



Leigh-on-Sea Town Council

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

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QUALITY
TOWN
COUNCIL

Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 28th September 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/10/0188 SOS/10/01658/FULH
222 STATION ROAD, LEIGH-ON-SEA, SS9 3BS (Bonchurch Ward)
Erect conservatory at rear
 - b) LOS/10/0189 SOS/10/01609/FULH
127 BLENHEIM CHASE, LEIGH-ON-SEA, SS9 3BX (St James Ward)
Erect fence to part boundary wall fronting Elmsleigh Drive and Blenheim Chase
 - c) LOS/10/0190 SOS/10/01627/FULH
140 MARINE PARADE, LEIGH-ON-SEA, SS9 2RB (Thames Ward)
Form recessed roof terrace with glass balustrades to front (part retrospective)
 - d) LOS/10/0191 SOS/10/01554/FUL
1418 LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)
Use part retail unit (class A1) as self-contained dwelling (class C3), alter side and rear elevations, reposition existing external staircase to first floor, install double gates at rear and layout parking space to side
 - e) LOS/10/0192 SOS/10/01705/FULH
3 SEA REACH, LEIGH-ON-SEA, SS9 1BL (St Clements Ward)
Erect single storey front extension
 - f) LOS/10/0193 SOS/10/01607/FUL
5-6 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clements Ward)
Erect single storey side extension and install window and shopfronts to side elevation

- g) LOS/10/0194 SOS/10/01654/FULH
43 TANKERVILLE DRIVE, LEIGH-ON-SEA, SS9 3DE (Bonchurch Ward)
Erect single storey extension at rear
- h) LOS/10/0195 SOS/10/01442/FUL
14 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HS (Herschell Ward)
Form hardstanding vehicular access onto Grange Road
- i) LOS/10/0196 SOS/10/01729/FULH
17 CARLTON DRIVE, LEIGH-ON-SEA, SS9 1DE (Leigh Road Ward)
Demolish garage, erect single storey rear and side extensions incorporating double garage and extend balcony at first floor rear
- j) LOS/10/0197 SOS/10/01763/TCA
26 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Prune three maple trees to rear (application for works to trees in a conservation area)
- k) LOS/10/0198 SOS/10/01754/FUL
51 BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Install new shopfront and replace window to first floor front elevation
- l) LOS/10/0199 SOS/10/01657/FULH
71 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XQ (Thames Ward)
Erect single storey side and rear extension
- m) LOS/10/0200 SOS/10/01718/FULH
2 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RD (Thames Ward)
Erect part two storey/part first floor side extension and porch to front
- n) LOS/10/0201 SOS/10/01694/FUL
4 STERLING HALL 11-13 ELM ROAD, LEIGH-ON-SEA, SS9 1HT (St Clements Ward)
Use café (Class A3) as bridalwear retail (Class A1)
- o) LOS/10/0202 SOS/10/01494/FUL
1341-1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)
Form vehicular access onto London Road
- p) LOS/10/0203 SOS/10/01788/FULH
19 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect single storey rear extension
- q) LOS/10/0204 SOS/10/01789/FULH
3 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect dormer window to rear, rooflight to front and window to side
- r) LOS/10/0205 SOS/10/01696/FULH
8 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)
Install extract flue to rear (retrospective)

- s) LOS/10/0206 SOS/10/01756/FUL
51 BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Erect external staircase at rear

5. PLANNING APPEALS

- a) LOS/10/0129 SOS/10/00970/FUL

70 BURNHAM ROAD, LEIGH-ON-SEA SS9 2JS (Herschell Ward)

Demolish existing Health Clinic and erect two pairs of semi-detached dwellings.

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

The height, bulk and proximity will have an adverse impact on neighbouring property no.74 by overshadowing, overlooking and being oppressive. This is also over development of the site in scale, bulk and height, contrary to saved BLP Policy C11 which will be exacerbated by gable ends, which are also out of character with the surroundings, contrary to the saved BLP Policy H5. The detrimental impact of the scale and massing is further exacerbated by having the rear extension at ridge height.

The windows on the east side would be intrusive leading to actual and perceived loss of privacy to the habitable rooms at no.74

The loss of the tree on the north side would increase the loss of privacy.

Southend Borough Council refused the application for the following reasons:

The proposed development by reason of its design and appearance will be incongruous and out of keeping with the general character of the surrounding area to the detriment of the street scene and its general character and appearance in which respect it is contrary to the guidance set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1); Planning Policy Statement 3: Housing (PPS3); policies KP2 and CP4 of the Southend on Sea Core Strategy (2006); policies C11 and H5 of the Borough Local Plan; and, the Southend on Sea Design and Townscape Guide (2009).

The provision of one off-street parking space per dwelling unit is insufficient to serve the four bedroomed houses and would be likely to result in additional on street parking in Burnham Road to the detriment of the free flow of traffic and highway safety contrary to policies T11 and T8 of the Borough Local Plan and CP3 of the Core Strategy DPD1.



Paul Beckerson
Town Clerk

23rd September 2010

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