Thames Ward)
Demolish part of existing kitchen, conservatory and garage and erect two storey side extension and single storey rear extensions to include integral garage.

No Objection

20. LOS/14/0124 SOS/14/00703/FULH
15 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DW (Bonchurch Ward)
Erect single storey rear extension

Objection

The proposed extension is on the boundary with No.17, would extend 4m beyond the rear wall of it and has a maximum height of 4m. It would therefore reduce the amount of light at the rear of No.17 and cut out all but the evening summer sun from the windows and garden to the north of it.

The large blank north wall would appear oppressive from the adjoining windows and garden.

21. LOS/14/0125 SOS/14/00634/FUL
30 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HE (Elms Ward)
Change of use from shop (Class A1) to shop and café (Sui Generis)

No Objection

22. LOS/14/0130 SOS/14/00590/FUL
THE MEETING PLACE, 1452 LONDON ROAD, LEIGH-ON-SEA, SS9 2UW (Thames Ward)
Install bi-folding doors to front elevation and decked area and barrier enclosure to front

No Objection

23. LOS/14/0131 SOS/14/00722/FUL
OCL RAIL LTD, 135 PALL MALL, LEIGH-ON-SEA, SS9 1RE (Elms Ward)
Change of use of office on ground floor (class A2) to self-contained flat (class C3) and alter elevations (amended proposal)

Objection

The proposed fenestration is still of a more commercial style and does not respect the residential character of the area.

The area that was the shop forecourt should be turned into a garden, preferably with a boundary wall or fence to reinforce the residential nature of the property and make a positive contribution to the street scene.

24. LOS/14/0133 SOS/14/00692/FUL
NOVA CAR SALES, 840-846 LONDON ROAD, LEIGH-ON-SEA, SS9 3NH (Leigh Road Ward)
Increase roof height of Workshop

No Objection

25. LOS/14/0134 SOS/14/00609/FUL
57 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clements Ward)
Form room in roof and install inset balcony to rear (amended proposal)

No Objection

The meeting closed at 9.08pm.