



Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney
Vice Chairman: Cllr Helen Robertson
Town Clerk: Paul Beckerson

MINUTES OF THE MEETING OF THE PLANNING, HIGHWAYS & LICENSING COMMITTEE HELD ON TUESDAY, 9th AUGUST 2016 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Helen Robertson (Chairman), Donald Fraser, Richard Herbert, Caroline Parker

In Attendance: Abbie Cotterell (Receptionist & Junior Administrator)

The meeting opened at 7.29pm

066. APOLOGIES FOR ABSENCE Cllrs: Jane Ward, Karen Bowden

067. DECLARATION OF MEMBERS' INTERESTS

068. MINUTES OF THE PREVIOUS MEETING

The Minutes of the Planning, Highways and Licensing Committee Meeting held on 26th July 2016 were agreed and signed as a correct record.

069. LICENSING APPLICATIONS

Cllr Helen Robertson advised the Committee that Clink and Vino Vero have submitted applications for extended hours, but there is no paperwork available on either yet.

SECTION 1 APPLICATIONS WHERE MEMBERS OF THE PUBLIC ATTEND AND REQUEST TO BE HEARD.

None

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

070. LOS/16/0214 SOS/16/01240/FULH
13 EWAN WAY, LEIGH-ON-SEA, SS9 3RA (Highlands Ward)
Demolish existing garage to rear, erect single storey side extension, part single/part two storey rear extension with Juliette balcony at first floor, erect raised patio at rear, alter roof, alter porch and alter elevations.

No objection

071. LOS/16/0216 SOS/16/01256/FUL
23 BLENHEIM CRESCENT LEIGH-ON-SEA, SS9 3DT (St James Ward)
Demolish Existing Bungalow and Erect Three Attached Three Storey Dwelling-houses, Lay out Parking at Front and Rear and Form Vehicular Access Onto Blenheim Crescent

Objection

- The Town Council does not accept the argument that there is a peripheral zone between the larger buildings of the London Road and adjacent residential streets and considers a large 3 storey building in this location as inappropriate and out of keeping with the street scene of bungalows and standard two storey houses.
- The design because of the height of the building and bland treatment at the front is unsympathetic to the street scene.
- The height and bulk of this building right up to its northern boundary will be overbearing to neighbours.
- There is a loss of on street parking, and the drop kerbs, not shown on plans, creates a continuous ribbon of concrete for a considerable distance from the junction with the London Road.
- Whilst two car parking places per dwelling are considered minimally acceptable it is not at all clear how the rear spaces are to be accessed as this appears to be over the neighbouring flats access road.
- Leigh Town Council would also regret the loss of a bungalow.

072. LOS/16/0217 SOS/16/01168/ADV (St. Clements Ward)
THE CO-OPERATIVE 14-22 BROADWAY, LEIGH-ON-SEA, SS9 1AW
Install One Internally Illuminated Fascia Sign and One Internally Illuminated Projecting Sign to Front elevation

No Objection

Leigh Town Council would request that the illumination is turned off at 11pm.

073. LOS/16/0218 SOS/16/01257/ FUL (St.Clements Ward)
88 PALL MALL, LEIGH-ON-SEA, SS9 1RG
Demolish Existing Gym (Class D2), Erect Three Attached Three Storey Dwelling-houses (ClassC3) With Amenity Space, Layout Parking and Install New Vehicular Accesses On To Pall Mall

Objection

- The Town Council considers the naturally occurring gaps between buildings to be an important part of the street scene. A further large three storey building filling in this location will contribute to the sensation of being hemmed in and a general overdevelopment of what is principally a residential area with mainly standard two storey dwellings plus some commercial use.
- The parking to the front will give the appearance of intruding towards the pavement and give a visual narrowing of the street with cars parked forward of the building line.
- The bland treatment of the front elevation particularly at the ground floor, is not an enhancement to the street scene.
- It would cause a loss of on street parking in an already parking stressed Road.
- We feel the proposal would be improved if the building was set further back on the plot so that the parking to the front did not protrude beyond the building line and the gap between buildings was preserved.

