



Leigh-on-Sea Town Council

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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, 16th DECEMBER 2014 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Syrie Cox, Donald Fraser, Paul Lawrence, Jane Ward

In Attendance: Sue Marx (Clerk)

The meeting opened at 7.33pm

233. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove, Richard Herbert, Valerie Morgan

234. DECLARATION OF MEMBERS' INTERESTS

***Cllr Syrie Cox declared a non-pecuniary interest in item 253 as she resides nearby.
Cllr Donald Fraser declared a non-pecuniary interest in Minute 253 as knows neighbour residing opposite and Minutes 237, 238, 244, 245, 247, 249, 257 as a member of The Leigh Society Committee.***

Cllr Jane Ward declared a non-pecuniary interest in Minute 253 as she knows nearby neighbour.

Cllrs Pat Holden, Syrie Cox, Donald Fraser, Paul Lawrence and Jane Ward declared a non-pecuniary interest in Minute 241 as Leigh-on-Sea Town Council offices are situated adjacent to this property.

235. LICENSING APPLICATIONS

Leigh Dance Centre, 1A Elm Road, Leigh-on-Sea, Essex, SS9 2HZ

Application for new premises licence:

Performance of Live Music; Mon to Saturday 0900 to 0000

Playing Recorded Music; Monday to Sunday 0900 to 0030

Performance of Dance; Monday to Sunday 0900 to 0030

Provision of Facilities for making music; Monday to Sunday 0900 to 0000

Provision of Facilities for dancing; Monday to Sunday 0900 to 0030

Late Night Refreshment; Monday to Sunday 2300 to 0030

Supply of Alcohol; Monday to Sunday 1200 to 0000

Hours premises are open to the public; Monday to Sunday 0900 to 0030

Seasonal Variations; for Bank Holidays, Christmas Eve and New Year's Eve to be extended by 1 hour.

The Committee resolved to delegate the decision to the Town Clerk in conjunction with the Chairman of the Committee.

Objection

Leigh Town Council object to the Licensing Application from the Leigh Dance Centre on the basis of the following licensing objectives:

The prevention of public nuisance

Although the area has commercial premises at ground floor level, above that are mainly residential premises. This section of the centre of Leigh is currently a quiet area in the evening, unlike the rest of the Broadway. This premises has for very many years been a Dance School and to suddenly ask for music 7 evenings a week until 00:30 is not reasonable; local residents need respite from the possible disturbance of music every night. The Council consider that Sunday to Thursday should have a earlier end time of 10:30 at the latest.

Sound limiting equipment should be installed to ensure that the music is not a public nuisance outside the building.

The facilities offered to manage crime and disorder, imply that the Centre, with access to alcohol, will be open to the public. The Council consider the premises should remain predominantly a Dance Centre with alcohol only being supplied to patrons of the dance classes.

The Centre is opposite the Parish Church of St Clement and many of the Church congregation would pass the door to the Centre when arriving at or leaving Church services or the many events at the Church. The Council have concerns about these people having to pass through groups who have been drinking and are hanging around outside, possibly so they may smoke.

Public safety

Access to the Centre is via narrow, steep stairs and the Council is concerned that there is a risk to public safety with people leaving, having had a few drinks, trying to pass on the stairs, those entering the premises.

The protection of children from harm

Many of the classes and competitions at the Centre are for children, of all ages. It is not appropriate for them to be dancing in the same area as there are people drinking alcohol at all hours.

Cllr Jane Ward raised possibility of requesting that Southend-on-Sea Borough Council cap amount of bars in Leigh-on-Sea.

236. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning and Licensing Committee Meeting held on the 25th November 2014 were agreed and signed as a correct record after the amendment of Minute 218 as Cllr Donald Fraser declared a non-pecuniary interest in minute 231, **not** Minute 230.

PLANNING APPLICATIONS

237. LOS/14/0319 SOS/14/01873/CAC
7 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Demolish small section of front boundary wall (Conservation Area Consent).

No Objection

238. LOS/14/0320 SOS/14/01706/FULH
7 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Demolish small section of front boundary wall and extend existing hardstanding and vehicle access, erect replacement porch to front and alter existing first floor enclosed balcony and install replacement windows to front elevation.

