



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, 27th JANUARY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD,
LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Richard Herbert , Valerie Morgan, Jane Ward

In Attendance: 9 Members of Public, Paul Beckerson (Town Clerk)

The meeting opened at 7.38pm

290. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove, Syrie Cox, Donald Fraser, Paul Lawrence

291. DECLARATION OF MEMBERS' INTERESTS

None

292. LICENSING APPLICATIONS

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

Report back on Application for new premises licence:

Leigh Town Council would withdraw its objections if:

- Sound limiting equipment is installed and maintained, and all music is played through it or controlled by it to ensure that the music is not a public nuisance outside the building or within neighbouring properties.
- All music finishes at 22:30 Sunday to Thursday except for the 25 social dance evenings (if they should occur Sunday to Thursday)
- Alcohol is sold (on and off sales) only to patrons of a current dance class or the organised social dance evenings. ('Current' meaning that the purchaser is already present at one of these events)
- No alcohol is sold during children's classes or children's events except to adults genuinely accompanying participating children.

The applicant has agreed to all the conditions with the exception of 2 with a finish time of 22.30 but have agreed that 23.00 is acceptable, under the power of delegation this has been accepted.

The Committee noted the decision.

293. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 8th January 2015 were amended (No 285, "Cllr Pat Holden requested that the application be delegated to the Town Clerk in consultation with the Chairman") and agreed and signed as a correct record.

PLANNING APPLICATIONS

294. LOS/15/0046 SOS/15/00086/FUL
34 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)
Demolish existing property and construct 2 No semi-detached dwellings, layout parking to front and amenity space to the rear.

The meeting was adjourned to allow members of the public to speak.

Objection

The proposal would be a serious overdevelopment of the site, trying to squeeze in 2 houses, each with 4 large double bedrooms, 3 large bathrooms and a cloakroom. The overdevelopment is also indicated by the fact that 3 storeys are needed to contain all the accommodation; all other houses in the area are 2 storey.

Not only would this be considerably higher than the house to the north, but there are only gardens to the south so it would look be over-dominant and incongruous in the street scene. It would be out of character with, and detrimental to, the street scene in terms of height, mass, design and materials.

The private gardens are very small for large 4 bed houses, which is out of character with the other gardens in the area.

Only one parking space is provided per house and it is highly unlikely that such houses would have only one car each. Therefore this would not comply with BLP policy T11 which states that permission will not normally be granted for any development which would give rise to additional demand for on-street parking. This is already limited because of the narrowness of the road and all the vehicle crossovers.

Because of the projections at the side of the front doors and the angle of the front boundary, the car parking space provided for the north house barely complies with minimum requirements for practical parking, if it does.

Being so close to Westleigh Schools, the road is congested with cars, parents and children morning and afternoon and the site is on a dangerous bend and near the dangerous junction with Westcliff Drive so any extra cars would be a liability.

The rear windows, particularly the large 2nd floor ones, would overlook the houses and private gardens in Westleigh Avenue from too close, resulting in loss of privacy, contrary to SPD1 paragraph 213.

The side windows would overlook the houses and gardens in Westcliff Drive, which is lower than Percy Road.

The new higher building would cut sun and light from the rear, and particularly the private patio, of No.32 directly to the north of the proposal.

There are far too many different materials, textures and colours used on the building, which make it look like a collection of material samples.

The proposal also means the regrettable loss of an attractive well-maintained bungalow

295. LOS/15/0033 SOS/14/02078/FULH
10 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Demolish existing single storey rear structures, erect single storey rear extension and first floor rear extension, erect first floor front extension, convert existing garage into habitable accommodation, extend and replace roof and alter elevations.

Objection

The extension and increase in height of the roof will cause a loss of sunlight to the house and garden of the dwelling to the north and do not appear to provide functioning space.

The large soffits, which appear to be over a metre deep, add to the overshadowing effect.

296. ROAD TRAFFIC REGULATION ACT 1984
SOUTHSEA AVENUE, LEIGH-ON-SEA
(PROHIBITION OF WAITING & LOADING BAY) EXPERIMENTAL ORDER 2014)

SBC are proposing to make the experimental TRO permanent

The original proposal was for a one way street with parking on both sides. The proposal was changed at the Traffic & Parking Working Party meeting to allow parking on both sides but remain two way traffic.

