



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk. 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, 26TH AUGUST 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: 1 Member of the Public, Sue Marx (Clerk)

The meeting opened at 7.33pm

104. APOLOGIES FOR ABSENCE

Cllrs: Paul Lawrence & Jane Ward

105. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minute 117 as a member of The Leigh Society Committee.

Cllr Margaret Cotgrove declared a non-pecuniary interest in minute 120 as a friend lives nearby.

Cllr Pat Holden declared a pecuniary interest in minute 120 as she owns property nearby.

106. DELEGATED DECISIONS FROM INQUORATE MEETING (Appendix 1 to the agenda)

The delegated decisions from inquorate meeting of 12th August 2014 were agreed and signed as a correct record.

107. LICENSING APPLICATIONS

None

PLANNING APPLICATIONS

108. LOS/14/0221 SOS/14/01221/FUL

LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)

Erect one two storey dwellinghouse, lay out two car parking spaces and amenity space on land adjoining former tennis club.

Objection

This is more overdevelopment of a modest site. From the size of the houses in the already approved scheme, it is highly likely that there will be many children living on site, but the private gardens are relatively small. In view of the fact that this was previously leisure facility land, it is considered that this plot should be left as a communal games/play area for all these children.

Another large house will increase the car traffic, and delivery vehicles on site and in the very narrow Adalia Crescent; and increase parking stress in Adalia crescent and Agnes Avenue.

109. LOS/14/0214 SOS/14/01193/FUL
194 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BS (Leigh Road Ward)
Install new shopfront.

No Objection however Leigh Town Council is disappointed that in changing the entire shop front, the opportunity has not been taken to return this to a more interesting and traditional style with inset door.

110. LOS/14/0215 SOS/14/01175/FULH
49 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)
Erect dormer to front and rear elevation (Retrospective).

Objection

The windows in the dormers bear no relation to those on the ground floor, contrary to D&T Guidelines and the box dormer in the front roof is an unattractive feature in the street scene next to the gable.

111. LOS/14/0216 SOS/14/01250/FUL
159 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)
Erect new gable end to east elevation, roof lights to west elevation, install glazing and recessed balcony with balustrade to second floor front elevation to form additional accommodation in roof space.

Objection

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

The proposed dormer is large with too much blank rendering. Although on the side, it will still be a dominant and incongruous feature in the street scene, appearing particularly dominant next to No. 159, which is considerably lower.

112. LOS/14/0217 SOS/14/01222/FUL
ORCHARD MOTOR CO, 1771 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Demolish car sales showroom and erect 2 storey block of 8 self-contained flats, lay out parking, amenity areas, cycle and refuse stores.

Objection

This is in a secondary shopping frontage and there should be a commercial element on the ground floor to maintain a 'lively frontage'. Breaks in the shops, such as these flats, affect the viability of the remaining shops, particularly in view of the fact that their front gardens would extend well into the existing walkway.

The red roof tiles and red brick walls proposed would not be in keeping with the current street scene.

113. LOS/14/0218 SOS/14/01213/FULH
14 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect first floor extension over garage and erect part single/part two storey side extension.

No Objection

Cllr Richard Herbert left meeting.

114. LOS/14/0219 SOS/14/01238/FUL
182 LEIGH ROAD, LEIGH-ON-SEA, SS9 1BT (Leigh Road Ward)
Install extract ducting at rear

Objection

There is a dormer window in the adjacent roof at No.180 and the proposed ducting does not appear to terminate well above this. Therefore there is concern that smells, and possibly noise, from the proposed extractor will affect the resident who uses this window.

115. LOS/14/0220 SOS/14/01223/FULH
23 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect single storey front, side and rear dormer windows.

No Objection however it is regrettable that there would be a loss of the attractive feature of traditional chimneys.

116. LOS/14/0222 SOS/14/00988/FUL
1707 LONDON ROAD, LEIGH-ON-SEA, SS9 3SH (Highlands Ward)
Convert first and second floor flat from 1 x 4 self-contained into 2 self-contained flats to the first and second floor.

Objection

The conversion appears awkwardly arranged with a great deal of wasted space. There is concern the 1 bedroom flat would provide a poor standard of living accommodation due to the small living area with little natural light.

The amenity space for 2 flats is small and poor quality.

There is only 1 parking space provided for 2 flats

117. LOS/14/0223 SOS/14/01130/FUL
7A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Erect two storey side extension and alter side elevation.

Objection

The quality of the submitted plans is too poor to make a fair judgement, but there are concerns about the proximity of the extension to the adjacent property and any windows there may be in it.

118. LOS/14/0225 SOS/14/01302/FULH
32 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QX (Elms Ward)
Erect single storey rear extension.

Objection

The relevant height of the proposed extension is not stated but, by proportion, is about 3.75m high; it also extends to the boundary. It could possibly create a 'well' situation with significant loss of light to the backroom windows of No.34.

119. LOS/14/0226 SOS/14/01279/FULH
275 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QU (Thames Ward)
Erect single storey side and rear extension.

No Objection

Cllr Pat Holden left the meeting.

120. LOS/14/0224 SOS/14/01237/FUL
30 LIME AVENUE, LEIGH-ON-SEA, SS9 3PA (Highlands Ward)
Erect three storey detached dwelling and block of 2 garages on rear land.

This three storey structure would be backland development and over development. It would overlook the adjacent properties and their private amenity space.

Accessing and leaving the property would be problematic and also produce parking issues.

Cllr Pat Holden returned to the meeting

121. CONSULTATION NOW OPEN ON DEVELOPMENT MANAGEMENT: SCHEDULE OF MODIFICATIONS

PH to discuss with Paul Beckerson

122. COMMUNITY INFRASTRUCTURE LEVY (CIL) PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION (PDCS)

PH to action

123. HAVE YOUR SAY – PROPOSED MAIN MODIFICATIONS TO THE LONDON SOUTHEND AIRPORT AND ENVIRONS JOINT AREA ACTION PLAN (JAAP)

PH to action

The meeting closed at 9.25pm