



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 WEDNESDAY, 23RD SEPTEMBER 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Declan Mulroney (Vice-Chairman), Patrick Fox, Donald Fraser, Carole Mulroney, Helen Robertson

In Attendance: Cllr Valerie Morgan, Sue Marx (Clerk)

The meeting opened at 7.30pm

121. APOLOGIES FOR ABSENCE

Cllrs: Richard Herbert, Ron Owen, Caroline Parker

122. DECLARATION OF MEMBERS' INTERESTS

Cllrs Donald Fraser, Carole Mulroney and Declan Mulroney declared a non-pecuniary interest in Minutes 125, 126, 132 and 147 as members of the Leigh Society Committee.

Cllr Carole Mulroney declared a non-pecuniary interest in Minute 138 as the Applicant's Agent is known to her.

123. LICENSING APPLICATIONS

None

124. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 8th September 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

125. LOS/15/0253 SOS/15/01417/FULH

36 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)

Increase ridge height, hipped to gable roof, erect dormer to rear with recessed balcony (Amended Proposal).

Objection

An increase in the height of the roof will be detrimental to the Conservation Area.

126. LOS/15/0233 SOS/15/01122/FUL

LEIGH FISHERMENS CO-OP, VICTORIA WHARF, HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)

Enclose existing Storage Area and install two air conditioning units to rear elevation.

No Objection

127. LOS/15/0234 SOS/15/01475/TPO
SALVATION ARMY CORPS, ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Crown reduction by 3-4m to one Ash Tree (T1) (Works to trees covered by a Tree Preservation Order).
- No Objection** However, the Committee would resist any works to trees covered by Tree Preservation Orders unless a Southend-on-Sea Borough Council Arboricultural Officer's report deemed this work necessary.
128. LOS/15/0235 SOS/15/01436/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 (Amended Proposal).
- Objection**
- This is a backland development.
- It would be an overdevelopment of the site with inappropriate access and there would be a lack of amenity space.
129. LOS/15/0236 SOS/15/01195/FUL
1563B LONDON ROAD, LEIGH-ON-SEA, SS9 2SF (Highlands Ward)
Erect two storey rear infill extension, form hipped to gable roof extension with dormers to front with balcony.
- No Objection** to the rear infill extension.
- Objection**
- The hipped to gable roof extension with dormers and a balcony would be an overdevelopment. It is inappropriate in the roofscape, being detrimental to the street scene.
130. LOS/15/0238 SOS/15/01352/FULH
46A MARINE PARADE, LEIGH-ON-SEA, SS9 2NB (Herschell Ward)
Erect dormer to side elevation.
- Objection**
- This proposed dormer would be an overdevelopment and is inappropriate and out of character with the present street scene.
131. LOS/15/0239 SOS/15/01285/ADV
71-73 ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Install LCD screen to front elevation.
- Noted**
132. LOS/15/0240 SOS/15/01506/TPO
1 CHURCH HILL, LEIGH-ON-SEA, SS9 2DE (St Clement's Ward)
Raise crown and prune one cedar tree (T1) (Works to a tree covered by a Tree Preservation Order).
- No Objection** However, the Committee would resist any works to trees covered by Tree Preservation Orders unless a Southend-on-Sea Borough Council Arboricultural Officer's report deemed this work necessary.

133. LOS/15/0241 SOS/15/01325/FULH
11 CHAPMANS CLOSE, LEIGH-ON-SEA, SS9 2XB (Thames Ward)
Erect part two/part single storey rear extension, form pitched roof over front bay window, install decking to rear and alter elevations (Amended Proposal).

Objection

The Committee repeat their previous objection 'The proposed structure would be perceived as an overdevelopment to a substantial property, situated at the end of a quiet close.'

134. LOS/15/0242 SOS/15/01220/FULH
93 TATTERSALL GARDENS, LEIGH-ON-SEA, SS9 2QZ (Thames Ward)
Erect roof extension to side and rear and erect single storey rear extension.

Objection

The proposed structure is an overdevelopment which would appear overbearing and bulky.

135. LOS/15/0244 SOS/15/01387/FULH
28 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Erect single storey rear extension and alter elevations (Amended Proposal).

No Objection

136. LOS/15/0245 SOS/15/01350/AMDT
11 CLIFFSEA GROVE, LEIGH-ON-SEA, SS9 1NG (Leigh Road Ward)
Application to vary condition 02 drawings numbers; 08/07/201514525/02 rev B, 14525/03 rev B, 14525 SK13 and 14525 SK14 change in design to form rooms in roof of planning Permission 15/00740/FULH dated 08/07/2015.

