



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, 12th April 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Caroline Parker (Chairman) (until min 358), Patrick Fox, Donald Fraser, Helen Robertson, Ron Owen,

In Attendance: Cllr Jill Adair and 1 member of public (until min 353), 5 Members of Public (until min 354), 1 Member of Public (until min 355), 1 Member of Public (until min 356), Abbie Cotterell (Receptionist & Junior Administrator)

The meeting opened at 7.29pm

348. APOLOGIES FOR ABSENCE

Cllrs: Richard Herbert, Carole Mulroney, Declan Mulroney

349. DECLARATION OF MEMBERS' INTERESTS

None

350. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on the 22nd March 2016 were agreed and signed as a correct record.

351. LICENSING APPLICATIONS

None

SECTION 1

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

352. LOS/16/0071 SOS/16/00190/FULH
75 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EQ (St James Ward)
Remove existing dormer and erect roof extension at rear.

Objection

The proposed development would unbalance the pair of bungalows, and is invasive to neighbouring properties.

1 member of the public & Cllr Jill Adair left the meeting

353. LOS/16/0114 SOS/16/00460/FULH
80 MARGUERITE DRIVE, LEIGH-ON-SEA, SS9 1NW (Leigh Road Ward)
Raise roof height to form chalet style dwelling, dormers to front and rear incorporating balcony at rear, form two storey front gable projection, layout parking and install new vehicular access on to Marguerite Drive

Objection

- Leigh Town Council regrets the loss of a bungalow from the Borough's limited supply
- The proposal is an overdevelopment due to scale bulk and mass
- Loss of privacy to neighbouring properties

5 members of the public left the meeting

354. LOS/16/0113 SOS/16/00467/FUL
34 PERCY ROAD, LEIGH-ON-SEA, SS9 2LA (Herschell Ward)
Demolish existing dwelling and erect two semidetached dwelling houses, amenity space to rear, layout parking to front and install new vehicular access on to Percy Road (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.

Additional vehicular cross over will add to an already congested road.

1 member of the public left the meeting

355. LOS/16/0099 SOS/16/00338/FUL
50 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)
Demolish existing garage and erect dwellinghouse adjacent to No. 50 Vernon Road, layout amenity space and parking, extend existing vehicle crossover onto Vernon Road.

Objection

This would be the only 3 storey house in a road of 2 storey houses. It would be an overdevelopment of the area.

1 member of the public left the meeting

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

356. LOS/16/0098 SOS/16/00393/FUL
118 ELM ROAD, LEIGH-ON-SEA, SS9 1SB (Elms Ward)
Convert bungalow into two storey dwellinghouse with habitable accommodation in roof, erect two storey extension to rear, alter elevations, layout parking and install vehicular access on to Elm Road.

No Objection

Leigh Town Council does however regret the loss of a bungalow.

357. LOS/16/0110 SOS/16/00453/FUL
217-219 ELM ROAD, LEIGH-ON-SEA, SS9 1SA (Elms Ward)

Demolish existing building and erect a part-two storey, part-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.

358. LOS/16/0100 SOS/16/00422/FULH
77 SALISBURY ROAD, LEIGH-ON-SEA, SS9 2JY (Herschell Ward)
Demolish existing garage and erect a single storey rear and side extension, layout additional parking to front and alter existing vehicle crossover.

No Objection

8.56pm Cllr Caroline Parker left and closed the meeting
Cllr Helen Robertson was elected for Chairman for the remainder of the meeting
8.56pm Cllr Helen Robertson re-opened the meeting

359. LOS/16/0103 SOS/16/00418/FULH
64 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)
Erect single storey rear extension and install balcony at first floor.

No Objection

360. LOS/16/0108 SOS/16/00458/FUL
20 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Replace windows at front and side elevations

No Objection providing it's within the Conservation area guidelines.

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

LOS/16/0095 SOS/16/00385/FULH
90 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HT (Herschell Ward)
Form vehicular access on to Grange Road.

LOS/16/0101 SOS/16/00444/FULH
65 EATON ROAD, LEIGH-ON-SEA, SS9 3PG (Highlands Ward)
Erect single storey side extension (Amended Proposal).

LOS/16/0102 SOS/16/00364/FUL
74 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1QZ (Elms Ward)
Erect single storey rear extension and install windows to side.

LOS/16/0104 SOS/16/00408/FULH
5 QUEENS ROAD, LEIGH-ON-SEA, SS9 1AZ (St Clement's Ward)
Erect single storey side extension.

LOS/16/0107 SOS/16/00440/FULH
75 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DQ (Leigh Road Ward)
Erect single storey side and rear extension, canopy and alter elevations.

LOS/16/0109 SOS/16/00097/FULH
16 ELLENBROOK CLOSE, LEIGH-ON-SEA, SS9 3DY (St James Ward)
Erect single storey side extension

LOS/16/0111 SOS/16/456/FULH

TOUSLANDS 96 BONCHURCH AVENUE, LEIGH-ON-SEA, SS9 3AS (Bonchurch Ward)

Erect single storey rear extension, first floor extension to side and alter elevations.

LOS/16/0112 SOS/16/00455/FULH

132 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BA (Herschell Ward)

Erect two storey side and rear extension, roof extension, alter elevations and form vehicular crossover onto Glendale Gardens

362. The Committee noted the following General Permitted Developments:

LOS/16/0096 SOS/16/00397/GPDE

46 LEIGHVILLE GROVE, LEIGH-ON-SEA, SS9 2HX (Elms Ward)

Erect single storey rear extensions, projecting 2.9m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3.2m.

LOS/16/0097 SOS/16/00429/GPDE

154 SOUTHSEA AVENUE, LEIGH-ON-SEA, SS9 2BJ (Elms Ward)

Erect single storey rear extension, projecting 5m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 4m.

LOS/16/0105 SOS/16/00449/GPDE

44 OLIVIA DRIVE, LEIGH-ON-SEA, SS9 3EG (St James Ward)

Erect single storey rear extension, projecting 4.76m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3m.

LOS/16/0106 SOS/16/00443/GPDE

65 EATON ROAD, LEIGH-ON-SEA, SS9 3PG (Highlands Ward)

Erect single storey rear extension, projecting 3.6m beyond the existing rear wall of the dwelling, 2.9m high to eaves and with a maximum height of 3.4m.

363. The Committee noted the following Appeals lodged:

LOS/15/0287 SOS/15/01582/FULH

96 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (St Clement's Ward)

Erect hip to gable roof extension to form habitable accommodation in roof and install rooflights to front and rear.

LOS/16/0027 SOS/16/00035/FULH

61 LEIGHAM COURT DRIVE, LEIGH-ON-SEA, SS9 1PT (Elms Ward)

Increase height of roof, form hipped to gable roof with dormer at rear and alter elevations (Amended Proposal).

364. The Committee noted the following Lawful Development Certificates:

SOS/16/00372/CLP

92 MARINE PARADE, LEIGH-ON-SEA, SS9 2NL (St Clement's Ward)

Roof extension at rear to form habitable accommodation, roof lights to front and side (Lawful Development Certificate – Proposed).

SOS/16/00447/CLP

65 EATON ROAD, LEIGH-ON-SEA, SS9 3PG (Highlands Ward)

Erect single storey rear extension and alter elevations (Lawful Development Certificate – Proposed).

SOS/16/00396/CLP

56 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2NH (Herschell Ward)

Convert garage to home office/storage space and alter front elevation (Lawful Development Certificate – Proposed).

Meeting closed at 9.02pm