



Leigh-on-Sea Town Council

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

Notes of the **Planning, Highways & Licensing Committee Meeting held on Tuesday 25th August 2015** at the **Leigh Community Centre, 71-73 Elm Road, Leigh-on-Sea at 7.30pm.**

As there were insufficient committee members to form a quorum, decisions were delegated to **Paul Beckerson, Town Clerk.**

**Present: Cllrs Caroline Parker and Helen Robertson
Sue Marx (Clerk), 2 Members of Public**

1. APOLOGIES FOR ABSENCE
Cllrs: Patrick Fox, Donald Fraser, Richard Herbert, Carole Mulrone, Declan Mulrone, Ron Owen
2. DECLARATION OF MEMBERS' INTERESTS - None
3. MINUTES OF THE PREVIOUS MEETING
The Members noted the Minutes of the Planning, Highways and Licensing Committee Meeting held on the 11th August 2015.
4. LICENSING APPLICATIONS - None
5. PLANNING APPLICATIONS
 - a) LOS/15/0212 SOS/15/01186/FULH
18 CRESCENT ROAD, LEIGH-ON-SEA, SS9 2PF (Thames Ward)
Erect conservatory to rear.

No Objection

- b) LOS/15/0213 SOS/15/01092/FULH
15 MARINE PARADE, LEIGH-ON-SEA, SS9 2NA (Herschell Ward)
Erect two storey dwelling house, layout parking to front, bin/cycle store and amenity space to rear (Amended Proposal).

Objection

The Committee's previous objection remains as follows:

- Backland development
- Overdevelopment
- There are no other dwellings behind those in the triangle formed by Marine Parade, Hadleigh Road and Salisbury Road, that area is all gardens.
- Building will be obtrusive from neighbouring houses and gardens.
- There would be a considerable loss of light and sunlight to the adjoining gardens.
- There are mature trees in the garden of 101 Hadleigh Road, very close to the proposed house wall, whose roots would be seriously damaged by the building.
- There is no proper, private amenity space and no clear indication of the complete boundary to the west of the site.

- c) LOS/15/0214 SOS/15/00993/FUL
**THE SARAH MOORE PUBLIC HOUSE, 57-59 ELM ROAD, LEIGH-ON-SEA
SS9 1SP (Elms Ward)**
Erect an additional floor to form three self-contained flats with balconies, relocate extraction flue and erect refuse and cycle store (Amended Proposal).

Objection

The Committee's previous objection remains as follows:

The 'street scene' compares the height of the proposed block to the BT building to the west, but this is a theoretical view from infinity. It would actually be seen directly next to a modest traditional 2 storey building on the south and the locally listed police station on the north; this is possibly 3 storeys high, but is set well back from the Sarah Moore building line so will appear much lower. The proposed block would therefore appear too high and dominant in this position, to the detriment of the street scene.

No parking has been provided for the flats. Although theoretically central Leigh has good public transport, the hours and routes covered are limited. Most people have cars for larger shopping trips, late leisure activities and longer trips away from the train routes.

There is the potential for at least 6 extra cars which could be left without charge in the nearby car park at night but, when not in use during the day, would probably be parked in the residential side streets which are already overstretched with their own residents' cars, as well as those of many people who work in the town. The parking stress in this locality was exacerbated when 9 flats without parking were allowed at appeal at 53 Rectory Grove and it is already of great concern.

Policy T11 of BLP states that permission will not normally be granted for any development which would give rise to additional demand for on-street parking, particularly in residential areas. It would be unrealistic to imagine that that would not occur with this proposal.

- d) LOS/15/0215 SOS/15/00931/FUL
202A LEIGH ROAD, LEIGH-ON-SEA, SS9 1BS (Leigh Road Ward)
Replace existing external staircase to rear.

No Objection

- e) LOS/15/0216 SOS/15/01172/FUL
46 THEOBALDS ROAD, LEIGH-ON-SEA, SS9 2NE (Herschell Ward)
Erect two storey detached dwellinghouse on land adjacent to 46 Theobalds Road (Amended Proposal).

Objection

The Committee's previous objection remains as follows:

Whilst changes have been made to the fenestration to prevent overlooking of existing residential properties, the result has been that there exist very few windows that could provide any normal outside view; this would have a detrimental impact on the living conditions for future occupiers and is also indicative of the fact that this is overdevelopment of a small inappropriate site.

The upstairs lounge looks out through the only un-obscured first floor windows, directly into the bedrooms of the house opposite.

The lack of useful private amenity space and the 'squashed up' appearance of the house also indicates overdevelopment in this location.

Although the proposal attempts to take reference from other properties in the road, the mixture of styles and the smaller scale of the house are out of character with the nearby properties and the street scene. The proposal has a very small rear garden unlike the existing houses in the road which have relatively large rear gardens; it also blocks in the

space between the Western Road and Theobalds Road houses and results in a cramped appearance. Therefore it does not respect the character and scale of the existing neighbourhood, contrary to Core Strategy Policy KP2.

The area of usable private amenity space is too small for a family dwelling.

Because of the proximity to them, the development would appear overbearing to the properties to the north and south of the site.

There is concern over the safety of future occupants as there are few low level windows through which to escape in case of emergency.

- f) LOS/15/0217 SOS/15/01214/AMDT
LEIGH TENNIS CLUB, 5 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)
Application to vary Conditions 06 and 13 replace Drawing Numbers AP212 P100 Rev A and AP212 P101 Rev A with Drawings AP212 P100 Rev B and AP212 P101 Rev C (Minor Material Amendment to Planning Permission 14/01186/FUL dated 12/12/2014).

No Objection

- g) LOS/15/0218 SOS/15/01198/FUL
217-219 ELM ROAD, LEIGH-ON-SEA, SS9 1SA (Elms Ward)
Demolish existing building and erect a three storey building comprising of one dwellinghouse with amenity space and two flats with balconies, refuse and cycle storage and layout parking to front.

Objection

The proposed cladding is out of character with surrounding properties.

The height of the roof is of concern as the structure would be much taller than the adjacent neighbouring properties.

The protruding balconies would appear obtrusive.

- h) LOS/15/0219 SOS/15/01212/FULH
23 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)
Demolish conservatory and erect single storey rear extension.

No Objection

- i) LOS/15/0220 SOS/15/01231/FULH
80 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BJ (Elms Ward)
Erect single storey rear extension.

No Objection

- j) LOS/15/0221 SOS/15/01375/AD
54 SOMERVILLE GARDENS, LEIGH-ON-SEA, SS9 1DF (Leigh Road Ward)
Application for approval of details pursuant to Condition 03 (Materials), Condition 05 (Landscaping) and Condition 07 (10% renewables) of Planning Permission 13/01731/FUL dated 10.03.2014.

No Objection

6. SOUTHEND-ON-SEA BOROUGH COUNCIL SEEK LEIGH-ON-SEA TOWN COUNCIL'S SUPPORT TO AMENDED PROPOSAL FOR THE POSSIBLE DIVERSION AND OF PUBLIC FOOTPATH FP86 LEIGH-ON-SEA AND PART OF FP11 CASTLE POINT, WHICH FORMS PART OF THE "SAFFRON TRAIL" PROPOSAL BY THE RAMBLERS ASSOCIATION.

This item will be carried forward for discussion at the next Planning, Highways & Licensing Committee Meeting on the 8th September 2015.