



# Leigh-on-Sea Town Council

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Chairman: Cllr Pat Holden  
Vice Chairman: Cllr Carole Mulroney  
Town Clerk: Paul Beckerson

**Q**  
QUALITY  
TOWN  
COUNCIL

Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 10<sup>th</sup> August 2010** at the **Council Offices, 67 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

## AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. PLANNING APPLICATIONS
  - a) LOS/10/00160 SOS/10/01412/BC3  
**BELL WHARF, HIGH STREET, LEIGH-ON-SEA SS9 2EN (St Clements Ward)**  
Form hardstanding between Victoria Wharf wall and Bell Wharf wall and install wooden fenders to Victoria Wharf wall
  - b) LOS/10/0161 SOS/10/01349/FUL  
**45 – 45A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)**  
Use 45A Broadway in the evening as an ancillary area to 45 Broadway (retrospective)
  - c) LOS/10/0162 SOS/10/0470/FUL  
**24 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NJ (Elms Ward)**  
Removal of condition 07 (Sustainable urban drainage scheme) of planning permission 08/00456/FUL which details that porous hard surface material be submitted and agreed with Local Planning Authority
  - d) LOS/10/0163 SOS/10/01426/EXTM  
**87 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (Elms Ward)**  
Erect part 3/part 4/part 5/part 6/part 7 storey building comprising community hall to ground floor to 20 flats on upper floors, lay out car parking spaces, cycle storage and refuse storage at basement and lower basement levels, lay out landscaping and amenity terrace and widen vehicular access onto Rectory Grove (Application to extend the time limit for implementation following planning permission 07/01771/FULM allowed on appeal dated 08/09/2008)
  - e) LOS/10/0164 SOS/10/01433/FULH  
**44 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)**  
Erect single storey rear extension (retrospective)

- f) LOS/10/0165 SOS/10/01447/FUL  
**GRAND HOTEL BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clements Ward)**  
Variation of condition 02 of planning permission 10/00421/FUL to allow use of the outdoor terrace area at front until 23:00 Mondays to Sundays and Bank Holidays
- g) LOS/10/0166 SOS/10/00960/FUL  
**9-11 CLEMENTS ARCADE BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)**  
Demolish building retaining south and part west elevation (retrospectively), reconstruct three storey building incorporating basement and containing nine retail units (Class A1) to ground floor, eight self contained dwellings (Class C3) to second and third floors, lay out roof terrace with balustrade to first floor, erect refuse store, lay out parking for six cars, two loading bays and cycle parking with vehicular access onto West Street
- h) LOS/10/0167 SOS/10/01432/FULH  
**93 LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)**  
Erect single storey and roof extensions at rear
- i) LOS/10/0168 SOS/10/01303/FUL  
**149 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)**  
Erect toilet and covered walkway at rear

## 5. PLANNING APPEALS

- a) LOS/10/0029 SOS/10/00310/FULH  
**68 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)**  
Erect first floor conservatory to south elevation

**This was opposed by Leigh Town Council for the following reasons:**

No objection.

**Southend Borough Council refused the application for the following reasons:**

The proposed development, at a prominent location, by reason of its form, elevational design and materials would be out of character with and detrimental to the design of the existing dwelling and adjacent properties, and would have an adverse impact on the visual amenities of the street scene. The proposed development would be contrary to Policy ENV7 (Quality in the Built Environment) of the East of England Plan, Policy KP2 (Development Principles) and CP4 (The Environment and Urban Renaissance) of the Core Strategy, Policies C11 (New Buildings, Extensions & Alterations) and H5 (Residential Design & Layout Considerations) of the Borough Local Plan, and the Design and Townscape Guide (SPD1).

b) LOS/10/0077 SOS/10/00684/FUL

**8 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)**

Erect single storey side extension incorporating integral garage, two storey front extension and first floor side extension (amended proposal).

**This was opposed by Leigh Town Council for the following reasons:**

Overdevelopment by virtue of bulk, contrary to BLP Policy C11 affecting the amenity of the neighbouring property. The extension at the front will have a detrimental impact on the street scene further eroding the character of the area. Its forward projection, height and proximity to No 10 Harley Street would cause an unacceptable increase in the sense of enclosure to the neighbouring property.

**Southend Borough Council refused the application for the following reasons:**

The proposed development, by reason of its overall design, would be an inappropriate development for the property, causing an unacceptable impact on the character and appearance of the existing property, neighbouring properties and local streetscene, contrary to Borough Local Plan Policies C11 and H5; the Southend on Sea Core Strategy 2006, Policies KP2 and CP4; and the Southend on Sea Design & Townscape Guide.

The proposed development, by reason of its forward projection, height and proximity to a south facing bedroom window at second floor level to no.10 Harley Street, would cause an unacceptable increase in the sense of enclosure and loss of outlook to the neighbouring property, contrary to Borough Local Plan Policies C11 and H5 and Southend on Sea Core Strategy 2006, Policies KP2 and CP4.

Paul Beckerson  
**Town Clerk**  
5<sup>th</sup> August 2010

**Any member who is unable to attend the meeting must send their apologies before the meeting.**