



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, 23RD SEPTEMBER 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 1 Member of Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

151. APOLOGIES FOR ABSENCE

Cllrs: Paul Lawrence, Richard Herbert

152. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 165 and 168 as a member of The Leigh Society Committee.

153. LICENSING APPLICATIONS

None

154. DRAFT LICENSING POLICY CONSULTATION

No Comment

155. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 9th September 2014 were agreed and signed as a correct record.

Cllr Syrie Cox arrived.

PLANNING APPLICATIONS

156. LOS/14/0253 SOS/14/01420/FULH
46 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)
Erect single storey rear extension (Amended Proposal).

No Objection

The applicant of the aforementioned property personally thanked Cllr Donald Fraser for his continual assistance in ensuring those within his ward were kept informed and updated on all planning developments.

157. LOS/14/0250 SOS/14/00909/FULH
34 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TB (Thames Ward)
Erect conservatory at rear.

No Objection

Cllr Valerie Morgan arrived.

158. LOS/14/0251 SOS/14/01345/FUL
105A RECTORY GROVE, LEIGH-ON-SEA, SS9 2HW (St Clement's Ward)
Erect dormer to front and rear elevations with balcony to rear.
- No Objection** subject to the parapet at the top of the north (Rectory Grove) elevation being retained.
159. LOS/14/0252 SOS/14/01418/FULH
1 CHAPMANS WALK, LEIGH-ON-SEA, SS9 2UZ (Thames Ward)
Erect part single/part two storey side and rear extension with balcony at first floor level, alter and extend existing roof to form half hipped/half gable to side elevations and install dormer with Juliette balcony to rear.
- Objection**
- The proposed development would be over-massed on this corner plot, where it would dominate both roads, it would out of character in, and detrimental to, the street scene. It is not complementary to the existing building and the design is poor and unresolved. There is too much blank wall with no detailing on the north elevation. The rear dormer is over-sized, is not incidental in the roof slope and dominates the rear elevation of the house.
160. LOS/14/0254 SOS/14/01449/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).
- No Objection**, but we would like to ensure the parking space is retained for this flat and request some soft landscaping to the front of the flat to improve the street scene and complete the residential character of the site.
161. LOS/14/0255 SOS/14/01360/AMDT
LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)
Replace drawing numbers P101G, P104F and P105F to separate Plots 2 and 3 and 4 and 5 (Variation of Condition 02 of Planning Permission 13/00106/FUL allowed on Appeal dated 21/11/2013).
- No Comment**
162. LOS/14/0256 SOS/14/01315/FULH
8 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Erect single storey rear extension (Retrospective).
- Objection**
- The extension is oppressive to, and gives a sense of enclosure to, No.10. The location map appears to be inaccurate, which means that the detrimental effects of the extension are not apparent
163. LOS/14/0257 SOS/14/01334/FUL
TESCO METRO, 1781-1799 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Erect external shopping collection unit to side elevation and canopy over.
- Objection**
- The intermittent noise of cars and their doors slamming during the night as people collect their shopping would cause a disturbance to neighbouring residents. Should permission be considered, the hours of use should be no more than from 6.00 am until midnight, the same as the shop is currently open.
164. LOS/14/0261 SOS/14/01433/FULH
LINKSWOOD, FORESTVIEW DRIVE, LEIGH-ON-SEA, SS9 3TR (Highlands Ward)

Erect single and first floor front extension, with roof extension and balcony, erect dormer windows to front and rear with Juliette balcony to rear, alter roof and elevations, install canopy to rear (Amended Proposal).

Objection

This is a small road of only 4 traditional style houses. For one to change to this eclectic modern design would be totally out of character with, and detrimental to, the street scene and discordant in such close proximity to the others.

The raised, 'square' part of the roof appears an awkward width in the main roof, the front dormer in it does not relate to anything else and the angles of the front gable conflict with the pitch of the main roof. The various features of the front elevation do not integrate successfully with each other or relate well to the adjacent dwelling.

165. LOS/14/0262 SOS/14/01464/TCA
6 VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Fell one eucalyptus tree (Application for work to a tree in a Conservation area).

No Objection

166. LOS/14/0263 SOS/14/01475/TPO
HIGHLANDS COURT, LONDON ROAD, LEIGH-ON-SEA, SS9 2SL (Highlands Ward)
Prune 1 oak tree (T1) and 1 Ash Tree (T2) at land to rear of Highlands Court (Works to trees covered by a Tree Preservation Order).

No Objection subject to further advice from Southend Council's Arboricultural Officer.

167. LOS/14/0264 SOS/14/01469/FUL
WESTGATE 73A CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NH (Leigh Road Ward)
Lay out hardstanding to front of 73 and 73A and form vehicular access onto Chalkwell Park Drive (Amended Proposal).

No Objection subject to the dimensions being checked (those on the application are inconsistent with each other).

The hard-standing should be permeable (not patterned concrete).

Soft landscaping should be required, and the brick front wall reinstated, on the north side of the garden.

168. LOS/14/0265 SOS/14/00874/FULH
36 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)
Erect single storey side extension.

No Objection

The meeting closed at 8.45pm