



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, 28th OCTOBER 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 5 Members of Public (until Minute 195), Sue Marx (Clerk)

The meeting opened at 7.30pm

190. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Paul Lawrence

191. DECLARATION OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a non-pecuniary interest in minute 204 as a member of The Leigh Society Committee.

192. LICENSING APPLICATIONS

None

193. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 14th October 2014 were agreed and signed as a correct record after amendment of Minute 170 as Cllr Fraser declared a non-pecuniary interest in Minute 182 (not 181) as a member of the Leigh Society Committee.

PLANNING APPLICATIONS

194. LOS/14/0287 SOS/14/01502/FUL

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

Demolish existing dwelling houses at 104-106 Salisbury Road, erect four semi-detached dwelling houses and form additional vehicular crossover onto Salisbury Road.

Objection

The planning application denotes only 1 parking space per dwelling, which is realistically inadequate for 4 bedroomed houses. Currently there appear to be about 3 off-street spaces plus a garage for each of the 2 bungalows. There is already serious parking stress down this road, which will be exacerbated if the application at No.104, opposite, is permitted. The road is used for parking for Westleigh Schools and St Margaret's Church and is solid parked on both sides most of the day and evening preventing 2 way traffic and even causing backing up onto the A 13 on occasions. Most of the cars park partly on the pavement which is a safety issue for pedestrians. This application risks putting more parked cars in this stretch of road.

The proposed development extends behind the flats at Salisbury Court at almost full height so the residents of those flats would suffer considerable loss of amenity by loss of sunlight and ambient light to their amenity space, their rear and side windows.

Due to the proposed structure being in close proximity to adjacent properties, a terraced effect would be created.

There would be a loss of 2 more bungalows, of which there is a limited, and fast dwindling, supply in the Borough.

195. LOS/14/0288 SOS/14/01536/FULH

64 MARINE PARADE, LEIGH-ON-SEA, SS9 2NQ (Herschell Ward)

Removal of condition 2 of planning permission 14/00068/FUL dated 07/07/14 which states within 28 days of the date of this permission details of a 1.8m high boundary screen on the eastern and western side of the raised terrace shall be submitted to the local planning authority the screening shall be installed in accordance with the approved details and shall be permanently retained thereafter.

Objection

The Committee felt this was not an onerous condition but a reasonable and necessary condition.

(This is for the very reasons given when it was imposed.)

196. LOS/14/0284 SOS/14/01549/FULH

36 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)

Erect first floor front, side and rear extension and alter elevations (amended proposal).

The Committee could not see that the ‘terracing effect’ created by the first application had been improved by these amendments.

197. LOS/14/0285 SOS/14/01582/FUL

92 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AY (Elms Ward)

Change of use from a storage barn (class B8) to a dwelling house (class C3) with a two storey front extension and form habitable rooms in roof space.

No Objection in principle to a change of use - however there concerns about who uses the 2 parking spaces currently and whether they have a right to use them.

Also the drawings do not show clearly where there is private amenity space or its materials, and does it have to be shared with the 5 existing flats at 92, which also have access over it.

198. LOS/14/0286 SOS/14/01354/OUT

NOVA CAR SALES 840-846 LONDON ROAD, LEIGH-ON-SEA, SS9 3NH (Leigh Road Ward)

Demolish existing buildings, erect part two/part three-storey block of nine flats, form 9 car parking spaces, amenity area, bin and cycle stores, extend vehicular access onto Dundonald Drive.

Objection

The proposed development is of an unimaginative and uninspiring design.

The size of the parking spaces appears cramped from the drawings and we request that they should be checked for size, and compliance with regulations.

Although landscaping is a reserved matter, it is mentioned in the D&A statement (5.30) and the Committee considered that soft landscaping and planting should be provided in the amenity space.

199. LOS/14/0289 SOS/14/01562/FULH

66 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3QN (Highlands Ward)

Erect single storey rear extension.

No Objection

200. LOS/14/0291 SOS/14/01560/FULH
51 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DW (Bonchurch Ward)
Erect dormers to front (Amended Proposal).

No Objection

201. LOS/14/0292 SOS/14/01614/FULH
59 MADEIRA AVENUE, LEIGH-ON-SEA, SS9 3EA (St James Ward)
Erect single storey side and rear extensions and alter front elevation.

Objection

The proposal will place a blank wall, 3m wide and 3.3m high very close to, and on the south side of, the patio doors of the adjacent No. 61. This will reduce the natural light and sunshine to that room and result in an oppressive outlook from it and a sense of enclosure.

202. LOS/14/0293 SOS/14/01658/FULH
196 HIGHLANDS BOULEVARD, LEIGH-ON-SEA, SS9 3QX (Highlands Ward)
Demolish existing conservatory to rear and erect single storey side and rear extension.

Objection

The proposal would place a solid wall 3.6m wide and about 3.5m high, on the boundary to the SE of the neighbours at No.198, resulting in a loss of natural light to their windows, glass door and private amenity space next to the house.

Committee members agreed to delegate power to the Town Clerk with Cllr Pat Holden to respond, should the revised plan be received imminently from Southend-on-Sea Borough Council. (The revised plans were considered not to change the response).

203. LOS/14/0295 SOS/14/01589/FULH
41 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DW (Bonchurch Ward)
Demolish existing conservatory and erect single storey rear extension.

No Objection

204. LOS/14/0296 SOS/14/01661/FUL
57 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Front dormer and roof alterations to form room in roof (Amended Proposal).

Currently Invalid as Southend-on-Sea Borough Council is awaiting the proposed plans. The plans have subsequently been made available and can go to the next Planning Committee on 11th November for a response by 13th November.

The meeting closed at 9.25pm