



Leigh-on-Sea Town Council

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON FRIDAY 21st JANUARY 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Margaret Cotgrove (Chairman), Mike Dolby, Donald Fraser, Jerry Holden, Pat Holden, and Carole Mulrone

In Attendance: Cllr Hilary Davison (until min 82(b)), Andy Exley (Events & Planning Officer), Paul Lawrence (until 82(c))

The meeting opened at 7.30pm

79. APOLOGIES FOR ABSENCE
Cllr Elaine Crystall

80. 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 is a Church Officer at St Clements Church

81. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 5th January 2011 were agreed and signed as a correct record by the Chairman.

82. PLANNING APPLICATIONS

a) LOS/11/0026 SOS/10/02291/FULH

3 Westcliff Drive, Leigh-on-Sea SS9 2LB (Herschell Ward)

Erect dormer windows to rear, roof light to front and window to side (amended proposal).

The meeting was adjourned to allow the owners of 3 Westcliff Drive to speak

House owners explained they had consulted Southend Borough Council whilst preparing the plans, and the windows would be partially obscure glazed.

The meeting reconvened

Oppose: Ridge line of dormers is too high, and proposed plans would have an overlooking effect.

- b) LOS/11/0020 SOS/10/02198/FULH
15 Station Road, Leigh-on-Sea SS9 1ST (Elms Ward)
Erect single storey side and rear extension.

The meeting was adjourned to allow Cllr Hilary Davison to speak

Cllr Hilary Davison was representing neighbour Mrs Beryl Skinner of 7 Station Road. She was concerned about the loss of light and dominating effect the proposed building would cause to her property.

The meeting reconvened

Oppose: Proposed building would have a dominating effect on neighbouring property, and cause considerable loss of light.

- c) LOS/11/0013 SOS/10/01884/TEL
39 Broadway, Leigh-on-Sea SS9 1PA (St Clements Ward)
Erect a broadband telecommunications cabinet on highway.
Oppose: Overburdening the highway and pedestrian flow, also visually intrusive in the conservation area.
- d) LOS/11/0014 SOS/10/01992/FUL
37 Broadway, Leigh-on-Sea SS9 1PA (St Clements Ward)
Install new shop front.
Oppose: Does not enhance or comply with conservation area guide lines.
- e) LOS/11/0015 SOS/10/01993/ADV
37 Broadway, Leigh-on-Sea SS9 1PA (St Clements Ward)
Install externally illuminated fascia sign to front and side elevations, an externally illuminated projecting box sign and an internally illuminated internal circular light.
Oppose: Lights to be turned off when shop is closed.
- f) LOS/11/0016 SOS/10/02194/FULH
31 Pavilion Drive, Leigh-on-Sea SS9 3JR (St James Ward)
Erect single storey rear extension.
No Objection
- g) LOS/11/0017 SOS/10/02078/ADV
1446 London Road, Leigh-on-Sea SS9 2UW (Thames Ward)
Install two internally illuminated poster frames and reposition two existing internally illuminated poster frames.
No Objection
- h) LOS/11/0018 SOS/10/02227/EXTN
Our Lady of Lourdes Church, Cliffsea Grove, Leigh-on-Sea SS9 1NG (Leigh Road Ward)
Demolish existing church hall; erect replacement two storey hall linked to church by covered walkways, lay out car and cycle parking and form landscaping (amended proposal) (application to extend the time limit for implementation following planning permission 07/01634/FUL dated 09/01/2008).
No Objection

- i) LOS/11/0019 SOS/10/02217/FULH
65 Olive Avenue, Leigh-on-Sea SS9 3PU (Highlands Ward)
Erect single storey side extension.
No Objection
- j) LOS/11/0021 SOS10/02247/FUL
19 Westcliff Drive, Leigh-on-Sea SS9 2LB (Herschell Ward)
Erect single storey rear extension and form hardstanding and vehicular crossover onto Westcliff Drive (amended proposal).
No Objection
- k) LOS/11/0022 SOS/10/02274/FUL
12 Marine Close, Leigh-on-Sea SS9 2RD (Thames Ward)
Demolish existing property and erect detached dwellinghouse with balconies to front and rear elevations.
Oppose: Real and perceived overlooking effect, plus overdevelopment of the site.
- l) LOS/11/0023 SOS/10/02265/FULH
32 Harley Street, Leigh-on-Sea SS9 2NJ (Thames Ward)
Demolish Garage, erect single storey side and rear extension (amended proposal).
Oppose: The development would be detrimental to the street scene because of the loss of the architectural gap between the buildings.
- m) LOS/11/0024 SOS10/02285/AD
St Clements Church, Church Hill, Leigh-on-Sea SS9 2DE (St Clements Ward)
Application for approval of details pursuant to conditions two (materials) and three (detailed drawings) of planning permission 09/00693/FUL dated 13/07/2009.
No Objection
- n) LOS/11/0025 SOS/10/02152/FUL
53 Elm Road, Leigh-on-Sea SS9 1SP (Elms Ward)
Install window at front to first floor.
No Objection
- o) LOS/11/0027 SOS/10/02049/FULH
45 Chalkwell Park Drive, Leigh-on-Sea SS9 1NH (Leigh Road Ward)
Erect two storey side and rear extension with roof extension to rear.
Oppose: Obtrusive loss of light to neighbours, unbalances street scene, and overdevelopment of street block.

83) CAR PARKING STANDARDS PPG 13 INTRODUCED 03.01.2011

Development plan policies are no longer required to set maximum levels for parking. However, the maximum levels for major developments above certain thresholds remain in force and these are to be applied as a maximum throughout England. These do not include residential development, however, so there is no restriction on the number of car parking spaces that can be provided in new residential developments.

Development plans could now set maximum parking standards for developments. The previous restriction against minimum standards (excluding disabled parking) has been deleted.

Local authorities will determine the appropriate level of parking charges, rather than working within the context set by Regional Transport Strategies.

The approach to parking enforcement is to be "proportionate".

The meeting closed at 9.00pm