



Leigh-on-Sea Town Council

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 13th JULY 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Margaret Cotgrove (Chairman), Mrs Crystall, M Dolby, Fraser, J Holden, Pat Holden, Carole Mulroney and Vaughan.

In Attendance: Paul Beckerson (Town Clerk) and Members of the Public

The meeting opened at 7.30pm

16. APOLOGIES FOR ABSENCE
J Holden for late arrival
17. DECLARATIONS OF MEMBERS INTERESTS
Cllr Vaughan declared a personal interest in 41 Cliff Parade as he is an acquaintance of a neighbour.
18. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 22nd June 2010 were agreed and signed with the addition of "In Attendance: Paul Beckerson (Town Clerk) and Toni Cordery".
19. PLANNING APPLICATIONS
 - a) LOS/10/0131 SOS/10/01060/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA (St Clements Ward)
Demolish existing cockleshed and erect shell fish stall and cafe (class A3)
Cllr J Holden joined the meeting 7.39pm
The meeting adjourned to allow Mr John Trissley to make representations opposing the application.
Oppose: The proposed building seriously obscures public views across the estuary. It neither enhances nor preserves the Conservation Area and it results in the loss of a popular and traditional cockle stall. The size of the building destroys the open character of the area and also is against the Council's policy of preserving the character of a marine village. The committee further felt that the potential loss of an iconic building within the Old Town would be detrimental to this historic location.
The committee RESOLVED: that this application should be called in.
 - b) LOS/10/0134 SOS/10/00926/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA (St Clements Ward)

Install external roller shutters, retractable canopy and alterations to east and north elevations of cockle shed and extraction unit on roof (retrospective consent)

It was noted that this application had been **REFUSED** by Southend and was therefore not considered.

c) LOS/10/0138 SOS/10/00648/FUL

WESTLEIGH BAPTIST CHURCH, LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AJ (Elms Ward)

Extend hours of opening to 07.30 – 22.30 Monday to Sundays, including bank holidays (variation of condition 4 of planning permission SOS/07/01377/FULM hours of opening 09.00 – 22.30 Mondays to Sundays, including bank holidays.)

The meeting was adjourned to allow members of the public to speak.

The Church Pastor spoke for the application explaining that the earlier hours were to enable parents to drop off children (before going to work) to the pre-school group that the church runs. He clarified that this condition did not apply to the existing building and would only come into effect once the new building was complete at the end of September 2011.

Charlie Jansen, 153 Lyminster Avenue, spoke on behalf of the residents present at the meeting against the application. He stated that because the proposed car park was situated near to residential properties the earlier opening times would result in increased noise, pollution levels and parking congestion. In principle they did not oppose the earlier times in the week but were objecting to the earlier start at weekends and bank holidays.

The meeting was reconvened.

Cllr Mrs Crystall declared a personal interest as a neighbour.

Members **RESOLVED: to defer a decision on the application until the precise details of condition 4 were known as they were surprised that such a condition should be imposed on a Church building. The Town Clerk would ascertain the reasons for the condition and in consultation with the Chairman and Vice-Chairman of Committee forward the delegated decision to SBC if the deadline occurred prior to the next committee meeting.**

d) LOS/10/0135 SOS/10/01032/FULH

78 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)

Erect single storey rear extension and shed

No objection.

e) LOS/10/0136 SOS/10/01164/FUL

26 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)

Erect single storey rear extension

Oppose: That the development would be detrimental to the 1st floor flats amenity space.

f) LOS/10/0137 SOS/10/01128/TEL

ST CLEMENTS COURT, BROADWAY WEST, LEIGH-ON-SEA, SS9 2BP (St Clements Ward)

Replace existing telecommunications equipment

No objection.

g) LOS/10/0139 SOS/10/01256/TCA

44 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)

Prune Maple tree at rear (application for works to a tree within a conservation area)

No objection subject to advice from the arboriculturist.

- h) LOS/10/0140 SOS/10/00734/FUL
161 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BE (Herschell Ward)
Erect two storey building comprising 2 self-contained flats on land adjacent to 161 Glendale Gardens
Oppose: The application makes no provision for amenity space for use by the proposed first floor flat.
- i) LOS/10/0141 SOS/10/01270/FUL
41 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clements Ward)
Demolish existing dwelling and erect three storey detached dwelling house with part basement level and garage to front
Cllr D Vaughan declared a personal interest
Oppose: overdevelopment of the site by reason of its bulk and size, additionally the proposed terrace protruded in front of the building and went the full width of the house.
- j) LOS/10/0142 SOS/10/01232/TPO
OAK LODGE, SALISBURY ROAD LEIGH-ON-SEA, SS9 2JL (Herschell Ward)
Prune one Oak tree at rear (application for works to a tree covered by a tree preservation order)
No objection subject to advice from the arboriculturist.
- k) LOS/10/0143 SOS/10/01162/FULH
162 STATION ROAD, LEIGH-ON-SEA, SS9 3BW (Bonchurch Ward)
Erect single storey rear extension, extend roof to form accommodation in roof space, install French doors and Juliette balcony to rear
Oppose: The Council is in principle against the loss of bungalows policy 375 (Additional Storeys) Supplementary Planning Document 1: Design and Landscape Guide 2009 (SPD 1) and believes that the provision of a "Juliette" style balcony at the rear is contrary to policy 213 (Overlooking and Privacy) in SPD 1.
- l) LOS/10/0144 SOS/10/01291/FULH
24 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect single storey rear extension
In the absence of any plans the committee was unable to comment.

20. PLANNING APPEALS

- a) LOS/10/0033 SOS/10/00331/FULH
5 RONALD HILL GROVE, LEIGH-ON-SEA, SS9 2JB (Herschell Ward)
Demolish garage, erect single storey front and rear extensions, form pitched roof over existing flat roof dormer and erect attached garage and lay out hardstanding
The Committee **RESOLVED: to reiterate its previous decision:**
- OPPOSE: Unbalancing a pair of semi-detached houses particularly with regards to the large dormer and the change in the windows to the front of the building. The dormer is too large and dominant in the roof space.**

The meeting closed at 8.57pm