No Objection subject to compliance with Conservation Area Guidelines.

239. LOS/14/0321 SOS/14/01706/FULH
82 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LZ (Herschell Ward)
Install vehicular crossover to Hadleigh Road and layout two car parking spaces to front garden.

Objection

Parking stress is already a problem along this section of road, which has double yellow lines for much of it and many wide crossovers already. A double width vehicular crossover would exacerbate the problem. A single width crossover would therefore be preferable.

240. LOS/14/0322 SOS/14/01561/AMDT
1393 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Bonchurch Ward)
Removal of condition 4 of planning permission 11/01204/FUL dated 11/10/11 which states before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by the local planning authority and approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instruction, unless otherwise agreed in writing by the local planning authority.

No Comment – the removal of the condition is an administrative issue and the details of the equipment is a technical issue, for which we do not have the relevant advice.

We request only that the equipment satisfies the requirements of Southend-on-Sea Borough Council's Environmental Health Department.

241. LOS/14/0323 SOS/14/01814/FUL
83 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Erect single storey rear extension.

No Comment

242. LOS/14/0324 SOS/14/01838/FULH
97 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)
Erect part two/part single storey rear extension.

No Objection

243. LOS/14/0325 SOS/14/01868/FULH
10 DUNDEE AVENUE, LEIGH-ON-SEA, SS9 3SA (Highlands Ward)
Erect single storey side extension.

No Objection

244. LOS/14/0326 SOS/14/01764/FULH
64 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Demolish single storey rear extension, erect single storey side and rear extension and replace existing windows.

No Objection

245. LOS/14/0327 SOS/14/01877/CAC
64 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clement's Ward)
Demolish single storey rear extension (Conservation Area Consent).

No Objection

246. LOS/14/0328 SOS/14/01693/FUL
91A GRAND PARADE, LEIGH-ON-SEA, SS9 1DR (Leigh Road Ward)
Erect first floor rear extension.

No Objection

247. LOS/14/0329 SOS/14/01871/FUL
FLAT 1, 1 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Erect ground floor side extension, lay out bin storage and cycle store to rear (Amended Proposal).

Objection

The proposal will be an over development of an already densely populated site which provides no car-parking facilities in an area of residential parking stress. It will result in a loss of already minimal amenity space.

The proposal to remove one of a set of attractive chimneys in the Leigh Conservation Area is contrary to D&TG para.323: *'in most cases should not be removed'*

248. LOS/14/0330 SOS/14/01860/FULH
83 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XG (Thames Ward)
Demolish existing garage and erect outbuilding in rear garden.

No Objection

249. LOS/14/0331 SOS/14/01823/FUL
VANILLA 52A BROADWAY, LEIGH-ON-SEA, SS9 1AG (St Clement's Ward)
Erect first floor rear extension to form Beauty Salon and Sunbed Shop (Sui Generis) ancillary to existing hairdressers on ground floor.

No Objection

250. LOS/14/0332 SOS/14/01886/FUL
LAND REAR OF 2 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1RP (St Clement's Ward)
Convert workshop into dwellinghouse and alter elevations (Amended Proposal).

Objection

This is an inappropriate development squashed in on a small backland site. There is poor provision of natural light to the accommodation and the outlook from the windows and amenity would appear to be limited and unattractive.

The Design & Townscape Guide paras 131 and 222 both stress that pedestrian entrances should be located on the street frontage so that they are visible from the public realm. It is inappropriate to have the entrance directly off a small back alley, which could make residents vulnerable to personal attack or burglary.

The proposal would result in sub-standard living conditions. The proposal does not respect the existing pattern of development in the area.

251. LOS/14/0334 SOS/14/01931/FUL
LAND REAR OF 2 OAKLEIGH PARK DRIVE, LEIGH-ON-SEA, SS9 1DF (St Clement's Ward)
Convert workshop into bungalow and alter elevations.

Objection

This is an inappropriate development squashed in on a small backland site. There is poor provision of natural light to the accommodation and the outlook from the windows and amenity would appear to be limited and unattractive.

The Design & Townscape Guide paras 131 and 222 both stress that pedestrian entrances should be located on the street frontage so that they are visible from the public realm. It is inappropriate to have the entrance directly off a small back alley, which could make residents vulnerable to personal attack or burglary.

