



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



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

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Syrie Cox, Donald Fraser, Richard Herbert, Valerie Morgan

In Attendance: 15 Members of the Public, Sue Marx (Clerk)

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

#### 65. APOLOGIES FOR ABSENCE

Cllrs: Paul Lawrence, Jane Ward

#### 66. DECLARATION OF MEMBERS' INTERESTS

***Cllr Donald Fraser declared a non-pecuniary interest in minute 70 as knows applicant and minutes 74, 76, 77 and 88 as a member of The Leigh Society Committee.***

***Cllr Margaret Cotgrove declared a non-pecuniary interest in minute 75 as she knows a nearby neighbour.***

***Cllr Richard Herbert declared a non-pecuniary interest in minute 77 as knows applicant.***

#### 67. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on 24<sup>th</sup> June 2014 were signed as a correct record.

#### 68. LICENSING APPLICATIONS

None

#### 69. ROAD TRAFFIC ORDER

None

#### PLANNING APPLICATIONS

#### 70. LOS/14/0174 SOS/14/00930/FUL

##### **46 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)**

Erect two storey detached dwellinghouse on land adjacent to 46 Theobalds Road.

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

#### **Objection**

The first floor roof on the north elevation would create a block on the current landscape towards the south, making it visually intrusive. The amended proposal is out of keeping with the surroundings and the living space has no views except of the sky. It is an over development on such a small site with limited space and the visual impact for neighbours would be detrimental.

The Town Clerk will respond in consultation with the Chairman

Whilst changes have been made to the fenestration to prevent overlooking of existing residential properties, the result has been that there exist very few windows that could provide any normal outside view; this would have a detrimental impact on the living conditions for future occupiers and is also indicative of the fact that this is overdevelopment of a small inappropriate site.

The upstairs lounge looks out through the only un-obscured first floor windows, directly into the bedrooms of the house opposite.

The lack of useful private amenity space and the 'squashed up' appearance of the house also indicates overdevelopment in this location.

Although the proposal attempts to take reference from other properties in the road, the mixture of styles and the smaller scale of the house are out of character with the nearby properties and the street scene.

The proposal has a very small rear garden unlike the existing houses in the road which have relatively large rear gardens; it also blocks in the space between the Western Road and Theobalds Road houses and results in a cramped appearance. Therefore it does not respect the character and scale of the existing neighbourhood, contrary to Core Strategy Policy KP2.

The area of usable private amenity space is too small for a family dwelling.

Because of the proximity to them, the development would appear overbearing to the properties to the north and south of the site

There is concern over the safety of future occupants as there are few low level windows through which to escape in case of emergency.

***Cllr Donald Fraser re-joined the meeting.***

71. LOS/14/0167 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) and install ventilation system.

**No Objection in principle, however**

subject to the following:

The proposed café hours are conditioned to remain within the times stated in the Planning Support Statement. (PSS)

The PSS says principal use is café with ancillary retail use, but the application is for mixed A1/A3 use so the proportion given to A1 use should be significant and conditioned to be so.

The 'existing external ventilation flue' as indicated on Dwg No :14.2411/P201 is in fact a rubbish chute for the flats so currently there are no ventilation/extractor positions to comment on. Nor is any food waste receptacle position shown. These should both comply with all Environmental Health and other relevant regulations. Residents who live in the same building are extremely concerned that the noise and smell from these will affect their quality of life as they would be in such close proximity.

We mention that the residents have concern over the space available directly behind the property, which they believe is required to be kept clear but, without a site plan and further details, we cannot comment objectively.

*(PH to check that SBC sent out letters of notification to all residents as only a couple were notified). SBC confirmed that notifications were not sent out at first but subsequently have been.*

72. LOS/14/0178 SOS/14/00986/FULH  
**47 MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)**  
Erect first floor glazed balcony to front elevation.

**No Objection**

73. LOS/14/0165 SOS/14/00926/FULH  
**23 CHAPMANS WALK, LEIGH-ON-SEA, SS9 2UZ (Thames Ward)**  
Erect single storey side extension and infill existing porch.

**No Objection**

74. LOS/14/0166 SOS/14/00630/FULH  
**1 UTTONS AVENUE, LEIGH-ON-SEA, SS9 2EL (St Clement's Ward)**  
Replace existing window to ground floor front elevation.

**No Objection** subject to design and materials complying with Conservation Area Guidelines.

75. LOS/14/0168 SOS/14/00923/FULH  
**30 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)**  
Erect single storey rear extension.

**No Objection**

76. LOS/14/0169 SOS/14/00920/FUL  
**JASMINE GARDEN, 123 BROADWAY, LEIGH-ON-SEA, SS9 1PG (St Clement's Ward)**  
Install new shopfront and retractable awning to front elevation.

**Objection**

This property falls in the Leigh Cliff Conservation Area where the advice is that traditional shopfronts and upper floors in the Broadway contribute to the Area's character. Poorly designed modern shopfronts harm its character and the reinstatement of appropriate traditional designs will be encouraged.

Para 302 of D&TG states that where possible, opportunities should be taken to enhance the area by reinstating original designs, materials and features which have previously been altered unsympathetically.

