



Leigh-on-Sea Town Council

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



QUALITY
TOWN
COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & LICENSING COMMITTEE HELD ON TUESDAY, 14th OCTOBER 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Donald Fraser, Richard Herbert

In Attendance: 3 Members of Public (until Minute 173), Paul Beckerson (Town Clerk)

The meeting opened at 7.30pm

169. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Paul Lawrence, Valerie Morgan, Jane Ward

170. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minutes 173, 178 and 181 as a member of The Leigh Society Committee.

171. LICENSING APPLICATIONS

None

172. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 23rd September 2014 were agreed and signed as a correct record.

PLANNING APPLICATIONS

173. LOS/14/0274 SOS/14/01499/FUL

THE DEN, VICTORIA WHARF, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)

Demolish existing building, erect two storey building for use as Scout Hut (Class D1) and boat storage.

The meeting was adjourned to allow the applicants present to explain their proposals.

No Objection

174. LOS/14/0266 SOS/14/01454/FULH

124 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BJ (Elms Ward)

Erect single storey rear extension.

No Objection

175. LOS/14/0269 SOS/14/01486/AMDT

1163 LONDON ROAD, LEIGH-ON-SEA, SS9 3JE (St James Ward)

Application to vary Condition 04 to allow opening of the premises between 10:00 to 22:00 Monday to Fridays, 09:00 to 21:00 on Saturdays and Sundays, and 14:00 to 17:00 on Bank or Public Holidays of Planning Permission 14/01004/FUL dated 18/08/2014.

No Objection

176. LOS/14/0282 SOS/14/01516/FUL
114 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BA (Herschell Ward)
Change of use from Beauty Salon (Sui Generis) to Tattoo Studio (Sui Generis).

No Objection

177. LOS/14/0267 SOS/14/01523/TPO
12 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)
Prune one oak tree (Works to a Tree Covered by a Tree Preservation Order).

No Objection, subject to the approval of the SBC Arborist.

178. LOS/14/0268 SOS/14/01485/TPO
1-12 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)
The Application is for the general pruning of the majority of trees in the copse. Seven trees are under TPO, these are 1 Sycamore, 4 Holm Oaks, 1 Box Elder, 1 Walnut. These trees do not have individual TPO numbers attached to them but I have roughly marked them on the attached diagram.

No Objection, subject to the approval of the SBC Arborist.

179. LOS/14/0270 SOS/14/01494/FULH
65 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PG (Thames Ward)
Erect single storey side extension, extend existing roof extension to rear, erect porch and three dormer windows to front elevation.

Objection

The proposal would unbalance a pair of 'matching' attached bungalows.

The rear dormer is not incidental in the roof slope and does not respect the scale of the adjoining bungalow. It will be over dominant from the adjacent Western Road, to the detriment of the street-scene. The design of it and vertical timber cladding do not respect the style of the existing building or that of the neighbours.

The property, as originally constructed, has a gross floor area of, less than 125 square metres and therefore should be preserved as part of the stock of small single family dwelling-houses (saved policy H3)

180. LOS/14/0271 SOS/14/01407/FUL
STRAND WHARF HIGH STREET, LEIGH-ON-SEA (St Clement's Ward)
Use Wharf as public open space and associated landscaping.

No Comment

181. LOS/14/0272 SOS/14/01506/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).

No Objection to the vehicular access proposals, but Leigh Council still regrets the loss of a bungalow from the Borough's limited supply.

182. LOS/14/0273 SOS/14/01437/FULH
36 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)
Erect front and rear dormers with balcony to rear.

No Objection

183. LOS/14/0275 SOS/14/01521/FULH
38 CHAPMANS WALK, LEIGH-ON-SEA, SS9 2XA (Thames Ward)
Erect single storey rear extension.

No Objection

184. LOS/14/0276 SOS/14/01508/AD
110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Application for Approval of Details pursuant to condition 01 (details of landscaping), condition 05 (details of materials), condition 07 (details of renewable energy) and condition 09 (details of boundary treatment) of planning permission 14/00031/OUT allowed on Appeal dated 29/04/2014.

Objection The choice of flora is very limited and the Council would like to see a more varied and nature-friendly planting scheme.

185. LOS/14/0277 SOS/14/01505/FULH
THE COTTAGE, 4 BELFAIRS CLOSE, LEIGH-ON-SEA, SS9 3AL (Bonchurch Ward)
Erect two storey rear extension, Brise-Soleil canopy and raised decking to rear.

Objection The proposals are considered to be overdevelopment of the site particularly the proportion of build in relation to the size of the private garden. There will possibly be noise transmission from the decking by reason of its size and positioning.

186. LOS/14/0278 SOS/14/01513/TPO
2A BELFAIRS CLOSE, LEIGH-ON-SEA, SS9 3AL (Bonchurch Ward)
Reduce crown and size of one oak tree (Works to a Tree covered by a Tree Preservation Order).

Objection Two applications for pruning this tree have already been permitted: 11/01017 and 12/01096. A third application in 3 years should be unnecessary if these were executed properly.

187. LOS/14/0279 SOS/14/01489/FULH
6 HILLSIDE CRESCENT, LEIGH-ON-SEA, SS9 1EN (Leigh Road Ward)
Erect single storey side and rear extension, replace existing garage and form hard landscaping to front.

No Objection in principle, subject to the proposed hard standing being permeable.

188. LOS/14/0281 SOS/14/01497/FULH
82 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)
Form hardstanding and vehicular access on to 82 High Cliff Drive.

No Objection subject to the proposed exit complying with highway safety standards and the hard standing being permeable.

189. LOS/14/0283 SOS/14/01543/FULH
14 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect first floor extension over garage, single storey front extension under canopy and erect part single/part two storey side extension (Amended Proposal).

No Objection

The meeting closed at 9.03pm