



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, 24th JUNE 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 6 Members of the Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

40. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove, Paul Lawrence, Jane Ward

41. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 49, 57 and 63 as a member of The Leigh Society Committee.

Cllr Syrie Cox declared a non-pecuniary interest in Agenda minute 9 (4) as she owns the adjacent property and minute 49 as her garden backs onto this property.

42. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on 10th June 2014 were signed as a correct record.

43. LICENSING APPLICATIONS

None

44. ROAD TRAFFIC ORDER

None

PLANNING APPLICATIONS

45. LOS/14/0147 SOS/14/00776/FUL

43 BARNARD ROAD, LEIGH-ON-SEA, SS9 3PH (Highlands Ward)

Demolish garages and erect a two storey dwelling-house, lay out parking and amenity area to rear of 43 Barnard Road.

Objection

In the D&A statement, the applicant refers to a house No.40 in a similar situation further west along the road. No.40 has a plot area of 253sm and a frontage of over 12m, whereas the proposed dwelling would have a plot of approximately 125sm and a width of 5.7m; the two sites are not really comparable. Squeezing a 3-bed house into this plot does not respect the current urban grain of the area.

The block plan has probably been taken from an old map and shows the distance from the rear of No.2 to the proposed house as 17m when it is actually more like 14m; this needs to be checked. The proposed dwelling would present a high blank wall to the rear windows and the private amenity space of No.2, which is only a small bungalow, dominating their outlook; it

would be overbearing and they will also lose much of the afternoon summer sun from the garden.

The amenity space is to be taken from the garden of 43 Barnard Road which will make both gardens quite small and not in keeping with the other gardens in the vicinity.

The site is very close to the 'Scout Den' which is used during the day by Little Acorns Nursery and at other times by different groups from the Scouts Association; it is an extremely busy corner and there are already considerable problems with parking stress and traffic getting blocked at certain times. The area in front of the current garages is much used for on-street parking for these activities and its loss would serve to exacerbate the congestion, and danger to the children.

If permission were to be granted, it is requested that permitted development rights are removed in order to ensure that this small site does not become even more densely populated. There are concerns that rooms may be put in the roof, as a hipped roof would have been far less obtrusive in this situation.

46. LOS/14/0145 SOS/14/00672/FUL

THE HARRY PUBLIC HOUSE, LEIGH-ON-SEA, SS9 2SF (Highlands Ward)

Install new ducting and ventilation equipment (Amended Proposal)(Retrospective).

No Objection - subject to compliance with all relevant sound and odour regulations.

47. LOS/14/0146 SOS/14/00777/FUL

ST MICHAELS PREPATORY SCHOOL, 198 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LP (Herschell Ward)

Alter elevations, install front entrance step and canopy over.

No Objection

48. LOS/14/0148 SOS/14/00881/FULH

104 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3QW (Highlands Ward)

Erect single storey front and side extension.

Objection

It appears that the application is to bring the front of the garage in line with the front of the porch. This will make the porch unbalanced, spoil its attractive style and make the garage appear too dominant, rather than subservient to the house. It will also spoil the symmetry of the two adjacent garages at 104 & 106.

49. LOS/14/0149 SOS/14/00918/TCA

24 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clements Ward)

Fell one holly tree (T1) and reduce height and prune one cherry tree plum tree (T2) in rear garden (application for works to trees in a conservation area).

No Objection

50. LOS/14/0150 SOS/14/00725/FUL

159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)

Install new shopfront.

Objection

The current shop front has a traditional character, in common with many of the shops in the vicinity. It has stall risers, an inset entrance with decorative tiled floor and attractive mouldings round each of the windows. To replace these with a flat, unrelieved glass frontage and side would be detrimental to the street scene and character of the area.

51. LOS/14/0151 SOS/14/00234/FULH

81 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (Thames Ward)

Extend existing rear dormer.

No Objection

52. LOS/14/0152 SOS/14/00821/FULH
36 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect first floor front, side and rear extension and alter elevations.

No Objection

53. LOS/14/0153 SOS/14/00787/FULH
40 MEDWAY CRESCENT, LEIGH-ON-SEA, SS9 2UY (Thames Ward)
Erect single storey rear extension.

