



# 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 26th April 2011** 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/11/0081 SOS/11/00236/FUL  
**Elmsleigh Hall, Elmsleigh Drive, Leigh-On-Sea SS9 3DW (Bonchurch Ward)**  
Erect two timber framed buildings at rear.
  - b) LOS/11/0082 SOS/11/00330/FULH  
**45 Lime Avenue, Leigh-On-Sea SS9 3PA (Highlands Ward)**  
Demolish garage and erect single storey extension to side and rear incorporating garage.
  - c) LOS/11/0083 SOS/11/00444/FULH  
**87 Olive Avenue, Leigh-On-Sea SS9 3PX (Highlands Ward)**  
Erect single storey rear extension and convert part of garage into habitable accommodation.
  - d) LOS/11/0084 SOS/11/00500/FUL  
**9 – 11 Clements Arcade Broadway, Leigh-On-Sea SS9 1PA (St Clements Ward)**  
Lay out additional car parking spaces and amenity area at rear (retrospective).
  - e) LOS/11/0085 SOS/11/00313/FULM  
**87 Rectory Grove, Leigh-On-Sea SS9 2HA (St Clements Ward)**  
Erect part 3/part 4/part 5/part 6/part 7 storey building comprising 30 self contained flats on upper floors, lay out 45 car parking spaces, cycle storage and refuse storage to basement, lay out landscaping and amenity terrace and widen vehicular access onto rectory grove.
  - f) LOS/11/0086 SOS/11/00519/TCA  
**40 Canvey Road, Leigh-On-Sea SS9 2NN (Thames Ward)**  
Fell one Ash tree at rear (application for works to trees within a conservation area).
  - g) LOS/11/0087 SOS/11/00529/FULH  
**82 Blenheim Crescent, Leigh-On-Sea SS9 3DX (St James Ward)**  
Erect first floor side extension.

- h) LOS/11/0088 SOS/11/00522/FULH  
**32 Braemar Crescent, Leigh-On-Sea SS9 3RL (Highlands Ward)**  
Erect single storey side and rear extension.
- i) LOS/11/0089 SOS/11/00533/FUL  
**6 Rectory Grove, Leigh-On-Sea SS9 2HE (Elms Ward)**  
Install new shop front.
- j) LOS/11/0090 SOS/11/00512/FULH  
**39 Harley Street, Leigh-On-Sea SS9 2NJ (Thames Ward)**  
Demolish existing garage, erect single storey side extension and part single/part two storey extension to north elevation (amended proposal).
- k) LOS/11/0091 SOS/11/00303/FUL  
**1737 London Road, Leigh-On-Sea SS9 2SW (Highlands Ward)**  
Alter and install new shop front, erect first floor rear and rear roof extensions and create one self contained flat.
- l) LOS/11/0092 SOS/11/00488/FULH  
**45 Madeira Avenue, Leigh-On-Sea SS9 3EA(St James Ward)**  
Erect conservatory at rear.
- m) LOS/11/0093 SOS/11/00518/FUL  
**9a Glen Road, Leigh-On-Sea SS9 1EU (Leigh Road Ward)**  
Erect roof extension at rear to form rooms in roof.
- n) LOS/11/0094 SOS/11/00445/FUL  
**Allington Court Nelson Drive, Leigh-On-Sea SS9 1DB (Leigh Road Ward)**  
Replace existing fire escape staircase at rear.
- o) LOS/11/0095 SOS/11/00473/FUL  
**11 Harley Street, Leigh-On-Sea SS9 2NJ (Thames Ward)**  
Demolish Garage and erect single storey rear and side extension.

## 5. PLANNING APPEALS

- a) LOS/10/0217 SOS/10/01748/FULM  
**258 Leigh Road, Leigh-On-Sea SS9 1BW (Leigh Road Ward)**  
Demolish buildings, erect 5 storey building incorporating 720sqm replacement leisure facility (class D2) and 20 self contained flats with balconies/terraces and 4 storey building incorporating 18 self contained flats, lay out parking at basement level, refuse store and amenity area and form vehicular access onto Maple Avenue (amended proposal).

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal on the following basis. Although sporting, leisure and recreational facilities are offered, they do not meet the social needs of the age range and families using current facilities. Contrary to retained BLP Policy C11, it does not create a satisfactory relationship with its surroundings, by reason of form, scale, massing, height, density or inappropriate design. Contrary to retained BLP Policy H5, it does not respect the neighbouring development in Leigh Road or Maple Avenue and Leigh Cliff Road, nor does it respect the existing residential amenities and character of the locality. Contrary to retained BLP Policy H7, it is an over intensive and dominating development. With a continuous development of flats along a considerable stretch of Leigh Road, a canyon effect will be created, and there will be an almost continuous facade of high flat developments, which will overshadow properties on the north side of Leigh Road and create a hostile appearance, incompatible with planning

out crime and disorder. Maple Avenue, which already acts as an access to a major block of flats will carry further traffic, and lose its character as a quiet residential road. Contrary to BLP Policy T8 the application will have a materially adverse impact on highway safety and movement along a residential road. This is an area of parking stress, the additional parking requirements of this development, in addition to the existing flats. There is no provision for visitor or leisure users parking, which will cause additional stress on surrounding roads. There will be a loss of light to adjoining properties in Maple Avenue and Leigh Cliff Road as a result of the bulk and location of the building. There will be a loss of privacy due to the balconies overlooking adjoining properties.

b) LOS/10/0184 SOS/10/01459/FULM

**33 Hadleigh Road, Leigh-On-Sea SS9 2DY (St Clements Ward)**

Erect 15 self contained flats over 7 levels (4 levels including a penthouse fronting on to Hadleigh Road, north east elevation and 7 levels visible from south east and south west elevation) with associated parking, lay out cycle store, refuse store, amenity area and landscaping and form vehicular access onto Hadleigh Road.

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal on the following basis. The proposals represented overdevelopment of the site by height and mass particularly because of its closeness to Hadleigh Road. Access to the site was very restricted due to the narrowing of the road where Hadleigh Road joins Leigh Park Road and grave concern was expressed about the potential increase in traffic due to density of the development. The building would have a negative effect on the views both into and out of the conservation area. The materials and design were not sympathetic with the surrounding built environment.



Paul Beckerson  
Town Clerk  
18th April 2011

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