



# Leigh-on-Sea Town Council

67 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288  
[council@leighonseatowncouncil.gov.uk](mailto:council@leighonseatowncouncil.gov.uk) [www.essexinfo.net/leigh-on-sea](http://www.essexinfo.net/leigh-on-sea)

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 July 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/11/0144 SOS/11/00885/FULH  
**31 Station Road, Leigh-on-Sea SS9 1ST (Elms Ward)**  
Erect single storey rear extension.
  - b) LOS/11/0145 SOS/11/00905/FULH  
**87 Salisbury Road, Leigh-on-Sea SS9 2JY (Herschell Ward)**  
Form hip to gable and erect roof extension at rear.
  - c) LOS/11/0146 SOS/11/00494/FUL  
**1393 London Road, Leigh-on-Sea SS9 3NQ (Leigh Road Ward)**  
Use retail unit (class A1) as take away (class A5) and erect single storey extension at rear (part retrospective).
  - d) LOS/11/0147 SOS/11/00911/FULH  
**127 Kingswood Chase, Leigh-on-Sea SS9 3BE (Bonchurch Ward)**  
Convert existing garage into habitable accommodation and erect outbuilding to rear.
  - e) LOS/11/0148 SOS/11/00805/FUL  
**Manchester Drive Allotments, Manchester Drive, Leigh-on-Sea SS9 (St James Ward)**  
Install 2.1m high palisade fence adjacent to Randolph Close.
  - f) LOS/11/0149 SOS/11/00803/FULH  
**20 Canvey Road, Leigh-on-Sea SS9 2NN (Thames Ward)**  
Erect single storey side extension.
  - g) LOS/11/0150 SOS/11/00872/FULH  
**92 Olive Avenue, Leigh-on-Sea SS9 3QE (Highlands Ward)**  
Erect part single/part two storey rear extension, form pitched roof over garage and porch to front.

- h) LOS/11/0151 SOS/11/00925/FULH  
**46 Stirling Avenue, Leigh-on-Sea SS9 3PP (Highlands Ward)**  
Erect single storey extension to side and rear.
- i) LOS/11/0152 SOS/11/00690/FULH  
**31 Braemar Crescent, Leigh-on-Sea SS9 3RL (Highlands Ward)**  
Erect single storey side extension and form habitable accommodation in roof.
- j) LOS/11/0153 SOS/11/00870/CLP  
**4 Woodfield Gardens, Leigh-on-Sea SS9 1EW (Leigh Road Ward)**  
Hipped roof to gable roof extension and dormer window to rear (Lawful Development Certificate – Proposed).

## 5. PLANNING APPEALS

- a) LOS/11/0154 SOS/10/01748/FULM  
**258 Leigh Road, Leigh-on-Sea SS9 1BW (Leigh Road Ward)**  
Demolish buildings, erect five storey building incorporating 720sqm replacement leisure facility (class D2) and twenty self contained flats with balconies/terraces and four storey building incorporating eighteen self contained flats, lay out parking at basement level, refuse store and amenity area and form vehicular access onto Maple Avenue (amended proposal).

An Inspector has now been appointed by the Secretary of State to determine this appeal and the Hearing will be held in the Southend Central Library, Victoria Avenue, Southend-on-Sea on 20<sup>th</sup> July 2011 at 10.00 am.

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.



Paul Beckerson  
Town Clerk  
7<sup>th</sup> July 2011

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