



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 26th OCTOBER 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Paul Beckerson (Town Clerk), Paul Lawrence and 8 Members of the public.

The meeting opened at 7.32pm

50. APOLOGIES FOR ABSENCE

Cllr M Dolby

51. 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 Carole Mulroney – declared a PREJUDICIAL interest in 55 Southend Airport – (Her firm undertakes work on behalf of Southend BC in this matter)

52. MINUTES OF THE PREVIOUS MEETINGS

The minutes of Planning meeting 12th October 2010 were agreed and signed as a correct record by the Chairman.

53. PLANNING APPLICATIONS

a) LOS/10/0217 SOS/10/01748/FULM

258 LEIGH ROAD, LEIGH-ON-SEA SS9 1BW (Leigh Road Ward)

Demolish buildings, erect 5 storey building incorporating 720sqm replacement leisure facility (class D2) and 20 self contained flats with balconies/terraces and 4 storey building incorporating 18 self contained flats, lay out parking at basement level, refuse store and amenity area and form vehicular access onto Maple Avenue (amended proposal)

The Council had received three letters of objection.

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

The building was considered too high especially from Leigh Cliff Road. There were safety concerns over the vehicular entrance in Maple Road. The reduction in parking spaces for use by staff and customers of the existing leisure facility would further exacerbate the existing parking stress.

The meeting reconvened.

OPPOSE for the following reasons:

1. Although sporting, leisure and recreational facilities are offered, they do not meet the social needs of the age range and families using the current facilities.
2. Contrary to retained BLP Policy C11, it does not create a satisfactory relationship with its surroundings, by reason of form, scale, massing, height, density or inappropriate design.
3. Contrary to retained BLP Policy H5, it does not respect the neighbouring development in Leigh Road or Maple Avenue and Leigh Cliff Road, nor does it respect the existing residential amenities and character of the locality.
4. Contrary to retained BLP Policy H7, it is an over intensive and dominating development.
5. With a continuous development of flats along a considerable stretch of Leigh Road, a canyon effect will be created, and there will be an almost continuous façade of high flat developments, which will overshadow properties on the north side of Leigh Road and create a hostile appearance, incompatible with planning out crime and disorder.
6. Maple Avenue, which already acts as an access to a major block of flats will carry further traffic, and lose its character as a quiet residential road. Contrary to BLP Policy T8 'the application will have a 'materially adverse impact on highway safety and movement'. Increased vehicle movement along a residential road.
7. This is an area of parking stress, the additional parking requirements of this development, in addition to the existing flats. There is no provision for visitor or leisure users parking, which will cause additional stress on surrounding roads.
8. There will be a loss of light to adjoining properties in Maple Avenue and Leigh Cliff Road as a result of the bulk and location of the building.
9. There will be a loss of privacy due to the balconies overlooking adjoining properties.

b) LOS/10/0215 SOS/10/01761/FUL

17 WOODFIELD GARDENS, LEIGH-ON-SEA SS9 1EW (Leigh Road Ward)

Erect UPVC conservatory accessible from rear kitchen

NO OBJECTION

c) LOS/10/0216 SOS/10/01814/EXTM

87 RECTORY GROVE, LEIGH-ON-SEA SS9 2HA (St Clements Ward)

Variation of condition 07 of planning permission 10/01426/EXTM dated the 23rd September 2010 for (erection of community hall and 20 flats) to allow for a revised basement parking area over one level

NO OBJECTION

d) LOS/10/0218 SOS/10/01832/FUL

42 BROADWAY, LEIGH-ON-SEA SS9 1AJ (St Clements Ward)

Vary opening hours from 9.00-23.00 Tuesday-Thursday, 9.00-23.30 Friday-Saturday, 9.00-23.00 Sunday and 9.00-21.00 Monday (variation of condition 03 on planning application SOS/07/00695/FUL allowed on appeal 25.7.2008 which states the use hereby permitted shall not take place other than between the hours of 8.00 and 21.00)

OPPOSE: There was concern that later opening hours would cause nuisance to neighbouring residential properties in Victoria Road due to people congregating outside on the decking.

Members also noted that the front part of the building which was dedicated to retail use was slowly becoming part of the Coffee Lounge area.

- e) LOS/10/0219 SOS/10/01837/FULH
93 LORD ROBERTS AVENUE, LEIGH-ON-SEA SS9 1ND (Leigh Road Ward)
Erect single storey and roof extensions at rear (amended proposal)
OPPOSE: While the revised proposal is more in harmony with the design of the building, it is still obtrusive on the street scene resulting in the loss of a smaller property; furthermore the side facing dormers would overlook the neighbouring properties resulting in a loss of privacy.
- f) LOS/10/0220 SOS/10/01886/TCA
40 CANVEY ROAD, LEIGH-ON-SEA SS9 2NN (Thames Ward)
Fell two ash trees to front and one ash tree at rear (application for works to trees within a conservation area)
NO OBJECTION: Subject to arboriculturist opinion.
- g) LOS/10/0221 SOS/10/01868/FULH
74 UNDERCLIFF GARDENS, LEIGH-ON-SEA SS9 1ED (Leigh Road Ward)
Erect detached garage at rear
OPPOSE: The proposed garage by reason of width and depth would result in the loss of view of the estuary.
- h) LOS/10/0222 SOS/10/01934/FULH
68 HIGH CLIFF DRIVE, LEIGH-ON-SEA ESSEX SS9 1DG (Leigh Road Ward)
Erect first floor conservatory to south elevation (amended proposal)
NO OBJECTION

54. PLANNING APPEALS

Planning Appeal against refusal of Householder Application:

- a) LOS/10/0180 SOS/10/01221/FULH

8 MARINE CLOSE, LEIGH-ON-SEA, SS9 2RD

Erect single storey side extension incorporating conservatory (amended proposal)

No objection from Leigh Town Council.

Southend Borough Council refused the application for the following reason:

The proposed extension, by reason of its height, depth, scale and design, taken together with the difference in land levels between the application site and the neighbouring property, would result in an overbearing and overly dominant extension which would be detrimental to the amenities of the neighbouring occupier at no. 7 Marine Close, 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).

The committee **noted** the appeal.

55. SOUTHEND AIRPORT CONSULTATIVE COMMITTEE REPORTS

The reports of the meetings of 16th July 2010 and 18th August 2010 were noted.

56. BUDGET 2011/12

Members discussed the attached report and made the following recommendations.

That the budget allocation for Southend Airport Consultation of £2000 should be removed.

The adjusted staff costs reflect the likely outturn for 2010/11.

2nd Draft Planning budget - Committee Recommendations 26-10-10

| Heading | Income | Expenditure |
|-----------------------|----------|--------------|
| Staff costs | 0 | 4,100 |
| Planning | 0 | 500 |
| Southend Airport | 0 | 0 |
| Other items (specify) | 0 | 0 |
| Total | 0 | 4,600 |

Outturn 2010/11 (Half Year)

| Heading | Income | Expenditure | Actual Expenditure | Balance | % Spent |
|-----------------------|----------|--------------|--------------------|--------------|--------------|
| Staff costs | 0 | 3,500 | 2,061.03 | 1,439 | 58.89 |
| Planning | 0 | 500 | 0.00 | 500 | 0.00 |
| Southend Airport | 0 | 2,000 | 0.00 | 2,000 | 0.00 |
| Other items (specify) | 0 | 0 | 0.00 | 0 | |
| Total | 0 | 6,000 | 2,061.03 | 3,939 | 34.35 |

The meeting closed at 8.56pm