The above guidance should be heeded at this site. The proposed shopfront has a large and inappropriate area of glass; there should be traditional stall-risers added and the doors should have transoms at about half height to reflect the style of the traditional windows above; this would also increase safety.

The door/window frames should be in a suitable colour for the C.A.

The awning should be of a style and colour appropriate for a C.A. – neither are indicated – could they be conditioned?

The decorative mouldings along side the fascia should be preserved.

77. LOS/14/0170 SOS/14/00866/ADV  
**42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clement's Ward)**  
Install three non-illuminated fascia signs, one non-illuminated hanging sign and window vinyls.

**Objection**

This property falls in the Leigh Cliff Conservation Area where the advice is that traditional shopfronts and upper floors in the Broadway contribute to the Area's character.

The fascia signs look appropriate for a C.A however the non-matching multi-coloured awnings and tiled panel to the east of the door are not appropriate.

The Committee could see no details of any vinyls in the application so could not comment on them.

(Is there an error in application section 11 where the height of the letters on the fascia are given as 180cms?)

78. LOS/14/0171 SOS/14/00998/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).

Although the notification letter mentions a rear balcony, the Committee could not see one in the drawings. It therefore had:

**No Objection** subject to there being no balcony.

79. LOS/14/0172 SOS/14/00807/FULH  
**103 WESTERN ROAD, LEIGH-ON-SEA, SS9 2PB (Thames Ward)**  
Erect single storey rear extension.

**No Objection**

80. LOS/14/0173 SOS/14/00858/FULH  
**34 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)**  
Erect two storey front extension, part single/part two storey rear extension with conservatory.

**No Objection**

81. LOS/14/0175 SOS/14/00949/FULH  
**89 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JR (Herschell Ward)**  
Erect two storey rear extension.

The site plan on Dwng BR/NAC/001 appears to be very out-of-date. The building labelled 'garage' at No.85 has been extended and appears to have residential use; in fact it appears to have its own garden in aerial photos. Our response is dependent on the actual situation.

We have **no objection** only if any residential use at No.85 would not lose any amenity, or be unreasonably 'enclosed'.

82. LOS/14/0176 SOS/14/00902/FULH  
**121 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)**  
Demolish existing detached garage and erect single storey side and rear extension and conservatory to rear (Amended Proposal) (Retrospective).

**Objection**

The proposal at least doubles the size of the dwelling. It is currently a small single family dwellinghouse, well under 125 s.m. and so should be retained as such under saved Policy H3 - Retention of Small Family Houses.

It is overdevelopment of the site, reducing the amenity space significantly. The greatly extended flank wall to the south of the garden of 123 Leigham Court Drive would make, what appears to be a narrow strip of garden for a flat there, dark and 'hemmed in', with considerable loss of amenity.

83. LOS/14/0177 SOS/14/00921/FUL  
**115A SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)**  
Form vehicular access and layout hardstanding on to Salisbury Road (Amended Proposal).

**Objection**

Although the single wide crossover of the previous application has been removed, the two separate crossovers in fact make less space available for on-street parking between the new crossover and that of No.113

84. LOS/14/0179 SOS/14/00982/FUL

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

Demolish existing bungalow and erect two semi-detached dwellinghouses, lay out parking and amenity space and re-align existing vehicular access onto Salisbury Road (Amended Proposal).

**Objection**

The development would result in the loss of a bungalow/small single family dwelling house, of which there is a limited supply in the Borough.

The rear of the proposed construction, which is almost full height and projects considerably beyond the adjacent properties, would appear overbearing to them, and will result in a loss of light and sun to the garden and rear of No. 107.

In spite of taking the walls higher, the roof still appears bulky, over-dominant in the front elevation and out of proportion with the house, compared with the neighbouring properties.

The materials proposed will be too dominant and out of keeping with the street scene.

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 proposal is over development, partly indicated by the provision of only one parking space for each 5 bedroomed house; this is totally unrealistic and could only result in increased congestion 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.

85. LOS/14/0180 SOS/14/00989/FULH  
**20 WEST STREET, LEIGH-ON-SEA, SS9 1QG (St Clement's Ward)**  
Erect single storey rear infill extension.

**Objection**

The proposed development with brickwork facing would be oppressive and claustrophobic to residents at No 18 West Street.

86. LOS/14/0181 SOS/14/00944/FUL  
**149 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)**  
Clad shop front surround with plastic foliage (Retrospective).

**Objection**

The proposal is inappropriate in a street of mainly traditional shopfronts.

87. LOS/14/0182 SOS/14/00915/AMDT  
**81 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)**  
Application to vary condition 02 (The development shall be carried out in accordance with the approved plans) of Planning Application 11/00571/FUL granted on 22/06/2011 to allow external alterations.

**No Objection**

88. LOS/14/0183 SOS/14/01059/TPO  
**27 QUEENS ROAD, LEIGH-ON-SEA, SS9 1AZ (St Clement's Ward)**  
Prune one yew tree (works to a tree covered by a Tree Preservation Order).

**No Objection**

***The meeting closed at 9.30pm***