The proposal would result in sub-standard living conditions.

The proposal does not respect the existing pattern of development in the area.

252. LOS/14/0333 SOS/14/01707/FULH
52 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Leigh Road Ward)
Extend existing chalet bungalow into two storey dwellinghouse, dormer window to side and form habitable accommodation in roof and alter elevations.

Objection

The proposed dormer is set too close to the ridgeline and the eaves, and would appear too obtrusive.

The second floor front window looks incongruous in shape and size.

The proposal is of poor design and fails to take the opportunity to make a positive contribution to the street scene and the character of the area.

If permission were to be granted, the windows on the stairs should be fixed below 1.7 metres and obscure glazed.

253. LOS/14/0335 SOS/14/01852/FUL
22A LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)
Demolish No 26 Leigh Hill, erect three storey dwellinghouse adjoining No 24 and 22 Leigh Hill with Juliette balconies to rear, demolish existing three storey rear extension at 24 Leigh Hill and erect three storey rear extension with balcony at third floor, change use of 22 Leigh Hill from Shop (Class A1) to dwellinghouse (Class C3) and alter elevations to front and rear, associated layout parking and amenity space.

Cllr Syrie Cox abstained

Objection

The Committee welcomed the proposed vast improvement on the current site.

However, there are concerns over the height of the rebuilt no 26. 3 storeys will appear too high next to the listed no 28; 2 storeys would be more sympathetic and appropriate in the street scene and also blend better with the 2 storey application at numbers 30 – 34.

There is currently about 4.3m between 28 and 26 but, with the ground floor of 26 extended, it will be only 2.5m away.

The extension southwards of no 26 at first and second floor, in line with no 24, will also come as close as about 4.3m to no 28 for about half its depth, not only dwarfing it visually from the south, but taking the light and warmth from its west side, and the windows, during the later part of the day.

The east side of this proposal is considered to be inappropriately dominant to the listed cottage at No.28, particularly in this Conservation Area.

254. LOS/14/0336 SOS/14/01716/FULH
56 MARINE PARADE, LEIGH-ON-SEA, SS9 2NQ (Herschell Ward)
Erect roof extension with balcony to front, dormer windows and rooflights to side elevations, raise roof at rear and alter elevations.

Objection

The proposed side dormers would be dominant in the street scene, creating a box like appearance which is out of character with the nearby pitched-roof properties and detrimental to the street scene.

255. LOS/14/0337 SOS/14/01954/FULH
14 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect first floor extension over garage, single storey front extension under canopy and alter side elevation (Amended Proposal).

No Objection

256. LOS/14/0338 SOS/14/01888/FULH
15 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TX (Highlands Ward)
Demolish part of garage and erect part single/part two storey side/rear extension.

No Objection

257. LOS/14/0339 SOS/14/01911/FULH
11 SEAVIEW ROAD, LEIGH-ON-SEA, SS9 1AT (St Clement's Ward)
Replace timber sash windows to front elevation with double glazed timber sash windows (Amended Proposal).

No Objection subject to compliance with Conservation Area Guidelines.

258. LOS/14/0340 SOS/14/01957/FULH
19 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TX (Highlands Ward)
Erect two storey rear extension.

No Objection

259. LOS/14/0341 SOS/14/01912/FULH
23 NELSON DRIVE, LEIGH-ON-SEA, SS9 1DA (Leigh Road Ward)
Erect dormer to rear and form hipped to gable roof extension.

Objection

The gable roof would unbalance a pair of traditional semis and lose the chimneys which are an attractive feature in the street scene.

The rear roof extensions would be visually awkward, dominant and out of character with the parent building to the detriment of the area.

260. LOS/14/0342 SOS/14/01994/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 two dormer windows to front elevation (Amended Proposal).

Objection

The proposal will unbalance a pair of matching, traditional bungalows. Neither the design of the rear dormer, nor the timber cladding respect the style of the parent building.

261. The newly received Planning Applications have a response date of 1st January 2015 (our next Planning Meeting will be on Thursday, 8th January 2015), Cllr Pat Holden requested permission from Committee members for Delegated Power so responses can be formulated accordingly.

The meeting closed at 9.00pm