



Leigh-on-Sea Town Council

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



Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 23rd November 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/10/0227 SOS/10/01949/TCA
29 SEAVIEW ROAD, LEIGH-ON-SEA SS9 1AT (St Clements Ward)
Prune tree at side (Application for works to a tree within a Conservation Area)
 - b) LOS/10/0228 SOS/10/01908/FUL
125 LEIGH ROAD, LEIGH-ON-SEA SS9 1JH (Leigh Road Ward)
Install new shopfront with retractable canopies, layout tables and chairs onto Dundonald Drive and Leigh Road and erect new staircase at rear
 - c) LOS/10/0229 SOS/10/01937/FULH
214 HIGHLANDS BOULEVARD, LEIGH-ON-SEA SS9 3QX (Highlands Ward)
Demolish garage, erect single storey side and rear extension
 - d) LOS/10/0230 SOS/10/01953/FULH
82 GRANGE ROAD, LEIGH-ON-SEA SS9 2HT (Herschell Ward)
Erect single storey rear extension (amended proposal)
 - e) LOS/10/0231 SOS/10/2039/TCA
26 SEAVIEW ROAD, LEIGH-ON-SEA SS9 1AT (St Clements Ward)
Prune various trees to rear (Application for works to trees within a Conservation Area)
 - f) LOS/10/0232 SOS/10/2002/FUL
1737 LONDON ROAD, LEIGH-ON-SEA SS9 2SW (Highlands Ward)
Alter and install new shopfront, erect first floor rear and rear roof extensions and create one self contained flat.

g) LOS/10/0233 SOS/10/2023/FUL

**LEIGH ALLOTMENT GARDENS R/O 83 MANCHESTER DRIVE, LEIGH-ON-SEA,
(St James Ward)**

Erect a portable building, decked area and fencing on plot 77 (retrospective)
(amended proposal)

5. PLANNING APPEALS

a) LOS/10/0161 SOS/10/01349/FUL

45-45A BROADWAY, LEIGH-ON-SEA, SS9 1PA

Use 45A Broadway in the evening as an ancillary area to 45 Broadway
(Retrospective)

Leigh Town Council raised no objection but commented that it would like to see the evening use commence at 19.00 as opposed to 18.00 as stated in the application.

Southend Borough Council refused the application for the following reason:

The proposed use of 45A Broadway in the evening as an ancillary area to 45 Broadway (A3) would create a sui generis use that results in a situation where there is a loss of retailing activity (A1). This leads to a reduction below the 80% threshold for retail uses within the street block. This is considered to harm the retail function of this primary shopping centre, and have an adverse impact on the vitality and viability of the centre, contrary to Policies S1 and S5 of the Borough Local Plan CP1 and CP2 of the Core Strategy, and guidance contained within PPS6: Town Centres. Moreover, such a proposal would create an undesirable precedent that would encourage other similar applications to the detriment of the retail function of this primary shopping centre.

Paul Beckerson
Town Clerk
17th November 2010

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