



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, 9TH SEPTEMBER 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Paul Lawrence, Valerie Morgan

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.33pm

124. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Richard Herbert, Jane Ward

125. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 128, 129 and 133 as a member of The Leigh Society Committee.

126. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 26th August 2014 were agreed and signed as a correct record.

127. LICENSING APPLICATIONS

Henry Burgers, 141 Broadway, Leigh-on-Sea, SS9 1PJ

Application for variation of a Premises Licence in order to:

1. Amend the current plan reflecting internal structural alterations caused by changing the premises from a bar to a restaurant.
2. To remove all existing non mandatory conditions and replace them with a suite of modernised conditions proposed by Essex Police.

Please note there is no application to extend any licensing hours or add any permissions.

No Comment

PLANNING APPLICATIONS

128. LOS/14/0227 SOS/14/00207/FUL
6 BROADWAY, LEIGH-ON-SEA, SS9 1AW (St Clement's Ward)
Install new shopfront and security shutters (Retrospective).

No Objection

129. LOS/14/0228 SOS/14/01261/FULH
11 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)
Replacement windows to front facade.

Objection

UPVC windows are inappropriate in a Conservation Area.

130. LOS/14/0229 SOS/14/00999/FULH
149 LEIGHTON AVENUE, LEIGH-ON-SEA, SS9 1PX (Elms Ward)
Erect roof extension to rear and convert roof space to habitable accommodation (Amended Proposal).

Objection

The rear dormer is still not incidental in the roof space and there is a large area of 'wall space' around the windows.

131. LOS/14/0230 SOS/14/01280/FULH
48 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)
Two storey rear extension.

No Objection

132. LOS/14/0231 SOS/14/01173/AMDT
MOOSE HALL, CRANLEIGH DRIVE, LEIGH-ON-SEA, SS9 1SX (Elms Ward)
Variation of Condition 4 of Planning Permission 11/01022/FUL dated 07.09.2011 to allow opening of premises from 09:15 to 15:45 Monday to Friday.

No Objection

133. LOS/14/0232 SOS/14/01362/TCA
CHURCH HILL, LEIGH-ON-SEA, SS9 (St Clement's Ward)
Prune T1-T15 Fruit Trees, prune oak tree (T16), prune conifer (T17), fell 1 apple tree (T18) on land to the south of 15 The Terrace and prune oak (T19) to the north of 15 The Terrace (Works to trees in a conservation area).

No Objection subject to the Arboricultural Officer at Southend-on-Sea Borough Council carrying out an inspection.

134. LOS/14/0233 SOS/14/01295/FULH
46 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TE (Thames Ward)
Demolish existing side and rear extensions and erect single storey side and rear extension, alter hip roof to form gable end and erect roof extension at rear.

Objection

The proposed change to the roof line would unbalance the symmetry of a pair of matching semi detached dwellings.

The side extension should be set back from the front of the existing building in order to appear subservient to it.

135. LOS/14/0234 SOS/14/01307/FUL
69 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NH (Leigh Road Ward)
Install hardstanding and form vehicular access onto Chalkwell Park Drive.

Objection

The proposal would result in the loss of a traditional brick front wall, planting in the garden and a long stretch of on-street parking.

This stretch of the road is typified by front walls and gardens, making it attractive and allowing for biodiversity. The proposed hard surface over the whole frontage would be detrimental to the scene as can be seen where similar schemes have been effected down the road.

Although a soak away is indicated, a permeable surface would be preferable.

136. LOS/14/0235 SOS/14/01376/PA3COU
43 – 45 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (St Clement's Ward)

Change of use of the existing building from Office Use Class B1 (A) to four self contained flats use Class C3 under Class J and of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013.

Objection

Although theoretically central Leigh has good public transport, the hours and routes covered are limited. Most people have cars for larger shopping trips, late leisure activities and longer trips away from the train routes.

There is the potential for 4 extra cars which will remain parked on the street overnight, unlike the relatively short visits generated by the current office use. If the cars are to remain during the days, they would have to park in the residential side streets which are already overstretched with their own residents' cars, as well as those of many people who work in the town.

The parking stress in these roads was exacerbated when 9 flats without parking were allowed at appeal at 53 Rectory Grove and it is already of great concern.

137. LOS/14/0236 SOS/14/01348/FUL
107A RECTORY GROVE, LEIGH-ON-SEA, SS9 2HW (St Clement's Ward)
Install replacement dormer to front and rear elevations and balcony to rear.

No Objection subject to the parapet at the top of the north (Rectory Grove) elevation being retained.

138. LOS/14/0237 SOS/14/01361/FUL
THE OLD STABLES, 9 WOODFIELD PARK DRIVE, LEIGH-ON-SEA, SS9 1LN (Leigh Road Ward)
Alter elevations.

No Objection

139. LOS/14/0238 SOS/14/01340/FULH
42 PARK ROAD, LEIGH-ON-SEA, SS9 2PE (Thames Ward)
Erect single storey rear extension.

No Objection

140. LOS/14/0239 SOS/14/01368/FUL
CRESCENT COURT, CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PY (Thames Ward)
Erect roof extension to form one additional self-contained flat, lay out two car parking spaces and refuse store at rear (Amended Proposal).

