



Leigh-on-Sea Town Council



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QUALITY
TOWN
COUNCIL

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

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 14th SEPTEMBER 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Paul Beckerson (Town Clerk), Cllr Peter Dolby, Paul Lawrence, 31 Members of the Public

The meeting opened at 7.30pm

36. APOLOGIES FOR ABSENCE
Cllr: David Vaughan

37. 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.

Cllr Pat Holden – declared a PREJUDICIAL interest in LOS/10/0175 – Bell Hotel (previous pre-determination)

Cllr Mike Dolby – declared a PERSONAL interest in LOS/10/0175 – Bell Hotel

Cllr Pat Holden – declared a PERSONAL interest in LOS/10/0177 – 1341-1347 London Road (friend of a neighbour)

Cllr Jerry Holden – declared a PERSONAL interest in LOS/10/0177 – 1341-1347 London Road (friend of a neighbour)

38. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 24th August 2010 were agreed and signed as a correct record by the Chairman with a amendment to the finishing time from 7.48pm to 8.48pm

39. PLANNING APPLICATIONS

The committee agreed to alter the order of the agenda to deal with items member's of the public wished to make representations on and that items (j) and (c) be taken after (a)

a) LOS/10/0175 SOS/10/00994/FUL

BELL HOTEL, 20 LEIGH HILL, LEIGH-ON-SEA SS9 2DN (St Clements Ward)

Erect dormers to sides and extension at rear, alter west and south elevations, use building as 12 building hotel and change use of basement floor to use as restaurant/bar (sui generis) lay out terrace at rear

Cllr Pat Holden left the meeting during this item.

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

Residents in Leigh Park Road expressed grave reservations about the limited parking provision associated with the development. The redevelopment of the Hotel taken together with the proposed flats was an overdevelopment of the site. There was further concern about the access to the site and the effect this would have on the junction with Leigh Park Road.

The meeting was reconvened.

OPPOSE: While the committee welcomed the refurbishment of the hotel building which was long overdue, they considered that the parking provision was insufficient for the proposed use, in particular the proposed restaurant use.

b) LOS/10/0184 SOS/10/01459/FULM

33 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clements Ward)

Erect 15 self contained flats over 7 levels (4 levels including a Penthouse fronting onto Hadleigh Road, North East Elevation and 7 levels visible from South East and South West Elevation) with associated parking, lay out cycle store, refuse store, amenity area and landscaping and form vehicular access onto Hadleigh Road

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

The following concerns were expressed by residents; the loss of trees would result in the ground water levels rising with possible danger of land slips; It would endanger the Badger Set present on the site; the proposed materials were inappropriate in a conservation area and the building was out of scale with its surroundings.

Cllr Peter Dolby stated the building was inappropriate in a conservation area especially as it could be viewed from the Old Town. The amount of glass and the plain rendered walls were detrimental to the surrounding street scene.

The meeting reconvened.

OPPOSE: The proposals represented overdevelopment of the site by height and mass particularly because of its closeness to Hadleigh Road. Access to the site was very restricted due to the narrowing of the road where Hadleigh Road joins Leigh Park Road and grave concern was expressed about the potential increase in traffic due to density of the development. The building would have a negative effect on the views both into and out of the conservation area. The materials and design were not sympathetic with the surrounding built environment.

c) LOS/10/0177 SOS/10/01466/FUL

1341 – 1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)

Erect two storey building incorporating car showroom on ground floor (sui generis) and 6 self contained flats on first and second floor, lay out parking spaces, cycle and bin store on basement level

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

The residents who made representations considered the proposals to be overdevelopment of the site. There were no other buildings adjoining the applicant's site that consisted of three storeys. The parking was very restricted and the proposals would lead to a loss of on street parking places. They regretted the loss of the 'art-deco' building that previously occupied the site. In addition the second floor balconies would overlook surrounding properties.

The meeting reconvened.

OPPOSE: There would be a real and perceived loss of privacy to the adjoining properties due to the provision of balconies at the rear of the building (Flemming Avenue and Tankerville Drive). The addition of a second floor is considered overdevelopment of the site and out of keeping with the adjoining properties. There is no amenity space provision for the residents of the flats. The loss of on street parking spaces aggravates an area of intense parking stress, especially bearing in mind the close proximity of the schools and cemetery.

d) LOS/10/0176 SOS/10/01314/FULH

26 VERNON ROAD, LEIGH-ON-SEA, SS9 2NG (Herschell Ward)

Erect first floor extension to form two storey dwellinghouse, roof extension and alter elevations (amended proposal)

The meeting was adjointed to allow a member of the public to speak.

The applicant explained the modifications he had made to the original proposals to accommodate the previous objections. He had the support of all his neighbours and there were four letters of support from 14, 19, 20 and 23 Vernon Road.

The meeting reconvened.

NO OBJECTION

e) LOS/10/0178 SOS/10/01594/FULH

75 HERSCHELL ROAD, LEIGH-ON-SEA, SS9 2PU (Herschell Ward)

Demolish existing and erect single storey rear extension and erect roof extension at rear

OPPOSE: The proposal represents the loss of another bungalow and the Dormer being full width was in contravention of section 10.2.10 366 (SPD1 – Design and Townscape Guide 2009)

f) LOS/10/0179 SOS/10/01576/FUL

111 PALL MALL, LEIGH-ON-SEA, SS9 1RF (Elms Ward)

Alter front elevation

NO OBJECTION

g) LOS/10/0180 SOS/10/01221/FULH

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

Erect single storey side extension incorporating conservatory (amended proposal)

NO OBJECTION

- h) LOS/10/0181 SOS/10/01580/FULH
45 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)
Erect conservatory at rear

NO OBJECTION

- i) LOS/10/0182 SOS/10/01557/FULH
23 BRAEMAR CRESCENT, LEIGH-ON-SEA, SS9 3RL (Leigh Road Ward)
Erect single storey rear extension (amended proposal)

NO OBJECTION

- j) LOS/10/0183 SOS/10/01430/FUL
143-145 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JQ (St Clements Ward)
Erect single storey rear and side extension, extend existing vehicular access onto Lord Roberts Avenue and form bin store at rear

OPPOSE: The proposals represent overdevelopment of the site with a total lack of amenity space for the proposed dwelling as well as the existing flat. The vehicle access would result in loss of on-street parking places in a busy shopping area. The proposed bin store would only be accessible if the car was driven onto the road. If SBC are minded to grant the application the pavement should be reinstated to the new building line.

- k) LOS/10/0185 SOS/10/01646/FUL
1 RECTORY GROVE, LEIGH-ON-SEA, SS9 2HA (St Clements Ward)
Extend hours of opening to 07.00 – 00.00 on any day of the week (variation of condition 3 of planning permission SOS/10/04/01127/FUL states hours of opening 07.00 – 22.00 on any day of the week)

OPPOSE: The opening hours should be in line with the premises licensing hours. Monday to Saturday 07.00 – 23.30 and Sunday 7.00 – 22.00

- l) LOS/10/0186 SOS/10/01665/FULH
32 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)
Demolish garage, erect single storey side and rear extension

OPPOSE: The development would be detrimental to the street scene because of the loss of the architectural gap between the buildings.

- m) LOS/10/0187 SOS/10/01628/FULH
21 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2DY (St Clements Ward)
Erect single storey rear extension, install French doors and balcony at first floor rear and install replacement windows to all elevations

OPPOSE: The provision of a rear balcony would lead to a loss of privacy both real and perceived to the surrounding properties.

The meeting closed at 9.28pm