No Objection

54. LOS/14/0154 SOS/14/00790/FULH
32 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QX (Elms Ward)
Erect single storey rear extension.

No Objection

55. LOS/14/0155 SOS/14/00834/FULH
45 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TD (Thames Ward)
Erect first floor front extension, single storey rear extension with Juliette balcony, convert garage into habitable accommodation and alter elevations.

No Objection

56. LOS/14/0156 SOS/14/00851/FULH
45 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)
Alter hipped roof to form gable ends, erect first floor front extension and form pitch roof over existing front projection, erect part single/part first floor rear extension incorporating balcony with French doors to second floor rear elevation and alter elevations.

Objection

(There still appears to be no set of existing plans on the website. This makes it difficult to assess the full impact of the changes.)

The proposed rear dormer is over-sized, being the full height of the raised roof and would be overly dominant when viewed from neighbouring properties. It is contrary to the guidelines in D&TG 366. The balcony within it will cause real and perceived high-level overlooking of adjacent properties, especially because of the 'cutaway' of the roof at eye level.

57. LOS/14/0157 SOS/14/00857/FULH
25 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Form vehicular access onto Victoria Road.

In view of the appeal allowed at No.23 we have **No Objection**.

However, we request that the conditions 3 & 4 imposed by the Inspector at No.23 should be imposed in this case also, as relevant, in order to enhance the street scene in this Conservation Area.

58. LOS/14/0158 SOS/14/00779/FULH
38 MONTAGUE AVENUE, LEIGH-ON-SEA, SS9 3SL (Highlands Ward)
Erect single storey rear extension.

No Objection but it is requested that the north elevation of the extension is painted in a very pale colour to reflect some light for No.40.

59. LOS/14/0159 SOS/14/00908/PA3COU
43-45 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (St Clement's Ward)
Change of use from office (Class B1) to four self contained flats (Class C3).

Objection

People who buy flats in central Leigh will probably own a car in spite of the area having good public transport.

There is the potential for 4 extra cars which will remain overnight, unlike with offices. The parking stress felt by roads in the area, from overspill from Rectory Grove, is already bad.

60. LOS/14/0161 SOS/14/00854/FUL
850 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Leigh Road Ward)
Change of use from Financial and Professional Services (Class A2) to either retail (Class A1), Financial and Professional Services (Class A2) or Restaurant and Café (Class A3) use.

Objection

A restaurant in this location could cause parking problems.

61. LOS/14/0162 SOS/14/00697/FULH
240 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QY (Thames Ward)
Erect two storey rear extension and first floor side extension.

Objection

The proposed side (east) elevation of the extension has a lack of detail and will present an unrelieved blank wall to residents in Thames Drive and to the public in Western Road to the detriment of the street scene.

62. LOS/14/0163 SOS/14/00925/FULH
100 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XE (Thames Ward)
Erect part single/part two storey rear extension, alter flat roof to form pitch, convert roof into habitable accommodation, erect dormer windows to side elevations and Juliette balconies to side and rear.

Objection

The side dormers are the full height of the roof, not incidental in the roof slope and will appear over dominant, particularly the one close to the highway on Thames Close; they do not follow the advice in the D&TG para. 366. The Juliet balcony to the south will afford close, intrusive views into the private garden, and possibly the windows, of No. 102.

The various additions to the roof look awkward and out of character with the surrounding properties in Thames Drive which have kept the original simple roof lines to the front.

This site is in a prominent position on a corner of a main route through Leigh and all the additional proposed extensions will create a house that is over scaled in comparison with the local character, to the detriment of the street scene.

63. LOS/14/0164 SOS/14/00855/BC4
COCKLE SHED 6 HIGH STREET, LEIGH-ON-SEA, SS9 2ER (St Clement's Ward)
Erect single storey rear extension and install shutter door to front elevation.

No Objection

64. COMMITTEE REVIEW 2014 (Appendix 1)

The meeting closed at 9.25pm and the COMMITTEE REVIEW 2014 was considered afterwards