



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, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 28th APRIL 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 2 Members of Public, Cllr Carole Mulrone, Sue Marx (Clerk)

The meeting opened at 7.30pm

Cllr Pat Holden thanked the members of the Committee and Sue Marx for all their time, work and support over the years and said that she would miss considering planning applications.

Cllr Carole Mulrone thanked Cllr Pat Holden, Chairman of the Planning, Highways & Licensing Committee, on behalf of Cllr Richard Herbert, Chairman of Leigh-on-Sea Town Council, for all her diligence and hard work as she steps down from Leigh-on-Sea Town Council.

Cllr Mulrone also thanked Cllr Margaret Cotgrove for her assistance and support as she too steps down from Leigh-on-Sea Town Council.

403. APOLOGIES FOR ABSENCE

Cllrs: Syrie Cox, Richard Herbert, Paul Lawrence

404. DECLARATION OF MEMBERS' INTERESTS

Cllrs Donald Fraser and Carole Mulrone declared non-pecuniary interests in Minutes 409, 410 and 412 as members of the Leigh Society Committee.

405. LICENSING APPLICATIONS None

406. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning and Licensing Committee Meeting held on the 14th April 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

407. LOS/15/0116 SOS/15/00537/FULH **10 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)** Erect part single/part two storey rear extension (Amended Proposal).

Objection

This is an application where orientation is extremely relevant. No.10 is south of and, because of the bend in the road, slightly to the east of, No.12.

The single storey extension would be right on the boundary with No.12, very close to, and south of, the only window serving the habitable room there. The sun would be blocked from this living room, except for early on summer mornings, and much ambient light will also be blocked. This would have a seriously detrimental effect on the enjoyment of this room.

The 2 storey extension would have a similarly detrimental effect.

The proposal would also block the sun from the private garden area of No.12 next to the house, causing a loss of amenity.

The proposal would create a well or tunnel situation at the rear of No.12 which would be oppressive and claustrophobic, both in the garden and in the outlook from the house.

The proposal is therefore contrary to SPD1 paragraphs 349 & 350.

The other extensions down this side of the road have all been built to ensure that they do not significantly overshadow the property directly to the north of them.
This is an un-neighbourly proposal.

408. LOS/15/0115 SOS/15/00490/FUL
22A WOODFIELD GARDENS, LEIGH-ON-SEA, SS9 1EW (Leigh Road Ward)
Form pitched roof extension with dormers to rear and recessed balcony to side.

Objection

The proposal will unbalance a matching pair of attractive houses and the alteration to the front of the property will make it look too bulky.

It was subsequently seen that the other side of the building had already had the hipped roof changed to gable. So this part of the objection is withdrawn

The rear dormers are of a poor design, bulky and do not integrate well with the existing building.

409. LOS/15/0117 SOS/15/00508/FULH
14 QUEENS ROAD, LEIGH-ON-SEA, SS9 1BA (St Clement's Ward)
Erect single storey rear extension.

No Objection

410. LOS/15/0118 SOS/15/00541/FUL
SANS SOUCI, 48 LEIGH PARK ROAD, LEIGH-ON-SEA, SS9 2DU (St Clement's Ward)
Replace timber panelling to south elevations.

No Objection

411. LOS/15/0119 SOS/15/00544/FULH
43 MEDWAY CRESCENT, LEIGH-ON-SEA, SS9 2UX (Thames Ward)
Erect ground floor side and rear extension.

No Objection

412. LOS/15/0120 SOS/15/00549/TCA
15 THE TERRACE, LEIGH-ON-SEA, SS9 2DF (St Clement's Ward)
Fell one bur oak and two conifers to the front (Application for works to trees in a Conservation Area).

Objection

The trees make a positive contribution to the scenery visible from the adjacent public amenity space of Leigh Library Gardens.

A large number of trees have already been felled within this specific location therefore it is requested that:

- the bur oak is pruned instead of felling it, and
- only one of the conifers is felled, with the other being trimmed if necessary.

413. LOS/15/0121 SOS/15/00519/FULH
22 MADEIRA AVENUE, LEIGH-ON-SEA, SS9 3EB (St James Ward)
Erect single storey rear extension and alter elevations.

Objection

The existing building already extends well behind No.24. The proposed extension at 4.3m in length excessive, being to the south of, and so close to the boundary of, No.24. Therefore the proposal would result in a loss of light and sunlight to the narrow garden of No.24. It would also appear obtrusive from this garden.

414. LOS/15/0122 SOS/15/00580/FULH
94 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)
Erect single storey side/rear extension with roof lantern. Erect first floor bay windows to front and balcony to rear (Amended Proposal).

No Objection

415. LOS/15/0124 SOS/15/00447/FULH
16 COSGROVE AVENUE, LEIGH-ON-SEA, SS9 3TZ (Highlands Ward)
Erect first floor extensions and alter elevations.

No Objection

416. LOS/15/0125 SOS/15/00266/FULH
5 KATHLEEN DRIVE, LEIGH-ON-SEA, SS9 3EN (St James Ward)
Erect single storey rear extension.

Objection

The proposed extension is on the boundary with, and directly to the south of, its adjoining neighbour, No.7.

Not only will this make the conservatory darker, but will make the habitable room behind it, at the far end of the conservatory, extremely gloomy. The parapet would increase the height of the solid wall well above the conservatory roof, exacerbating the overshadowing effect.

The small amenity space that currently exists would be further reduced.

417. LOS/15/0126 SOS/15/00566/FUL
135-139 BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clement's Ward)
Use site as temporary car park (for a period of three years) (Retrospective).

No Objection

(Cllr Donald Fraser requested Cllr PH ask PB if LTC interest should be noted re 'Good For Leigh Award') PB considers it unnecessary.

418. LOS/15/0127 SOS/15/00589/FULH
92 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (Thames Ward)
Replace existing garage with new garage.

No Objection

419. LOS/15/0128 SOS/15/00604/FULH
52 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Leigh Road Ward)
Extend existing chalet bungalow to form two storey dwellinghouse, dormer windows to front and rear to form habitable accommodation in roof and alter elevations (Amended Proposal).

Objection

The increased height of the roof and its poor design make it look bulky and badly proportioned on the front elevation and too high and out of character in the street scene.

The rear dormer is too bulky, has too much 'wall' round the window and is not incidental in the roof-slope.

The loss of another attractive small dwelling/chalet bungalow is regrettable as there is a fast diminishing stock of these in the town.

Meeting closed at 8.45pm