



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, 22nd March 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: 4 Members of Public (until min 341), 1 Member of Public (until min 342)
Sue Marx (Clerk), Abbie Cotterell (Receptionist & Junior Administrator)

The meeting opened at 7.30pm

336. PARKING ON PAVEMENTS

Cllr Donald Fraser requested item 9 be removed from the Agenda as it was not seconded. The motion to remove was seconded by Cllr Carole Mulroney. The Committee **RESOLVED** to approve the motion.

Cllr Carole Mulroney left the meeting, Cllr Ron Owen joined the meeting

337. APOLOGIES FOR ABSENCE

Cllrs: Richard Herbert, Declan Mulroney

338. DECLARATION OF MEMBERS' INTERESTS

None

339. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 8th March 2016 were agreed and signed as a correct record.

LICENSING APPLICATIONS

340. JMS CONVENIENCE, 121 BROADWAY, LEIGH-ON-SEA, SS9 1PG

Application for a new premises license in respect of JMS Convenience. The relevant licensable activities which it is proposed will be carried on are sale of alcohol, Monday to Sunday, between 08.00 and 23.00.

No Objection

SECTION 1

APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.

341. LOS/16/0088 SOS/16/00305/FUL

97 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JN (Herschell Ward)

Demolish existing bungalow, erect two semi-detached dwellings with balconies to front and install hardstanding with vehicular access onto Salisbury Road.

The Chairman read out a letter of objection from a member of the public then closed the meeting to allow non-committee representations.

Representations from the members of public raised objections with regard to the demolition of another bungalow, to be replaced by two large 5 bedroom houses creating an overdevelopment of this site. The current pleasant front gardens will be turned in to a car park. There will be the loss of on-street parking which is very limited. Additional vehicles in this road will create further traffic stress, posing a greater danger to the children who attend nearby schools.

The Chairman re-opened the meeting for members to debate.

Objection

- Leigh Town Council regrets the loss of a bungalow from the Borough's limited supply
- The proposal is an overdevelopment
- There will be a loss of on-street parking in a road that already suffers from parking stress
- Traffic stress will increase due to excessive vehicles in the road, posing greater danger to the school children who attend nearby schools

342. LOS/16/0089 SOS/16/00354/FUL
32A VICTORIA ROAD, LEIGH-ON-SEA, SS9 1AU (St Clements Ward)
Replace existing white timber framed windows with white aluminium windows and timber French door to side (amended proposal)

No Objection

SECTION 2 APPLICATIONS OF A CONTROVERSIAL NATURE OR WITH IMPLICATIONS FOR LEIGH AS WHOLE; LARGE SCALE DEVELOPMENTS OR THOSE AFFECTING THE PUBLIC REALM.

None

SECTION 3 APPLICATIONS WHERE THE COUNCIL HAS RECEIVED OBJECTIONS FROM THE PUBLIC OR THAT HAVE BEEN "CALLED IN" BY A COUNCILLOR FOR CONSIDERATION

343. LOS/16/0084 SOS/16/00318/FUL
117 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)
Convert stable/garage building into dwellinghouse and erect single storey extension to front and rear elevations (amended proposal).

Objection

As per our previous objection No 117 is already divided into 2 flats and the proposal will constitute overdevelopment of the site indicated by very little useable, amenity space for any of the 3 residences.

This is completely out of character with the other properties in the area which all have large gardens.

The minimal amenity space and the only ground-floor window for the new dwelling would both be closely overlooked by the upstairs flat.

The living conditions for future residents would be poor because all windows to the first floor are to be obscure glass and there is little natural illumination to the ground floor living space.

The bathroom with WC leads straight off the kitchen area.

The side/back double doors would be extremely close to the boundary with, and the principal private amenity space of 16 Salisbury Road, where the family sit and the young daughters have their outside play equipment. This would lead to a significant loss of privacy compared with the current situation, and overhearing of private conversations.

344. LOS/16/0093 SOS/16/00403/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

345. The committee had **no objections** to the following applications:

LOS/16/0085 SOS/16/00334/AMDT
11 CHAPMANS CLOSE, LEIGH-ON-SEA, SS9 2XB (Thames Ward)
Application to vary condition 02 (approved plans) and condition of 05 (privacy screen) (minor material amendment) of planning permission 15/01352/FUL dated 2 Oct 2016.

LOS/16/0086 SOS/16/00347/FUL
56 DAWLISH DRIVE, LEIGH-ON-SEA, SS9 1QX (Elms Ward)
Erect part single/part two storey side and rear extension, erect porch to side and alter elevations.

LOS/16/0087 SOS/16/00349/BC3
1 YANTLET LONDON ROAD, LEIGH-ON-SEA, SS9 3JD (St James Ward)
Install lift and alterations to South elevation.

LOS/16/0090 SOS/16/00386/AMDT
1428 LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)
Application to vary conditions 02 approved plans and 05 opening hours (minor material amendment to planning permission 15/001822/FUL dated 11/01/2016).

LOS/16/0091 SOS/16/00374/FULH
64 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1EA (Leigh Road Ward)
Erect two storey rear extension and form bridge to garden at first floor.

LOS/16/0092 SOS/16/00378/FUL
28 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clements Ward)
Alter front bay window, extend existing garden terrace and form new vehicular access onto Cliff Parade.

LOS/16/0094 SOS/16/00409/FULH
91 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XG (Thames Ward)
Demolish existing conservatory, erect ground floor side and rear extension, erect hip to gable roof extension to form habitable accommodation in roof, dormer to rear and alter elevations.

346. The Committee noted the following Appeal lodged:
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.

347. The Committee noted the following Lawful Development Certificate:
SOS/16/00277/CLP
79 EATON ROAD, LEIGH-ON-SEA, SS9 3PG (Highlands Ward)
Hipped to gable roof extension with dormer to rear (lawful development certificate – proposed).

Meeting closed at 8.05pm