



Leigh-on-Sea Town Council

67 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
leighcouncil@btconnect.com www.essexinfo.net/leigh-on-sea

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 28th 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 David Vaughan

In Attendance: Paul Beckerson (Town Clerk), Paul Lawrence and Brian Houssart

The meeting opened at 7.40pm

40. APOLOGIES FOR ABSENCE
Cllr: Carole Mulroney

41. 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 Margaret Cotgrove – declared a PERSONAL interest in LOS/10/0200 – 2 Marine Close (knows neighbour)

Cllr Pat Holden – declared a PERSONAL interest in LOS/10/0202 – 1341-1347 London Road (friend of a neighbour)

Cllr Jerry Holden – declared a PERSONAL interest in LOS/10/0202 – 1341-1347 London Road (friend of a neighbour)

Cllr David Vaughan – declared a PERSONAL interest in LOS/10/0129 – 70 Burnham Road (acquaintance of a neighbour)

42. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 14th September 2010 were agreed and signed as a correct record by the Chairman with amendments 36(c) remove Cllr. Elaine Crystall, 39(c) change Flemming Road to Flemming Avenue and 39(j) the ward should be Leigh Road Ward.

43. PLANNING APPLICATIONS

a) LOS/10/0188 SOS/10/01658/FULH
222 STATION ROAD, LEIGH-ON-SEA, SS9 3BS (Bonchurch Ward)
Erect conservatory at rear
NO OBJECTION

b) LOS/10/0189 SOS/10/01609/FULH
127 BLENHEIM CHASE, LEIGH-ON-SEA, SS9 3BX

Erect fence to part boundary wall fronting Elmsleigh Drive and Blenheim Chase
No Comment (not in Town Council Area)

- c) LOS/10/0190 SOS/10/01627/FULH
140 MARINE PARADE, LEIGH-ON-SEA, SS9 3RB (Thames Ward)
Form recessed roof terrace with glass balustrades to front (part retrospective)
NO OBJECTION
- d) LOS/10/0191 SOS/10/01554/FUL
1418 LONDON ROAD, LEIGH-ON-SEA, SS9 2UL (Thames Ward)
Use part retail unit (class A1) as self-contained dwelling (class C3), alter side and rear elevations, reposition existing external staircase to first floor, install double gates at rear and layout parking space to side
NO OBJECTION
- e) LOS/10/0192 SOS/10/01705/FULH
3 SEA REACH, LEIGH-ON-SEA, SS9 1BL (St Clements Ward)
Erect single storey front extension
NO OBJECTION
- f) LOS/10/0193 SOS/10/01607/FUL
5-6 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clements Ward)
Erect single storey side extension and install window and shopfronts to side elevation
OPPOSE: The proposed extension is detrimental to the style and context of the Victorian building within the conservation area. There is also concern that the additional servery and summer entrance will result in members of public obstructing access to car park. The committee commented that there was a danger that the business was overtrading resulting in customers spilling over into public areas.
- g) LOS/10/0194 SOS/10/01654/FULH
43 TANKERVILLE DRIVE, LEIGH-ON-SEA, SS9 3DE (Bonchurch Ward)
Erect single storey extension at rear
OPPOSE: The extension would be detrimental to the amenity space at no. 45 because of its dominance.
- h) LOS/10/0195 SOS/10/01442/FUL
14 GRANGE ROAD, LEIGH-ON-SEA, SS9 2HS (Elms Ward)
Form hardstanding vehicular access onto Grange Road
NO OBJECTION subject to the surface being permeable and an element of soft landscaping is retained as is evident in the adjoining properties.
- i) LOS/10/0196 SOS/10/01729/FULH
17 CARLTON DRIVE, LEIGH-ON-SEA, SS9 1DE (Leigh Road Ward)
Demolish garage, erect single storey rear and side extensions incorporating double garage and extend balcony at first floor rear
OPPOSE: The proposed balcony would be detrimental to the amenity value of the adjoining properties by virtue of overlooking.
- j) LOS/10/0197 SOS/10/01763/TCA
26 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Prune three maple trees to rear (application for works to trees in a conservation area)