There was a delay with the implementation of the scheme due to a legal challenge by a resident. During this time vehicles unofficially parked on both sides with the two way traffic flow. This caused a lot of problems with vehicles meeting each other in the middle with no way to pass. There were numerous complaints from residents regarding this and SBC were asked to consider installing a short section of no waiting along the road to allow vehicles to pass. The most convenient place for this is at an existing driveway where there is least loss of available parking. The driveway by 22/24 is the nearest SBC could find to locate this and was the location suggested by a number of residents.

When SBC change parking layouts these are things they have to consider and there are other roads in the Borough where these type of arrangement have been installed as part of a scheme. The area can also be used for emergency vehicles, delivery vehicles and quick drop off/ pick-ups by residents without affecting the other traffic in the road.

The meeting was adjourned to allow members of the public to speak.

It was suggested that an alternative of a single yellow line on the one side of the road may be an option and that this proposal be forwarded to Southend-on-Sea Borough Council.

297. LOS/15/0025 SOS/14/02033/FUL
ROYAL MAIL LEIGH-ON-SEA DELIVERY OFFICE, 1373 LONDON ROAD SS9 2AA
(Bonchurch Ward)
Convert Sorting Office (Class B8) to nine self-contained flats (Class C3), alter elevations, install balconies to front, side and rear elevations, install access ramp to rear elevation and layout parking for 9 cars, bin and cycle storage.

Objection

The proposed development would provide 8 two-bedroom flats which are considered to have the potential to be used as family accommodation. Whilst recognizing that balconies are part of the proposal, it is not considered that these provide realistic, practical and private amenity space which would be suitable for children to play in and enjoy.

This is considered to be to the detriment of the living conditions of future occupiers of the accommodation.

298. LOS/15/0039 SOS/14/01990/AMDT
THE ROSY LEE CAFE, 1219 LONDON ROAD, LEIGH-ON-SEA, SS9 3JB (St James Ward)
Application for Removal of Condition 12 (Scheme for Public Art Contribution) of Planning Permission SOS/09/01949/FUL dated 08/12/2009.

No Objection

299. LOS/15/0028 SOS/14/02035/FUL
1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)
Demolish existing dwelling, erect three storey block comprising 6 self-contained flats with balconies to north and east elevations and roof garden, 90 square metres of retail floor space to ground floor, layout cycle store, refuse store and internal parking area to ground floor (Amended Proposal).

No Objection

Cllr Richard Herbert left the meeting.

300. LOS/15/0026 SOS/14/01977/FUL
ESSO AND TESCO EXPRESS – 1781-1799 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Replacement of existing fuel tanks, fuel pipework (including vent stack) and fuel dispensers and replacement hard-standing.

No Objection

301. LOS/15/0027 SOS/14/01884/RES
110 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Provide detailed landscaping (approval of reserved matters following outline Permission Ref. 14/00031/OUT granted on Appeal 12/05/2014).

The decision was delegated to the Town Clerk in consultation with the Chairman.

302. LOS/15/0029 SOS/14/02062/FUL
137A MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
Replace existing first floor windows.

No Objection

303. LOS/15/0030 SOS/14/01407/BC4
STRAND WHARF, HIGH STREET, LEIGH-ON-SEA, SS9 (St Clement's Ward)
Use Wharf as public open space and associated landscaping.

No Comment

304. LOS/15/0031 SOS/14/02042/FULH
27 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AU (Elms Ward)
Demolish existing conservatory, erect single storey side and rear extension.

We would object if the proposed rear extension projects further than the rear of the dwelling to the north (labelled No.31), as it would cut the sunlight to the rear of that dwelling.

If it does not, we have **no objection**

305. LOS/15/0032 SOS/14/02055/FULH
36 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)
Erect two storey front extension and alter elevations, form new roof to existing single storey rear structure, increase roof height of main roof and install dormer to rear.

No Objection

306. LOS/15/0034 SOS/15/00007/FULH
30 BERKELEY GARDENS, LEIGH-ON-SEA, SS9 2TE (Thames Ward)
Erect two storey side/rear extension and roof extension.

Objection

The proposed 2 storey extension appears to be very close to the boundary which would create the potential for a terracing effect.

It is contrary to SPD1 paragraph 352 'Extensions over one storey should be set off the boundary to provide an equivalent amount of contextual separation that reflects the prevailing local character'

307. LOS/15/0035 SOS/15/00013/FULH
12 WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)
Gable roof to existing front bay window.

