



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, 15th DECEMBER 2015 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman), Patrick Fox, Donald Fraser, Carole Mulroney, Helen Robertson, Ron Owen

In Attendance: 1 Member of Public, Sue Marx (Clerk)

The meeting opened at 7.30pm

229. APOLOGIES FOR ABSENCE

Cllrs Richard Herbert, Declan Mulroney

230. DECLARATION OF MEMBERS' INTERESTS

Cllr Carole Mulroney declared a non-pecuniary interest in Minutes 233, 237, 240 and 242 as a member of the Leigh Society Committee.

Cllr Donald Fraser declared a pecuniary interest in Minute 233 as his son owns a property nearby.

231. LICENSING APPLICATIONS

None

232. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 24th November 2015 were agreed and signed as a correct record.

PLANNING APPLICATIONS

233. LOS/15/0289 SOS/15/01606/AMDT **LAND AT FORMER 74 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)**

Application to vary condition 10 (Approved Plans) to replace drawings b100h, b110h and b111h with drawing numbered b500, to increase the depth of the ground and first floor rear (estuary facing) balconies of planning permission 10/00554/FUL dated 25th May 2010 (Retrospective).

Cllr Donald Fraser left the meeting.

Objection

The aforementioned Planning Application does not comply with Southend-on-Sea Borough Council's 'Permission Granted'.

The Committee therefore request Southend-on-Sea Borough Council rectify this situation.

Cllr Donald Fraser re-joined the meeting.

234. LOS/15/0326 SOS/15/01922/FULH
36 EASTWOOD ROAD, LEIGH-ON-SEA, SS9 3AB (Bonchurch Ward)
Erect single storey rear extension with roof lanterns, raise ridge height and install dormers to side.
- No Objection**
235. LOS/15/0327 SOS/15/01920/FULH
47 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)
Erect single storey rear extension and extend dormer to rear (Amended Proposal).
- No Objection**
236. LOS/15/0328 SOS/15/01933/FULH
92 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (Thames Ward)
Form hip to gable roof and install dormer to rear to form habitable accommodation in the roof.
- Objection**
- The proposed rear dormer is too large and dominant in the roof area.
- It will also unbalance a pair of semi-detached properties.
237. LOS/15/0329 SOS/15/01832/FUL
5 LEIGH HILL, LEIGH-ON-SEA, SS9 2DR (St Clement's Ward)
Change of use from shop (Class A1) to self-contained flat (Class C3) and alter front elevation.
- No Objection**
238. LOS/15/0330 SOS/15/01932/FULH
16 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RD (Thames Ward)
Demolish existing garage to rear, erect part single/part two storey front extension with dormer to side, erect two storey rear extension with Juliette balcony to first floor and erect single storey side extensions.
- Objection**
- This proposal will be unattractive in the roofscape and appear overbearing in the current street scene.
239. LOS/15/0331 SOS/15/01907/FULH
56 TORQUAY DRIVE, LEIGH-ON-SEA, SS9 1SE (Elms Ward)
Erect single storey rear extension.
- No Objection**

240. LOS/15/0332 SOS/15/01850/FULH
19 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Demolish rear extension, erect single storey rear extension and conservatory to first floor and extend existing terrace.

Objection

The application is a renewal of the previous application and therefore the Committee repeat their objection 'The Conservatory is an alien feature and is out of keeping with Leigh-on-Sea Old Town, in addition it is out of keeping with the Conservation Area'.

241. LOS/15/0333 SOS/15/01741/FUL
LEGRA GRANGE, 1525 LONDON ROAD, LEIGH-ON-SEA, SS9 2SU (Highlands Ward)
Erect new fourth floors to Legra Grange (1525 London Road) & Brushes Warren (1527 London Road) to form 2 additional self-contained flats per block.

Objection

This stretch of the London Road is predominantly traditional single or 2 storey houses; there are no existing 4 storey buildings in the vicinity. To create one here would change the character of the area and be detrimental to the street scene, particularly in view of the stark box-like style of the existing building.

242. LOS/15/0336 SOS/15/01899/FUL
32A VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clement's Ward)
Replace existing white timber framed windows with white U-PVC windows and French door to side.

Objection

The replacement window frames should comply with Conservation Area Guidelines.

243. LOS/15/0337 SOS/15/01941/FUL
92 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AY (Elms Ward)
Change of use from a storage barn (Class B8) to a dwelling house (Class C3) with a two storey front extension, form habitable rooms in roof space, form bin and cycle store to front.

Objection

The proposal would be extremely cramped and provide a poor outlook.

244. LOS/15/0338 SOS/15/02023/FULH
149 ELMSLEIGH DRIVE, LEIGH-ON-SEA, SS9 3DS (Bonchurch Ward)
Erect single storey front extension.

No Objection

245. LOS/15/0339 SOS/15/02025/FULH
54 WALKER DRIVE, LEIGH-ON-SEA, SS9 3QR (Highlands Ward)
Erect single storey side extension.

No Objection

246. LOS/15/0340 SOS/15/01978/TEL
7 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HS (Herschell Ward)
Erect single storey side extension and rear extensions and alter elevations.

Objection

The proposed application would be out of keeping with the surrounding properties in the area.

247. LOS/15/0341 SOS/15/02041/TEL
**TELECOMMUNICATIONS SITE AT THE JUNCTION OF LONDON ROAD AND
LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 (Elms Ward)**
Replace 10m lamp post monopole with 13.2m phase 4 lamp post with associated
additional equipment cabinet.

No Objection

248. LOS/15/0342 SOS/15/01944/FUL
83A ELM ROAD, LEIGH-ON-SEA, SS9 1SP (Elms Ward)
Change of use from office (Class B1 (A) to self-contained flat (Class C3).

Objection

The Committee objected to the proposed change of use as the proximity of residential units next to the Leigh Community Centre is likely to affect its amenity value as a Community Asset to the community.

Leigh-on-Sea Town Council request Southend-on-Sea Borough Council to apply the National Planning Policy Framework (NPPF) outlined in Appendix 2 and take cognisance of the emerging examples of Supplementary Planning Guidance.

The Committee delegated authority to the Town Clerk to negotiate a possible 'Deed of Easement of Noise' with the Developer which would cover succeeding occupiers/owners if this is appropriate.

Meeting closed at 8.50pm