



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 27th JULY 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Margaret Cotgrove (Chairman), M Dolby, Fraser, Pat Holden and Vaughan.

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

The meeting opened at 7.35pm

21. APOLOGIES FOR ABSENCE
Cllrs. Jerry Holden and Carole Mulroney

22. DECLARATIONS OF MEMBERS INTERESTS
Members and Officers were reminded to make any declarations of personal and/or prejudicial interests that they may have in relation to items on this agenda.

Notice should be given at this part of the meeting of any intended declaration. The nature of the interest should then be declared later at the commencement of the item or when the interest becomes apparent.

You should declare your interest by stating:

- a) The item you have the interest in
- b) Whether it is a personal interest and the nature of the interest
- c) Whether it is also a prejudicial interest

23. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 13th July 2010 were agreed and signed with the addition of "*she knew*" before "*a neighbour*" in Minute 19(c) and that in Minute 20(a) add after "decision" and support SBC's objections.

24. PLANNING APPLICATIONS

- a) LOS/10/0148 SOS/10/01330/FULM
1379-1387 LONDON ROAD, LEIGH-ON-SEA, SS9 2SA (Bonchurch Ward)
Demolish existing buildings, erect part 2/part 3 storey building with roof terrace incorporating two commercial units (10sqm and 97sqm) with one flat on ground floor and 13 flats on upper floors, lay out parking spaces to rear with access onto Belfairs Drive (AMENDED PROPOSAL)

Cllr Donald Fraser declared a personal interest as his son is Chairman of Governors at West Leigh Infants School which is directly affected by the development

The committee noted that this was the third application following a previous unsuccessful appeal.

The meeting adjourned to hear a member of the public's objections.

The resident drew the attention of the committee to the fact that the West Leigh Schools would be overlooked by the proposed roof terrace and that the building was not in harmony with the surrounding buildings by nature of its overbearing scale.

The meeting reconvened.

Oppose: The Town Council continues to oppose this application. The proposal provides inadequate parking, particularly for the commercial units (staff and customers) in an area of parking stress and would have a material adverse impact on highway safety and movement (BLP Policy T8), being close to a primary and infant school and the Post Office Sorting office. Belfairs Drive is a narrow residential road, linking the A13 and Eastwood Road, and is used as a 'rat run', particularly during peak hours. It is further felt that emergency vehicle access along this already congested road would be further restricted by the new access onto Belfairs Drive together with the increased commercial use.

The proposal does not create a satisfactory relationship with its surroundings in terms of scale, form and elevational design, contrary to BLP Policy C11. The proposal does not respect the character of the locality, contrary to BLP Policy H5, failing to draw any reference from the surrounding built forms: it would be a discordant feature in the neighbourhood.

The balconies overlook West Leigh Infant and Junior Schools' playground, and this is considered inappropriate. Roof terrace overlooks playgrounds, in addition to the balconies.

The committee also supported SBC's reasons for the refusal of the previous application because they were still deemed relevant.

- b) LOS/10/00145 SOS/10/01055/FUL
**LEIGH ROAD BAPTIST CHURCH, MARGUERITE DRIVE, LEIGH-ON-SEA
SS9 1NN (Leigh Road Ward)**
Extend existing vehicular access onto Pall Mall
No objection.
- c) LOS/10/0146 SOS/10/01180/FULH
45 LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AU (Elms Ward)
Erect single storey side and rear extension
No objection.
- d) LOS/10/0147 SOS/10/01136/FULH
35 MARINE AVENUE, LEIGH-ON-SEA, SS9 2JD (Herschell Ward)
Erect single storey rear extension
No objection.

e) LOS/10/0157 SOS/10/01293/FUL

46 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2AS (Elms Ward)

Convert existing dwelling into two self-contained flats and alter elevations

Cllr Donald Fraser declared a prejudicial interest and left the meeting during the discussion of this item as his son owns an adjoining property

The meeting was adjourned to hear objections from members of the public. They expressed concern over the lack of parking and the fact that the development exceeded the quota of 10% flats in any one street block as expressed in policy H6 Part 2 of the LDP.

The meeting reconvened.

Oppose: There is no provision for any off-street parking in an area of current parking stress, with current commercial uses opposite, contrary to Policy T11 in the LDP. The committee also expressed concern that the proposed living area in the first floor flat would be next to a bedroom in the adjoining property with possible noise issues. The committee also requests that SBC evaluate whether the application is contrary to Policy H6 (ii) of the LDP.

f) LOS/10/0149 SOS/10/01221/FULH

8 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RD (Thames Ward)

Erect single storey side extension incorporating conservatory (AMENDED PROPOSAL)

Oppose: While the applicant has made an attempt to address some of the issues the committee still feel that the proposal is an over-development of the site by reason of width, height and proximity to the boundary. The bulk and height of the building would be detrimental to the amenities of 7 Marine Close by reason of dominance, sense of enclosure, loss of light to main habitable rooms, overshadowing and loss of afternoon sun. The proposal would also have a detrimental impact on the street scene due to the loss of view between 7 and 8 Marine Close. The committee also support SBC's parameters for refusal on the previous application SOS/10/00533 and believe these still to be relevant.

g) LOS/10/0150 SOS/10/01209/FUL

1032 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)

Erect single storey side extension and alter side elevation (AMENDED PROPOSAL)

Cllr Mike Dolby declared a personal interest in this application as he is known to the applicant

No objection.

h) LOS/10/0151 SOS/10/01108/FULH

16 TANKERVILLE DRIVE, LEIGH-ON-SEA, SS9 3DF (Bonchurch Ward)

Erect first floor front extension

No objection.

i) LOS/10/0152 SOS/10/01202/FULH

3 CHAPMANS CLOSE, LEIGH-ON-SEA, SS9 2XB (Thames Ward)

Erect replacement conservatory at rear
No objection.

- j) LOS/10/0153 SOS/10/01301/FULH
9 ALEXANDRA ROAD, LEIGH-ON-SEA, SS9 1QD (St Clements Ward)
Erect two storey rear extension and single storey outbuilding at rear
(AMENDED PROPOSAL)
No objection.
- k) LOS/10/0154 SOS/10/01350/FULH
47 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)
Erect single storey rear extension incorporating first floor terrace
(RETROSPECTIVE)
Oppose: The committee is of the opinion that there would be a loss of privacy to the adjoining properties, actual and perceived resulting in loss of amenity value to the neighbouring properties. The committee found the plans ambiguous as to where the proposed screening was to be positioned.
- l) LOS/10/0155 SOS/10/01084/FUL
THE CROOKED BILLET, 51 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clements Ward)
Install extract ducting to side
No objection.
- m) LOS/10/0156 SOS/10/01085/LBC
THE CROOKED BILLET, 51 HIGH STREET, LEIGH-ON-SEA, SS9 2EP (St Clements Ward)
Install extract ducting to side (LISTED BUILDING CONSENT)
No objection.
- n) LOS/10/0158 SOS/10/01372/TPO
HERSCHELL HOUSE, 87 LEIGH HILL, LEIGH-ON-SEA, SS9 1AR (St Clements Ward)
Fell 1 oak tree (WORK TO TREES COVERED BY A TREE PRESERVATION ORDER)
No objection.
- o) LOS/10/0159 SOS/10/01346/FULH
19 ST DAVIDS DRIVE, LEIGH-ON-SEA, SS9 3RQ (Highlands Ward)
Erect single storey side extension and alterations to rear elevation
No objection.

The meeting closed at 8.52pm