Objection

- The proposed extra storey is still too bulky and, although set back from the street more, will still appear out of character and overscaled from anywhere other than directly in front of the building, to the detriment of the street scene.
- The proposed extra storey would cause loss of ambient light to, and appear oppressive to no. 11, particularly during the months when the sun is lower.
- There will be minimal amenity space provided for 5 flats
- Tongue and groove cladding is an inappropriate finish in this traditional-style neighbourhood, will look like a shed on the roof, and be detrimental to the street scene.

141. LOS/14/0240 SOS/14/01369/OUT
182 PALL MALL, LEIGH-ON-SEA, SS9 1RB (Elms Ward)
Demolish existing unit and erect one dwelling (Outline).

Objection

A dwelling built here would appear cramped, and 'hemmed-in' with the high brick wall of the electricity substation to the east side.

The large substation also 'hums' loudly and this could cause health issues over time to intended residents. Any proposed outside amenity space would be adversely affected by the noise.

There are also recognised health risks from the electromagnetic fields associated with a substation at such close proximity to living accommodation.

142. LOS/14/0241 SOS/14/01355/PA4COU
30 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HE (Elms Ward)
Change of use of a building (for a temporary period of up to two years) to a flexible use (Class A1 to A3).

No Comment

143. LOS/14/0242 SOS/14/01346/FUL
1731 LONDON ROAD, LEIGH-ON-SEA, SS9 2SW (Highlands Ward)
Change of use of Ground Floor of 1731 London Road from Shop (Class A1) to Gymnasium (Class D2) (Retrospective).

Objection

This is a Primary Shopping Frontage. Storm Creative already has 2 wide frontages of non-retail usage next door and this proposal would create 3 in a row

The proposed opening times are extremely early. The well established residents who occupy flats above and adjacent to the Gymnasium will suffer unprecedented noise from vehicles arriving, departing and slamming doors at these early hours; it is also possible that the gym equipment could cause noise disturbance. The current uses in the vicinity would not be causing disturbance at this time.

There is no extra parking provided for the gym clients who would probably, typically, want to stay for longer than the prevailing short-stay on-street parking for the shops and services during the day. This would upset the quick turn-round use of the on-street parking.

144. LOS/14/0243 SOS/14/01380/FUL
1176 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH (Elms Ward)
Change of use of part of Ground Floor from Shop (Class A1) to Dwellinghouse (Class C3), erect single storey rear extension and alter front elevation.

Objection

Whilst the shop-style front windows are a great improvement and look entirely appropriate in the run of shops, it is not considered appropriate to have them as fold-back doors, which would create a private living room completely open to the public highway, where pedestrians are close up to look in adjacent shops.

There is actually a traditional post box in the pavement just in front of the front door position.

145. LOS/14/0244 SOS/14/01391/FULH
39 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect part ground/part first floor rear extension.

No Objection

146. LOS/14/0245 SOS/14/01388/FULH
34 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Erect two storey front extension, part single/part two storey rear extension (Amended Proposal).

No Objection

147. LOS/14/0246 SOS/14/01394/FULH
43 CLIFFSEA GROVE, LEIGH-ON-SEA, SS9 1NG (Leigh Road Ward)
Erect single storey side and rear extension.

No Objection

148. LOS/14/0247 SOS/14/01396/FULH
12 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HS (Elms Ward)
Single storey ground floor rear extension.

No Objection

149. LOS/14/0248 SOS/14/01367/FULH
35 ST DAVID'S DRIVE, LEIGH-ON-SEA, SS9 3RE (Highlands Ward)
Erect dormer to rear.

Objection

The proposal to alter the hipped roof to gable end (which is not mentioned in the application description) would unbalance a matching pair of semi-detached properties, which would be detrimental to the street scene and contrary to SPD1 para 370:

....changing a hipped roof to a gable end. is more appropriate for a detached or end of terrace property than only one of a matching pair of semi's which would be considered unacceptable.

The proposed rear dormer would be too large, too high in the roof, too close to the chimney and not incidental in the roof space.

The side window in the roof space should be obscure glazed and fixed shut to 1.7 metres to avoid overlooking of the neighbours.

Addendum

I believe that the orientation labels of the elevations are all 180 degrees out, ie north should be south etc.

Also the 2 sash window in the extended side of the 2nd floor/roof space as shown in elevation Drawing 2014/P/8 does not appear in the floor plan Drawing 2014/P/12.

I assume that, if I am correct, the plans are incorrect and therefore invalid.

150. LOS/14/0249 SOS/14/01350/FULH
72B CLIFFSEA GROVE, LEIGH-ON-SEA, SS9 1NG (Leigh Road Ward)
Erect dormer to rear.

Objection

The proposed dormer would not be incidental in the roof slope ie it would not be set in from the side walls, set well below the ridgeline and well above the eaves.

The meeting closed at 8.50pm