Objection

The proposed change would unbalance a pair of matching semi-detached houses and make one 'odd' design in a row of 8 'matching' houses.

308. LOS/15/0036 SOS/15/00014/FULH
45 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SP (Highlands Ward)
Erect single storey front extension, erect single storey side/rear extension, install roof lights to rear.

Objection

The front extension would be an alien feature in, and detrimental to, the street scene. Neither it, nor the roof, integrate with the existing building and fail to preserve the openness of the front garden. The extension would present a large area of blank wall at the main entrance to the house and would be completely out of character with all the other bungalows that make up most of this road.

309. LOS/15/0037 SOS/15/01773/FULH
143 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SH (Highlands Ward)
Single storey side and rear extension.

No Objection

310. LOS/15/0038 SOS/14/02036/FULH
34 QUORN GARDENS, LEIGH-ON-SEA, SS9 2TB (Thames Ward)
Erect single storey rear extension.

Objection

The proposed extension would be over 6 metres beyond the adjacent wall of No.32, only 0.7m from the boundary with No.32 and, significantly, directly to the south of it.

The extension would cut natural light and some sunlight from the patio and windows next to it at No.32 and appear as an oppressive feature from them, giving a sense of enclosure.

311. LOS/15/0040 SOS/15/00045/FUL
SHIMA RESTAURANT, 56 BROADWAY, LEIGH-ON-SEA, SS9 1AG (St Clements Ward)
Erect single storey rear extension with roof lantern and roof lights.

No Objection

312. LOS/15/0042 SOS/15/00051/FULH
105 GRAND PARADE, LEIGH-ON-SEA, SS9 1DW (Leigh Road Ward)
Erect conservatory to rear, form habitable accommodation in roof with roof lights to front and rear elevations.

No Objection

We note that this is a Retrospective application, although that is not indicated in the description.

Comment: There are concerns about the possible detrimental loss of light to a habitable room in No.107, at the south end of the 'well' created.

313. LOS/15/0043 SOS/15/00061/FULH
20 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JE (Elms Ward)
Erect two storey side and rear extension, extend single storey rear extension, raise roof and erect side dormers to form habitable accommodation.

Objection

The complex roof is out of character with, and detrimental to, the street scene. The large, full-height rear window at 2nd floor level will create real and perceived overlooking of the neighbours. The degree of overlooking, real or perceived, is far more intrusive than that from the smaller, standard, windows in a few of the other properties in the area. If permission were to be granted, there should be a condition that the windows in the roof dormers are to remain obscured, and fixed shut up to 1.7m, to avoid overlooking.

314. LOS/15/0044 SOS/15/00031/FUL
1168 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH (Elms Ward)
Demolish existing garage and store to rear and erect two storey building with replacement garage at ground floor and self-contained studio flat above.

No Objection

315. LOS/15/0045 SOS/15/00092/FUL
46A MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)
Erect dormer to rear and alter elevations (Amended Proposal).

No Objection

316. REPORT BACK ON DELEGATED DECISIONS
a) LOS/15/0019 SOS/14/01997/FUL
ORCHARD MOTOR CO, 1771 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Remove Portacabin and erect 2 storey block of 8 self-contained flats, lay out parking, amenity areas, cycle and refuse stores (Amended Proposal).

Objection

Leigh Council objected to the original proposal in principal but, because that was approved, wish to object to the changes and comment on the landscaping.

The space to the rear of the flats which was labelled 'landscaped amenity space' has now been reduced to a much smaller 'landscaped area' which abuts the building – significantly the bedroom windows of the ground floor flats. This does not seem appropriate as 'private amenity space' as its use would affect the privacy of the residents. There appears to be no other private amenity space provided.

Whilst landscaping and trees are important and welcomed, the suggestion of London Planes is inappropriate in this situation – they are far too large and the roots would undermine the building. Please see description below.

'The London plane reaches a mature height of 60-100' tall and can be up to 80' wide with a trunk up to 10' or more in circumference'

Any trees in these positions, other than very small ones, would be right in front of the flat windows, blotting out light and sun to the lounges; shrubs would be more appropriate. If trees are required, the advice of SBC Parks department could be sought for appropriate species.

The meeting closed at 10.05pm