



# Leigh-on-Sea Town Council

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



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 10<sup>th</sup> AUGUST 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Margaret Cotgrove (Chairman), Elaine Crystall (from min. 28a), M Dolby (from min. 27), Fraser, Pat Holden and Vaughan.

In Attendance: Paul Beckerson (Town Clerk) and Paul Lawrence

### ***The meeting opened at 7.30pm***

#### 25. APOLOGIES FOR ABSENCE

Cllrs. Jerry Holden and Carole Mulrone

#### 26. 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.

There were none at this point.

#### 27. MINUTES OF THE PREVIOUS MEETINGS

The minutes of Planning meeting 27<sup>th</sup> July 2010 were agreed and signed as a correct record by the Chairman.

#### 28. PLANNING APPLICATIONS

##### a) LOS/10/00160 SOS/10/01412/BC3

##### **BELL WHARF, HIGH STREET, LEIGH-ON-SEA SS9 2EN (St Clements Ward)**

Form hardstanding between Victoria Wharf wall and Bell Wharf wall and install wooden fenders to Victoria Wharf wall

**No Objection: The committee was mindful that this new facility should be available to all users not just members of the fishing industry**

##### b) LOS/10/0161 SOS/10/01349/FUL

##### **45 – 45A BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)**

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

**No Objection: However the Committee would like to see the evening use commence at 19.00 as opposed to 18.00 as stated in the application**

##### c) LOS/10/0162 SOS/10/0470/FUL

##### **24 CHALKWELL PARK DRIVE, LEIGH-ON-SEA, SS9 1NJ (Elms Ward)**

Removal of condition 07 (Sustainable urban drainage scheme) of planning permission 08/00456/FUL which details that porous hard surface material be submitted and agreed with Local Planning Authority

**OPPOSE: The committee are of the opinion that porous materials should still be used despite the difficulties the applicant has encountered**

d) LOS/10/0163 SOS/10/01426/EXTM

**87 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (Elms Ward)**

Erect part 3/part 4/part 5/part 6/part 7 storey building comprising community hall to ground floor to 20 flats on upper floors, lay out car parking spaces, cycle storage and refuse storage at basement and lower basement levels, lay out landscaping and amenity terrace and widen vehicular access onto Rectory Grove (Application to extend the time limit for implementation following planning permission 07/01771/FULM allowed on appeal dated 08/09/2008)

**OPPOSE: The committee object to the extension of the time limit as it has always opposed what it sees as an inappropriate development**

e) LOS/10/0164 SOS/10/01433/FULH

**44 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XD (Thames Ward)**

Erect single storey rear extension (retrospective)

**OPPOSE: The committee feel that the fenestration (Bifold Triple Door) does not match with the rest of the fenestration on the building and is contrary to the spirit of 10.2.8 of SPD1**

f) LOS/10/0165 SOS/10/01447/FUL

**GRAND HOTEL BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clements Ward)**

Variation of condition 02 of planning permission 10/00421/FUL to allow use of the outdoor terrace area at front until 23:00 Mondays to Sundays and Bank Holidays

**OPPOSE: The committee consider that the permitted hours should match those of adjoining premises, that Sunday to Thursday should be until 22.00 and that on Friday, Saturday and Bank holidays it should be until 23.00.** In addition although not a planning matter, it is suggested that there should be CCTV coverage of all outside areas and that the applicant become part of a new *PubWatch Scheme* in order that local bars and pubs can collectively address issues regarding general public nuisance issues especially in the eastern end of the Broadway.

g) LOS/10/0166 SOS/10/00960/FUL

**9-11 CLEMENTS ARCADE BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)**

Demolish building retaining south and part west elevation (retrospectively), reconstruct three storey building incorporating basement and containing nine retail units (Class A1) to ground floor, eight self contained dwellings (Class C3) to second and third floors, lay out roof terrace with balustrade to first floor, erect refuse store, lay out parking for six cars, two loading bays and cycle parking with vehicular access onto West Street

**OPPOSE: The committee regrets the loss of employment opportunities by the replacement of office space by an additional four flats which is considered to be overdevelopment of the site. This increase in residential use accentuates the access issues from West Street and lack of parking space associated with the development. There is insufficient amenity space for the proposed flats, contrary to the Design**

and Townscape Guide, para 3.2.1 “developments with little or no amenity space will only be acceptable in exceptional circumstances”. The proposed roof terrace would overlook properties in West Street to the detriment of existing residents.

- h) LOS/10/0167 SOS/10/01432/FULH  
**93 LORD ROBERTS AVENUE, LEIGH-ON-SEA, SS9 1ND (Leigh Road Ward)**  
Erect single storey and roof extensions at rear  
**OPPOSE: The proposed extension is obtrusive on the street scene and does not comply with the guidelines in the SPD1 in section 10.2.10 (366 & 373) where the dormer dominates the roofspace and is detrimental to the character of the building and the wider street-scene.**
- i) LOS/10/0168 SOS/10/01303/FUL  
**149 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JF (Leigh Road Ward)**  
Erect toilet and covered walkway at rear  
**No Objection**

## 29. PLANNING APPEALS

- a) LOS/10/0029 SOS/10/00310/FULH  
**68 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)**  
Erect first floor conservatory to south elevation  
**The committee reiterates its previous decision of No Objection**
- b) LOS/10/0077 SOS/10/00684/FUL  
**8 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)**  
Erect single storey side extension incorporating integral garage, two storey front extension and first floor side extension (amended proposal).  
**The committee reiterates its previous Opposition and supports Southend Borough Council refusal as outlined below.**

Overdevelopment by virtue of bulk, contrary to BLP Policy C11 affecting the amenity of the neighbouring property. The extension at the front will have a detrimental impact on the street scene further eroding the character of the area. Its forward projection, height and proximity to No 10 Harley Street would cause an unacceptable increase in the sense of enclosure to the neighbouring property.

### **Southend Borough Council refused the application for the following reasons:**

The proposed development, by reason of its overall design, would be an inappropriate development for the property, causing an unacceptable impact on the character and appearance of the existing property, neighbouring properties and local streetscene, contrary to Borough Local Plan Policies C11 and H5; the Southend on Sea Core Strategy 2006, Policies KP2 and CP4; and the Southend on Sea Design & Townscape Guide.

The proposed development, by reason of its forward projection, height and proximity to a south facing bedroom window at second floor level to no.10 Harley Street, would cause an unacceptable increase in the sense of enclosure and loss of outlook to the neighbouring property, contrary to

Borough Local Plan Policies C11 and H5 and Southend on Sea Core Strategy 2006, Policies KP2 and CP4.

***The meeting closed at 8.52pm***