074. LOS/16/0221 SOS/16/01283/FULH (St James Ward)
10 SCARBOROUGH DRIVE, LEIGH-ON-SEA ESSEX SS9 3EE
Convert Part of Garage In To Habitable Accommodation, Erect Single Storey Rear Extension, Alter Roof and Elevations (Amended Proposal)

No Objection

075. LOS/16/0223 SOS/16/01324/FUL (Leigh Road Ward)

188 LEIGH ROAD, LEIGH-ON-SEA ESSEX SS9 1BT

Change of Use from Shop (Class 1) to Restaurant (Class A3) and Erect Single Storey Rear Extension and Alterations to Front and Side Elevations

Objection

- The Town Council is concerned that the openness of this restaurant with bi-folding doors to the front and side and outside seating area will lead to noise nuisance to the adjacent residential areas, particularly because of the concentration of similar establishments immediately alongside in this area.
- Careful consideration should be made to the design and material of the front doors, so it fits in with and enhances the street scene.

076. LOS/16/0225 SOS/16/01343/FULH (**Highlands Ward**)

6 VARDON DRIVE, LEIGH-ON-SEA ESSEX SS9 3SR

Erect Dormer to Rear to Form Habitable Accommodation in Roof and Install Roof-lights to Front Elevation

Objection

The rear dormers are overly bulky and out of keeping with this building.

077. The committee had **no objection** to the following applications:

LOS/16/0212 SOS/16/01360/TCA

4 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)

Fell one willow, Fell one conifer, and prune two silver birch, one plum, one acacia, two budleia and one lilac (application for works to trees in a conservation area).

LOS/16/0213 SOS/16/1190/FULH

48 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)

Demolish existing single storey rear extension, and erect single storey rear extension.

LOS/16/0215 SOS/16/01211/FULH

31 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RE (Thames Ward)

Demolish existing conservatory at rear and erect single storey rear extension with lantern roof.

LOS/16/0219 SOS/16/01260/ FUL (**Bonchurch Ward**)

SAINSBURYS PLC 1355-1369 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SA

Install ATM to Front Elevation

LOS/16/0220 SOS/16/01261/ FUL (**Bonchurch Ward**)

SAINSBURYS PLC 1355-1369 LONDON ROAD LEIGH-ON-SEA ESSEX SS9 2SA

Install One Non-Illuminated Window Vinyl to Front Elevation

LOS/16/0222 SOS/16/01022/FULH (**St.Clements Ward**)

3 HADLEIGH ROAD, LEIGH-ON-SEA ESSEX SS9 2DY

Demolish Existing Extension and Erect Single Storey Rear Extension

LOS/16/0224 SOS/16/01345/FULH (**Elms Ward**)

130 LEIGHTON AVENUE, LEIGH-ON-SEA ESSEX SS9 1PY

Erect Single Storey Extension

LOS/16/0227 SOS/16/01438/TCA (**St. Clements Ward**)

17 QUEENS ROAD, LEIGH-ON-SEA ESSEX SS9 1AZ

Fell To Near Ground Level One Ivy Covered Elder (T1) In Rear Garden (Application for Works To Trees In A Conservation Area)

LOS/16/0226 SOS/16/01342/FULH (**Highlands Ward**)

207 HIGHLANDS BOULEVARD, LEIGH-ON-SEA ESSEX SS9 3TL
Erect Single Storey Side Extension

078. The Committee noted the following General Permitted Development Applications:

LOS/16/0201 SOS/16/01353/GPDE

58 VARDON DRIVE, LEIGH-ON-SEA, SS9 3SR (Highlands Ward)

Erect single storey rear extension, projecting 5.3m beyond the existing rear wall of the dwelling, 3m high to eaves and with a maximum height of 3.8m.

079. The Committee noted the following Lawful Development Certificates:

SOS/16/01094/CLP

14 MARSHALL CLOSE, LEIGH-ON-SEA, SS9 3SS (Highlands Ward)

Hip to gable roof extension to form habitable accommodation in roof with light to front, dormer to rear, single storey rear extension and alter elevations (lawful Development Certificate – Proposed)

Meeting closed at 8.08pm