No Objection

137. LOS/15/0246 SOS/15/01407/FULH
63 DUNDONALD DRIVE, LEIGH-ON-SEA, SS9 1NA (Leigh Road Ward)
Erect single storey side and rear extensions, alter elevations.

No Objection

138. LOS/15/0247 SOS/15/01327/FUL
MEXICANA GRILLE, 952 LONDON ROAD, LEIGH-ON-SEA, SS9 3NF (Leigh Road Ward)
Install decking with balustrade to front (retrospective).

Objection

This is an inappropriate obstruction to the pavement area.

139. LOS/15/0248 SOS/15/01396/FUL
164 PALL MALL, LEIGH-ON-SEA, SS9 1RB (St Clement's Ward)
Erect single storey side extension to ground floor flat and erect rear dormer to first floor flat.

No Objection to the single storey side extension.

Objection

The rear dormer however would be too large/bulky and appear out of character with the current street scene.

140. LOS/15/0249 SOS/15/01385/FULH
23 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EQ (St James Ward)
Form roof extension to rear elevation.

Objection

This is an oversized development which will unbalance the entire property.

It is also inappropriate in the roofscape.

141. LOS/15/0250 SOS/15/01351/FUL
1164 LONDON ROAD, LEIGH-ON-SEA, SS9 2AH (Elms Ward)
Change of use of existing office (Class B1) to self-contained flat (Class C3) and extend front elevation to form pitched roof over front bay window, layout additional car parking space and landscaping to front.

No Objection

142. LOS/15/0251 SOS/15/01421/FUL
CAR WASH, 120 BROADWAY, LEIGH-ON-SEA, SS9 1AA (St Clement's Ward)
Siting of mobile food van.

Objection

This is an inappropriate installation which will cause pedestrian / car conflict.

143. LOS/15/0252 SOS/15/01418/FULH
16 COSGROVE AVENUE, LEIGH-ON-SEA, SS9 3TZ (Highlands Ward)
Erect first floor front extension (Amended Proposal).

No Objection

144. LOS/15/0254 SOS/15/01300/FUL
TRADE WINDOWS, 1801 LONDON ROAD, LEIGH-ON-SEA, SS9 2ST (Highlands Ward)
Erect two storey rear extension and install roller shutter and balcony to rear.

No Objection

145. LOS/15/0255 SOS/15/01276/FUL
8 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)
Erect single storey rear extension.

No Objection

146. LOS/15/0256 SOS/15/01393/FUL
71 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NH (Leigh Road Ward)
Install vehicular access and lay out parking onto Chalkwell Park Drive.

No Objection

147. LOS/15/0257 SOS/15/01299/FULH
13 CLIFF PARADE, LEIGH-ON-SEA, SS9 1AS (St Clement's Ward)
Erect veranda to front elevation and render dwellinghouse.

No Objection

148. LOS/15/0258 SOS/15/01453/FULH
87 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QS (Elms Ward)
Erect two storey front extension and alterations to front elevation.

No Objection

149. LOS/15/0259 SOS/15/01451/FULH
37 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)
Erect roof extension to form habitable accommodation in roof, install Juliette balcony to rear first floor and alterations to front and rear elevations.

Objection

The proposed development will be out of character and appear over dominant with the street scene.

150. LOS/15/0260 SOS/15/01450/FULH
1 CHAPMANS WALK, LEIGH-ON-SEA, SS9 2UZ (Thames Ward)
Erect single storey side and rear extension.

No Objection

151. LOS/15/0261 SOS/15/01440/FUL
35 GRAND PARADE, LEIGH-ON-SEA, SS9 1DX (Leigh Road Ward)
Erect dwelling, alter ground levels and layout amenity area on land rear of 35 Grand Parade (Amended Proposal).

Objection

The Committee concur with Southend-on-Sea Borough Council's objections which resulted in 'refused permission'. The reasons given include:

- Out of character with surrounding properties
- An inappropriate backland development that would cause harm to the character of the area
- Lack of usable private amenity space
- No cycle storage
- No refuse storage

Leigh-on-Sea Town Council were not notified of the original Planning Application SOS/14/02082/FUL.

152. LOS/15/0262 SOS/15/01454/FULH
43 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1RL (St Clement's Ward)
Erect single storey side extension (Amended Proposal).

No Objection

153. LOS/15/0263 SOS/15/01462/FUL
1388-1416 LONDON ROAD, LEIGH-ON-SEA, SS9 2UJ (Thames Ward)
Extend existing vehicular crossover and install bi-folding gates.

No Objection

Meeting closed at 8.52pm