



Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 28TH JULY 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Richard Herbert, Carole Mulroney, Declan Mulroney, Helen Robertson

In Attendance: Cllr Jill Adair, 2 Members of Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

81. APOLOGIES FOR ABSENCE

Cllr: Donald Fraser

82. DECLARATION OF MEMBERS' INTERESTS

Cllr Richard Herbert declared a non-pecuniary interest in Minute 88 as he knows the applicant.

Cllrs Carole and Declan Mulroney declared a non-pecuniary interest in Minute 87 as they know a friend who lives nearby.

83. LICENSING APPLICATIONS

None

84. MINUTES OF THE PREVIOUS MEETING

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

85. CONSULTATION REGARDING CHANGES TO THE EAST OF ENGLAND PERMIT SCHEME

With consideration to the proposed changes the East of England Permit Authorities (EEPS) have decided to issue the updated Permit Scheme, version 1.3, for consultation with all persons specified within the Permit Scheme Regulations. The consultation will be undertaken for a period of 4 weeks, from 00:01 on the 13th July 2015 to 23:59 on the 7th August 2015.

Noted

86. PROPOSED STOPPING UP OF HIGHWAY AT LEIGH-ON-SEA DELIVERY OFFICE 1373 LONDON ROAD, LEIGH-ON-SEA, ESSEX, SS9 2AA

The Secretary of State authorises the stopping up of the highway described in the Schedule to this Order and shown on the plan, in order to enable development to be carried out in accordance with the planning permission granted under Part III of the Act by Southend-on-Sea Borough Council under reference 14/02033/FUL.

Noted

PLANNING APPLICATIONS

87. LOS/15/0196 SOS/15/01024/FUL
34 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)
Demolish existing dwelling and erect two semi-detached dwellings, layout parking to front and amenity space to the rear (Amended Proposal).

Objection

As per the Committee's previous objection, not only would this be considerably higher than the house to the north, but there are only gardens to the south so it would be over-dominant and incongruous in the street scene.

It would also be out of character with, and detrimental to the street scene, in terms of height, mass, design and materials.

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

88. LOS/15/0197 SOS/15/00798/AMDT
74 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)
Replace Plan Number L0101 and L0102 with B400 to amend garage design (variation of Condition 03 of Planning Permission 11/00927/FULH dated 7th September 2011).

No Objection

89. LOS/15/0198 SOS/15/00869/FULH
50 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Demolish existing garage, erect single storey rear extension and two storey side extension.

No Objection

90. LOS/15/0199 SOS/15/01008/FUL
1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)
Demolish existing dwelling house, erect two storey building comprising seven self-contained flats with balconies at first and second floor, layout parking, bin and cycle stores and form new vehicular crossover onto Leigh Hall Road (Amended Proposal).

Objection

As per the Committee's previous objection and compared with the previous rejected applications, the number of flats has now increased from six to seven.

There will be fewer parking spaces which will lead to extra on-street parking where there is little spare capacity.

The flats have the potential to be family homes but there is a lack of real useable amenity space, although paragraph 5.40 of the DMDPD states that all new residential units will be expected to have direct access to an area of private amenity space; this is not provided.

This will also result in the loss of another bungalow.

91. LOS/15/0200 SOS/15/01086/FUL
121A GRAND PARADE, LEIGH-ON-SEA, SS9 1BE (St Clement's Ward)
Install windows to front balcony.

No Objection to the enclosure of the balcony but the retention of the original design and style is preferable.

However, the use of a huge expanse of glass is out of keeping with the ground floor windows.

92. LOS/15/0201 SOS/15/01085/FUL
REAR OF 75 CRANLEIGH DRIVE, LEIGH-ON-SEA, SS9 1SX (Elms Ward)
Change of use from General Industry (Class B2) to dwelling House (Class C3), demolish existing rear extension, erect first floor front extension, alter roof, elevations and install vehicle turntable to front.

Objection

This is a backland development.

It would be an overdevelopment of the site and there would be a lack of amenity space.

93. LOS/15/0202 SOS/15/01111/FULH
266 WESTERN ROAD, LEIGH-ON-SEA, SS9 2QY (Thames Ward)
Erect hipped to gable roof with dormer to rear to form habitable accommodation in roof.

No Objection

94. LOS/15/0204 SOS/15/00849/TPO
17 WARREN ROAD, LEIGH-ON-SEA, SS9 3TT (Highlands Ward)
Fell one silver birch tree (works to a tree covered by a Tree Preservation Order).

The Committee would resist any works to trees covered by Tree Preservation Orders unless a Southend-on-Sea Borough Council Arboricultural Officer deems it necessary.

Meeting closed at 8.25pm