



Leigh-on-Sea Town Council

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



QUALITY
TOWN
COUNCIL

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 12th OCTOBER 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

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

The meeting opened at 7.40pm

45. APOLOGIES FOR ABSENCE
None

46. 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 Donald Fraser – declared a PREJUDICIAL interest in 48(d) 29-39 Glendale Gardens – (property opposite is owned by his son)

Cllr Donald Fraser – declared a PREJUDICIAL interest in 48(e) 14 Theobalds Road – (known to a former work colleague who owns a property adjacent)

47. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 28th September 2010 were agreed and signed as a correct record by the Chairman with amendments 41 Marine Close not Parade; Burnham Road not Avenue and 43(b) remove (St James Ward).

48. PLANNING APPLICATIONS

a) LOS/10/0207 SOS/10/01803/FULH
29 WOODLANDS PARK, LEIGH-ON-SEA SS9 3TX (Highlands Ward)
Erect single storey rear extension
NO OBJECTION

b) LOS/10/0208 SOS/10/01804/FULH
21 CARLTON DRIVE, LEIGH-ON-SEA SS9 1DE (Leigh Road Ward)
Erect garage at front and single storey side and rear extension
NO OBJECTION

c) LOS/10/0209 SOS/10/01786/FULH
61 MARINE AVENUE, LEIGH-ON-SEA SS9 2JD (Herschell Ward)
Erect single storey side and rear extension
NO OBJECTION

Cllr Donald Fraser left the meeting

- d) LOS/10/0210 SOS/10/01684/FUL
29 – 39 GLENDALE GARDENS, LEIGH-ON-SEA SS9 2AT (Elms Ward)
Demolish existing building, erect 5 two storey dwelling houses and lay out car parking spaces at rear
NO OBJECTION
- e) LOS/10/0211 SOS/10/01758/FULH
14 THEOBALDS ROAD, LEIGH-ON-SEA SS9 2NE (Herschell Ward)
Erect two storey rear extension
NO OBJECTION

Cllr Donald Fraser returned to the meeting

- f) LOS/10/0212 SOS/10/01791/FULH
2 HAMBORO GARDENS, LEIGH-ON-SEA SS9 2NR (Thames Ward)
Erect single storey rear extension
NO OBJECTION
- g) LOS/10/0213 SOS/10/01830/FULH
271 WESTERN ROAD, LEIGH-ON-SEA SS9 2QU (Thames Ward)
Erect two storey side extension.

Cllrs Mike Dolby, Pat & Jerry Holden all declared a PERSONAL interest in the application as they are known to one of the objectors.

OPPOSE: The proposals have the effect of terracing due to width and it is considered overdevelopment of the site.

- h) LOS/10/0213 SOS/10/01726/FULH
96 LEIGH HILL, LEIGH-ON-SEA SS9 1AR (St Clements Ward)
Demolish front boundary wall lay out vehicular hardstanding, erect 1m high retaining wall, install tubular handrails and form vehicular access onto Leigh Hill.

OPPOSE: It is detrimental to the street scene in a conservation area and would result in a loss of on-street parking. SPD 1 (324) states “Front Gardens in particular should be maintained as planted areas wherever possible” and (325) “where there is adequate space...landscaping and partial enclosure of the frontage with a traditional boundary wall or railings.” There are hardstandings at 90-92 and the addition of a further hardstanding at 96 would alter the balance between soft and hard landscapes in this terrace.

- i) LOS/10/0185 SOS/10/01646/FUL (Amended Details)
1 RECTORY GROVE, LEIGH-ON-SEA SS9 2HA (Elms Ward)
Extend hours of opening to 08:00 – 00:00 on Monday – Saturday and 10:00 – 22:30 on Sunday (Variation of Condition 3 of Planning Permission SOS/04/01127/FUL states hours of opening 7:00 -22:00 on any day of the week)
NO OBJECTION

49. PLANNING APPEALS

- a) LOS/10/0116 SOS/10/00661/FUL

37 BROADWAY, LEIGH-ON-SEA SS9 1PA (St Clements Ward)

Install new shopfront (retrospective)

The Committee OPPOSE this appeal for the reasons stated below and support SBC's reasons for refusal. In addition the Town Council wish to be represented at the appeal.

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

On the grounds that the design and materials are out of keeping and incongruous in the street scene and do not preserve or enhance the Conservation Area contrary to BLP Policies C4, C7 and C11, Core Strategy (DPD1) Policy CP4 (The Environment and Urban Renaissance), Supplementary Planning Document: Design & Townscape Guide (11.3 Signage and Advertising) and Planning Advice note 6 (Security Shutters).

Southend Borough Council refused the application for the following reasons:

The proposed development, by reason of its inappropriate design, would be detrimental to the appearance of the building and fail to preserve or enhance the character and appearance of the Clifftown Conservation Area. As such the proposal is contrary to PPS55, DPD1 (Core Strategy) policies KP2 and CP4, Borough Local Plan policies C4 and C7 and Supplementary Planning Document: Design & Townscape Guide.

b) LOS/10/0126 SOS/10/01018/FULM

135 – 139 BROADWAY, LEIGH-ON-SEA, SS9 1PJ (St Clements Ward)

Erect part four/part two storey building comprising of 33 retirement apartments and guest bedroom, form vehicular access onto the Broadway, lay out 10 car parking spaces, motorised scooter parking spaces, bin store and amenity area.

The Committee OPPOSE this appeal for the reasons stated below and support SBC's points 2, 3 and 4 for refusal.

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

Insufficient parking for residents contrary to BLP Policy T11.

Southend Borough Council refused the application for the following reasons:

1. The proposed development, by virtue of the void in the building created by the vehicle access, the proliferation of windows and of varying types, lack of an entrance feature and the siting of the building in Leighton Avenue, by reason of its design, appearance, siting and layout would result in an overly prominent building detrimental to the character and appearance of the Broadway and an incongruous development, out of keeping with the character and layout of Leighton Avenue, contrary to Policies KP2 and CP4 of the Core Strategy (DPD1), Policy C11 of the Borough Local Plan and the Design and Townscape Guide, 2009 (SPD1).

2. The proposed development fails to provide satisfactory on-site renewable options to ensure that 10% of the energy needs of the new development are met, contrary to Policies KP2 and CP4 of the Core Strategy (DPD1) and the Design and Townscape Guide, 2009 (SPD1).

3. In the absence of a signed legal agreement, the proposed development fails to: i) provide affordable housing in accordance with Policy CP8 of the Core Strategy (DPD1), and ii) give safe vehicular access to the site by securing the provision of a 'ghost lane' on the adjacent public highway, which will offer a protected right turn when entering the site from the east along Leigh Road. As such, the proposal would fail to meet local housing needs and is also likely to result in a detrimental effect in terms of highway safety, contrary to Planning Policy Statement 3, Policies KP2, KP3, CP3, CP6 and CP8 of the Core Strategy (DPD1) and Policy T8 of the Borough Local Plan.

4. The proposed development, by virtue of an insufficient level of off-street parking provision, would place additional pressures on on-street parking to the detriment of highway safety and efficiency, contrary to Policy T11 of the Southend on Sea Borough Local Plan 1994 and Policy CP3 of the Southend on Sea Borough Core Strategy 2007.

The meeting closed at 8.24pm