NO OBJECTION

- k) LOS/10/0198 SOS/10/01754/FUL
51 BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Install new shopfront and replace window to first floor front elevation
NO OBJECTION: It was thought that the addition of a transom in the upper window would produce a result more in keeping with surrounding properties in the conservation area.
- l) LOS/10/0199 SOS/10/01657/FULH
71 THAMES DRIVE, LEIGH-ON-SEA, SS9 2XQ (Thames Ward)
Erect single storey side and rear extension
NO OBJECTION
- m) LOS/10/0200 SOS/10/01718/FULH
2 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RD (Thames Ward)
Erect part two storey/part first floor side extension and porch to front
OPPOSE: It was considered that the proposed development represented overdevelopment of the site.
- n) LOS/10/0201 SOS/10/01694/FUL
4 STERLING HALL 11-13 ELM ROAD, LEIGH-ON-SEA, SS9 1HT (St Clements Ward)
Use café (Class A3) as bridal-wear retail (Class A1)
NO OBJECTION
- o) LOS/10/0202 SOS/10/01494/FUL
1341-1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)
Form vehicular access onto London Road

Cllr Donald Fraser declared a PERSONAL interest as his son was employed in a neighbouring property.

The meeting adjourned to allow Paul Lawrence to speak
Mr Lawrence's view was that the proposed wider access would result in loss of parking and create further parking stress in an area already suffering from inconsiderate parking by traders.
The meeting reconvened
OPPOSE: The proposed widening of the access would result in the loss of on-street parking in an area of intense parking stress bearing in mind the close proximity of the West Leigh Schools and Cemetery.
- p) LOS/10/0203 SOS/10/01788/FULH
19 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect single storey rear extension
NO OBJECTION
- q) LOS/10/0204 SOS/10/01789/FULH
3 WESTCLIFF DRIVE, LEIGH-ON-SEA, SS9 2LB (Herschell Ward)
Erect dormer window to rear, rooflight to front and window to side
OPPOSE: The proposed dormer was not incidental to the roofscape and would be intrusive by overlooking 44 Salisbury Road.

- r) LOS/10/0205 SOS/10/01696/FULH
8 HARLEY STREET, LEIGH-ON-SEA, SS9 2NJ (Thames Ward)
Install extract flue to rear (retrospective)
OPPOSE: The proposed flue's discharge could cause nuisance and loss of amenity to the adjoining properties
- s) LOS/10/0206 SOS/10/01756/FUL
51 BROADWAY, LEIGH-ON-SEA, SS9 1PA (St Clements Ward)
Erect external staircase at rear
NO OBJECTION

44. PLANNING APPEALS

- a) LOS/10/0129 SOS/10/00970/FUL

70 BURNHAM ROAD, LEIGH-ON-SEA SS9 2JS (Herschell Ward)

Demolish existing Health Clinic and erect two pairs of semi-detached dwellings.

The committee OPPOSE this appeal for the reasons previously submitted below and support Southend Borough Council's reasons for refusal.

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

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, bulk and height, contrary to saved BLP Policy C11 which will be exacerbated by gable ends, which are also out of character with the surroundings, contrary to the saved BLP Policy H5. The detrimental impact of the scale and massing is further exacerbated by having the rear extension at ridge height.

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 loss of the tree on the north side would increase the loss of privacy.

Southend Borough Council refused the application for the following reasons:

The proposed development by reason of its design and appearance will be incongruous and out of keeping with the general character of the surrounding area to the detriment of the street scene and its general character and appearance in which respect it is contrary to the guidance set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1); Planning Policy Statement 3: Housing (PPS3); policies KP2 and CP4 of the Southend on Sea Core Strategy (2006); policies C11 and H5 of the Borough Local Plan; and, the Southend on Sea Design and Townscape Guide (2009).

The provision of one off-street parking space per dwelling unit is insufficient to serve the four bedroomed houses and would be likely to result in additional on street parking in Burnham Road to the detriment of the free flow of traffic and highway safety contrary to policies T11 and T8 of the Borough Local Plan and CP3 of the Core Strategy DPD1.

The meeting closed at 9.20pm