



Leigh-on-Sea Town Council

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



Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 12th October 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/10/0207 SOS/10/01803/FULH
29 WOODLANDS PARK, LEIGH-ON-SEA SS9 3TX (Highlands Ward)
Erect single storey rear extension
 - b) LOS/10/0208 SOS/10/01804/FULH
21 CARLTON DRIVE, LEIGH-ON-SEA SS9 1DE (Leigh Road Ward)
Erect garage at front and single storey side and rear extension
 - c) LOS/10/0209 SOS/10/01786/FULH
61 MARINE AVENUE, LEIGH-ON-SEA SS9 2JD (Herschell Ward)
Erect single storey side and rear extension
 - d) LOS/10/0210 SOS/10/01684/FUL
29 – 39 GLENDALE GARDENS, LEIGH-ON-SEA SS9 2AT (Elms Ward)
Demolish existing building, erect 5 two storey dwelling houses and lay out car parking spaces at rear
 - e) LOS/10/0211 SOS/10/01758/FULH
14 THEOBALDS ROAD, LEIGH-ON-SEA SS9 2NE (Herschell Ward)
Erect two storey rear extension
 - f) LOS/10/0212 SOS/10/01791/FULH
2 HAMBORO GARDENS, LEIGH-ON-SEA SS9 2NR (Thames Ward)
Erect single storey rear extension
 - g) LOS/10/0213 SOS/10/01830/FULH
271 WESTERN ROAD, LEIGH-ON-SEA SS9 2QU (Thames Ward)
Erect two storey side extension.

- h) LOS/10/0213 SOS/10/01726/FULH
96 LEIGH HILL, LEIGH-ON-SEA SS9 1AR (St Clements Ward)
Demolish front boundary wall lay out vehicular hardstanding, erect 1m high retaining wall, install tubular handrails and form vehicular access onto Leigh Hill.
- i) LOS/10/0185 SOS/10/01646/FUL (Amended Details)
1 RECTORY GROVE, LEIGH-ON-SEA SS9 2HA (Elms Ward)
Extend hours of opening to 08:00 – 00:00 on Monday – Saturday and 10:00 – 22:30 on Sunday (Variation of Condition 3 of Planning Permission
SOS/04/01127/FUL states hours of opening 7:00 -22:00 on any day of the week)

5. PLANNING APPEALS

- a) LOS/10/0116 SOS/10/00661/FUL

37 BROADWAY, LEIGH-ON-SEA SS9 1PA

Install new shopfront (retrospective)

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

On the grounds that the design and materials are out of keeping and incongruous in the street scene and do not preserve or enhance the Conservation Area contrary to BLP Policies C4, C7 and C11, Core Strategy (DPD1) Policy CP4 (The Environment and Urban Renaissance), Supplementary Planning Document: Design & Townscape Guide (11.3 Signage and Advertising) and Planning Advice note 6 (Security Shutters).

Southend Borough Council refused the application for the following reasons:

The proposed development, by reason of its inappropriate design, would be detrimental to the appearance of the building and fail to preserve or enhance the character and appearance of the Clifftown Conservation Area. As such the proposal is contrary to PPS55, DPD1 (Core Strategy) policies KP2 and CP4, Borough Local Plan policies C4 and C7 and Supplementary Planning Document: Design & Townscape Guide.

- b) LOS/10/0126 SOS/10/01018/FULM

135 – 139 BROADWAY, LEIGH-ON-SEA, SS9 1PJ

Erect part four/part two storey building comprising of 33 retirement apartments and guest bedroom, form vehicular access onto the Broadway, lay out 10 car parking spaces, motorised scooter parking spaces, bin store and amenity area

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

Insufficient parking for residents contrary to BLP Policy T11.

Southend Borough Council refused the application for the following reasons:

1. The proposed development, by virtue of the void in the building created by vehicle access, the proliferation of windows and of varying types, lack of an entrance feature and the siting of the building in Leighton Avenue, by reason of its design, appearance, siting and layout would result in an overly prominent building detrimental to the character and appearance of the Broadway and an

incongruous development, out of keeping with the character and layout of Leighton Avenue, contrary to Policies KP2 and CP4 of the Core Strategy (DPD1), Policy C11 of the Borough Local Plan and the Design and Townscape Guide, 2009 (SPD1).

2. The proposed development fails to provide satisfactory on-site renewable options to ensure that 10% of the energy needs of the new development are met, contrary to Policies KP2 and CP4 of the Core Strategy (DPD1) and the Design and Townscape Guide, 2009 (SPD1).

3. In the absence of a signed legal agreement, the proposed development fails to: i) provide affordable housing in accordance with Policy CP8 of the Core Strategy (DPD1), and ii) give safe vehicular access to the site by securing the provision of a 'ghost lane' on the adjacent public highway, which will offer a protected right turn when entering the site from the east along Leigh Road. As such, the proposal would fail to meet local housing needs and is also likely to result in a detrimental effect in terms of highway safety, contrary to Planning Policy Statement 3, Policies KP2, KP3, CP3, CP6 and CP8 of the Core Strategy (DPD1) and Policy T8 of the Borough Local Plan.

4. The proposed development, by virtue of an insufficient level of off-street parking provision, would place additional pressures on on-street parking to the detriment of highway safety and efficiency, contrary to Policy T11 of the Southend on Sea Borough Local Plan 1994 and Policy CP3 of the Southend on Sea Borough Core Strategy 2007.



Paul Beckerson
Town Clerk
7th October 2010

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