



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 24th AUGUST 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

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

The meeting opened at 7.30pm

30. APOLOGIES FOR ABSENCE
Cllrs. Elaine Crystall and Carole Mulroney

31. 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.

32. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 10th August 2010 were agreed and signed as a correct record by the Chairman.

33. PLANNING APPLICATIONS

The committee agreed to alter the order of the agenda to deal with an item member's of the public wished to make representations on and that item (d) be taken first.

a) LOS/10/0172 SOS/10/01458/FUL

1354 LONDON ROAD, LEIGH-ON-SEA, SS9 2UH (Herschell Ward)

Change of use from retail unit (Class A1) to restaurant (Class A3) and erect single storey rear extension and install ventilation duct at first floor level.

The meeting was adjourned to allow Mr. Les Sawyer a resident to speak.

The resident felt that there were already too many restaurants in the area and that this was his main reason for objecting. He felt that the arguments put forward on the previous application still applied and that extra staff would be needed for the take-away element of the business exacerbating the parking situation. In addition the noise from the proposed ventilation duct would be detrimental to the neighbouring properties.

The meeting was reconvened.

Oppose: There is no parking provision causing a greater on-street parking requirement in an area of parking stress, creating additional noise, nuisance and disturbance to residents.

- b) LOS/10/00169 SOS/10/01133/FULH
18 DYNEVOR GARDENS, LEIGH-ON-SEA SS9 2RG (Thames Ward)
Erect conservatory to rear
No Objection
- c) LOS/10/0170 SOS/10/01507/FULH
70 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2PU (Herschell Ward)
Erect conservatory at rear (retrospective)
No Objection
- d) LOS/10/0171 SOS/10/01398/FULH
46 ADALIA CRESCENT, LEIGH-ON-SEA, SS9 3SN (Highlands Ward)
Erect conservatory at rear (amended proposal)
No Objection
- e) LOS/10/0173 SOS/10/01500/FULH
26 AGNES AVENUE, LEIGH-ON-SEA, SS9 3SX (Highlands Ward)
Pitch roof single storey rear extension
No Objection
- f) LOS/10/0174 SOS/10/01514/FUL
70 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JS (Herschell Ward)
Demolish existing Health Clinic and erect two pairs of semi-detached dwellings (amended proposal)
Oppose: The height, bulk and proximity will have an adverse impact on neighbouring property no. 74 by overshadowing, overlooking and being oppressive. This is also over development of the site in scale, baulk and height, contrary to saved BLP Policy C11. While the amended application has lowered the rear ridge extension by 1.083m it is still considered that this is detrimental by reason of scale and massing.
The windows on the east side would be intrusive leading to actual and perceived loss of privacy to the habitable rooms at no. 74.
The creation of the additional parking spaces to the front elevation will lead to the loss of trees and amenity space as well as reducing on-street parking provision.

34. PLANNING APPEALS

- a) LOS/09/0213 SOS/09/01959/FUL
1066 LONDON ROAD, LEIGH-ON-SEA SS9 3NA (Elms Ward)
Demolish outbuilding and erect two three storey semi-detached dwelling houses and form vehicular access onto Elm Road to land at rear of 1066 London Road and fronting Elm Road.

This was opposed by Leigh Town Council for the following reasons:
The design of the proposed building is detrimental to the street scene and takes no reference from its surrounding building.

Southend Borough Council refused the application for the following reasons:

The proposed development, by reason of its design and appearance would be out of character with and detrimental to the character and appearance of the street scene and the surrounding area, contrary to Policy ENV7 of the East of England Plan, Policies KP2 and CP4 of the Core Strategy, Policy C11 of the Southend on Sea Borough Local Plan and advice contained within the Design and Townscape Guide, 2009 (SPD1)

The committee reiterates its objection and supports SBC's refusal as outlined above.

b) LOS/09/0214 SOS/09/01958/FU

1066 LONDON ROAD, LEIGH-ON-SEA SS9 3NA (Elms Ward)

Demolish outbuilding and erect two three storey semi-detached dwelling houses and form vehicular access onto Cranleigh Drive to land at rear of 1066 London Road and fronting Cranleigh Drive.

This was opposed by Leigh Town Council for the following reasons:

The design of the proposed building is detrimental to the street scene and takes no reference from its surrounding building.

Southend Borough Council refused the application for the following reasons:

The proposed development, by reason of its design and appearance would be out of character with and detrimental to the character and appearance of the street scene and the surrounding area, contrary to Policy ENV7 of the East of England Plan, Policies KP2 and CP4 of the Core Strategy, Policy C11 of the Southend on Sea Borough Local Plan and advice contained within the Design and Townscape Guide, 2009 (SPD1)

The committee reiterates its objection and supports SBC's refusal as outlined above.

The meeting closed at 7.48pm