



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 23rd NOVEMBER 2010 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Margaret Cotgrove (Chairman), Mike Dolby, Pat Holden and Jerry Holden

In Attendance: Paul Beckerson (Town Clerk), Paul Lawrence and 4 Members of the public.

The meeting opened at 7.33pm

61. APOLOGIES FOR ABSENCE

Cllrs Donald Fraser and Carole Mulroney

62. 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.

Cllrs Pat and Jerry Holden declared a Personal Interest in the allotments as Tenants

63. MINUTES OF THE PREVIOUS MEETINGS

The minutes of Planning meeting 9th November 2010 were agreed and signed as a correct record by the Chairman.

64. PLANNING APPLICATIONS

a) LOS/10/0233 SOS/10/2023/FUL

LEIGH ALLOTMENT GARDENS R/O 83 MANCHESTER DRIVE, LEIGH-ON-SEA, (St James Ward)

Erect a portable building, decked area and fencing on plot 77 (retrospective) (amended proposal)

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

Members of LOSALGA spoke in support of the application. In a survey conducted by the society 60 members backed the proposals with only 6 being against.

The meeting was reopened

NO OBJECTION

b) LOS/10/0227 SOS/10/01949/TCA

29 SEAVIEW ROAD, LEIGH-ON-SEA SS9 1AT (St Clements Ward)

Prune tree at side (Application for works to a tree within a Conservation Area)

BECAUSE THE APPLICATION CONTAINED INADEQUATE INFORMATION; NO DESCRIPTION OF THE TREE TYPE OR LOCATION, THE COMMITTEE WERE UNABLE TO MAKE REPRESENTATIONS. THEY ASKED THAT SBC ENSURE THAT IN FUTURE IN APPLICATIONS OF THIS TYPE ALL THE INFORMATION IS AVAILABLE

- c) LOS/10/0228 SOS/10/01908/FUL
125 LEIGH ROAD, LEIGH-ON-SEA SS9 1JH (Leigh Road Ward)
Install new shopfront with retractable canopies, layout tables and chairs onto Dundonald Drive and Leigh Road and erect new staircase at rear

NO OBJECTION subject to the folding doors being closed after 20.00 if the premises opened into the evening (disturbance to neighbours)

- d) LOS/10/0229 SOS/10/01937/FULH
214 HIGHLANDS BOULEVARD, LEIGH-ON-SEA SS9 3QX (Highlands Ward)
Demolish garage, erect single storey side and rear extension

NO OBJECTION

- e) LOS/10/0230 SOS/10/01953/FULH
82 GRANGE ROAD, LEIGH-ON-SEA SS9 2HT (Herschell Ward)
Erect single storey rear extension (amended proposal)

NO OBJECTION

- f) LOS/10/0231 SOS/10/2039/TCA
26 SEAVIEW ROAD, LEIGH-ON-SEA SS9 1AT (St Clements Ward)
Prune various trees to rear (Application for works to trees within a Conservation Area)

NO OBJECTION

- g) LOS/10/0232 SOS/10/2002/FUL
1737 LONDON ROAD, LEIGH-ON-SEA SS9 2SW (Highlands Ward)
Alter and install new shopfront, erect first floor rear and rear roof extensions and create one self contained flat.

OBJECTION: There is no separate access to the proposed second floor flat. The dormer is not incidental in the roof space as it is too large. Insufficient parking is provided for the two flats.

65. PLANNING APPEALS

- a) LOS/10/0161 SOS/10/01349/FUL

45-45A BROADWAY, LEIGH-ON-SEA, SS9 1PA

Use 45A Broadway in the evening as an ancillary area to 45 Broadway (Retrospective)

The committee supported SBC's objections but in the event of a successful appeal reiterated their previous comments that it would like to see the evening use commence at 19.00 as opposed to 18.00 as stated in the application.

Southend Borough Council refused the application for the following reason:

The proposed use of 45A Broadway in the evening as an ancillary area to 45 Broadway (A3) would create a sui generis use that results in a situation where there is a loss of retailing activity (A1). This leads to a reduction below the 80% threshold for retail uses within the street block. This is considered to harm the retail function of this primary shopping centre, and have an adverse impact on the vitality and viability of the centre, contrary to Policies S1 and S5 of the Borough Local Plan CP1 and CP2 of the Core Strategy, and guidance contained within PPS6: Town Centres. Moreover, such a proposal would create an undesirable precedent that would encourage other similar applications to the detriment of the retail function of this primary shopping centre.

The meeting closed at 8.17pm