



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 8th FEBRUARY 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Andy Exley (Events & Planning Officer), and Paul Lawrence

The meeting opened at 7.32pm

84. APOLOGIES FOR ABSENCE

None

85. 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 has a personal interest in Portchester Court, Chalkwell Park Drive, Leigh-on-Sea SS9 1NR.

Cllr Elaine Crystall has a personal interest in Oak Lodge, Salisbury Road, Leigh-on-Sea SS9 2JL, and prejudicial interest in 42 Broadway, Leigh-on-Sea SS9 1AJ.

86. MINUTES OF THE PREVIOUS MEETINGS

The minutes of Planning meeting 21st January 2011 were agreed and signed as a correct record by the Chairman.

87. PLANNING APPLICATIONS

a) LOS/11/0028 SOS/10/02284/FUL

45-45a Broadway, Leigh-on-Sea SS9 1PA (St Clements Ward)

Change of use from Sui Generis (class A1/A3) to Sui Generis (class A3/A4).

No Objection – subject to there being a legal requirement that Avalon reverts to class A1 use.

Cllr Elaine Crystall left the room for the following item

b) LOS/11/0029 SOS/10/02196/FUL

42 Broadway, Leigh-on-Sea SS9 1AJ (St Clements Ward)

Install air condenser units on roof.

No Objection – subject to the proposal conforming to noise regulations.

Cllr Elaine Crystall re-entered the room

- c) LOS/11/0030 SOS/11/00063/FULH
36 Lord Roberts Avenue, Leigh-on-Sea SS9 1NE (Leigh Road Ward)
Erect single storey extension.
No Objection
- d) LOS/11/0031 SOS/10/02149/FULH
77 Herschell Road, Leigh-on-Sea SS9 2PU (Herschell Ward)
Erect dormer windows to front and roof extension at rear.
Oppose – Loss of a bungalow in an area that is predominantly bungalows.
Rear dormer is excessively large and not incidental in the roof space.
- e) LOS/11/0032 SOS/10/02258/FULH
47 Leigh Cliff Road, Leigh-on-Sea SS9 1DN (Leigh Road Ward)
Erect single storey extension incorporating first floor terrace (part retrospective) (amended proposal).
Oppose – Proposal would have a detrimental impact to the amenity of the adjoining properties, particularly that to the North, by reason of loss of privacy. If Southend Borough Council does approve this proposal, we would ask for a condition to erect an obscure screen on the North side of the terrace/balcony.
- f) LOS/11/0033 SOS/11/00033/FULH
39 Harley Street, Leigh-on-Sea SS9 2NJ (Thames Ward)
Demolish existing garage, erect two storey side extension incorporating integral garage, roof extension and part single/part two storey extension north elevation.
Oppose – The proposal built up to two storey extends up to the boundary. The North elevation is overdeveloped, and is detrimental to the street scene.
- g) LOS/11/0034 SOS/10/01887/TEL
8 Norman Terrace, Leigh-on-Sea SS9 (St Clements Ward)
Erect Broadband telecommunications cabinet on highway.
No Objection – subject to every effort be made to maintain the nearby wall.
- h) LOS/11/0035 SOS/10/01995/AMDT
24 Chalkwell Park Drive, Leigh-on-Sea SS9 1NJ (Elms Ward)
Remove single storey rear extensions (minor material amendment to planning application 08/00456/FUL).
No Objection
- i) LOS/11/0036 SOS10/02024/FULH
96 Marguerite Drive, Leigh-on-Sea SS9 1NW (Leigh Road Ward)
Alter front elevation.
No Objection
- j) LOS/11/0037 SOS/10/02225/FUL
100-102 Glendale Gardens, Leigh-on-Sea SS9 2AY (Elms Ward)
Conversion of ground floor shop (class A1) and first floor office (class A2) into four self contained flats.
No Objection – we ask that improvement be made to the layout of the fenestration to the front elevation to achieve a better relationship with the first floor windows.

k) LOS/11/0038 SOS/11/00086/FULH
24 Percy Road, Leigh-on-Sea SS9 2LA (Herschell Ward)
Erect single storey rear extension.
No Objection

l) LOS/11/0039 SOS11/00049/FULH
21 Woodlands Park, Leigh-on-Sea SS9 3TX (Highlands Ward)
Erect first floor rear extensions.
No Objection

m) LOS/11/0040 SOS/10/02283/FUL
229 – 231 Leigh Road, Leigh-on-Sea SS9 1JA (Leigh Road Ward)
Erect single storey rear extension.
Oppose – The loss of the delivery yard will mean that all future deliveries will be from the road in an area of traffic hazard. Also, the proposal is detrimental to the appearance of the building and the possible repositioning of the air conditioning units may cause disturbance.

n) LOS/11/0041 SOS/11/00093/FULH
68 Undercliff Gardens, Leigh-on-Sea SS9 1ED (Leigh Road Ward)
Erect conservatory to north elevation, erect first floor extension to south elevation and alterations to elevations.
No Objection

Cllr Elaine Crystall left the room for the following item

o) LOS/11/0042 SOS/11/00077/FUL
Oak Lodge, Salisbury Road, Leigh-on-Sea SS9 2JL (Herschell Ward)
Form additional floor to create self contained flat, alter elevations and lay out additional parking space at rear.
Oppose – The proposed roof terraces and windows would be detrimental to the amenities of the neighbouring properties by reason of overlooking and loss of privacy both actual and perceived. The additional floor will cause overshadowing to the property to the north. The additional height and the changes to the front elevation will be detrimental to the street scene as they are inappropriate in a road of predominantly two storey houses of traditional design.

Cllr Elaine Crystall re-entered the room

p) LOS/11/0043 SOS/11/00122/TPO
Portchester Court, Chalkwell Park Drive, Leigh-on-Sea SS9 1NR (Leigh Road Ward)
Prune seven Lime Trees to southern boundary (application for works to trees covered by a Tree Preservation Order).
No Objection

q) LOS/11/0044 SOS/11/00131/CLP
21 Tankerville Drive, Leigh-on-Sea SS9 3DE (Bonchurch Ward)
Extension at rear and dormers at sides (lawful development certificate proposed).
Oppose – Loss of a bungalow in an area that is predominantly bungalows. Dormers are not incidental in the roof-space and will have a detrimental effect on adjoining properties.

r) LOS/11/0045 SOS/11/00136/FULH
92 Tattersall Gardens, Leigh-on-Sea SS9 2QZ (Thames Ward)
Demolish lean-to and detached garage at rear and erect single storey rear extension.
No Objection

s) LOS/11/0046 SOS/11/00028/FUL
96 Marine Parade, Leigh-on-Sea SS9 2NL (Thames Ward)
Convert hipped roof to gable end to form accommodation in roof space.
No Objection

t) LOS/11/0047 SOS/11/00056/FULH
29 Seaview Road, Leigh-on-Sea SS9 1AT (St Clements Ward)
Replace existing roof with Welsh slate tiles and install wooden sash windows and double wooden doors to front.
No Objection

88) PUBLIC FOOTPATH

95 Rectory Grove, Leigh-on-Sea SS9 2 (Elms Ward)

Southend Borough Council are proposing to install black APT flexi bollards with built-in reflector strips which would allow emergency vehicles unimpeded access should it be required.

Southend Borough Council to be informed that "The Classic" APT flexi Bollard should be installed to comply with the Conservation area.

89) PROPOSED BASE STATION INSTALLATION (PRE-PLANNING PUBLIC CONSULTATION)

149 Leigh Road, Leigh-on-Sea SS9 1JF (Leigh Road Ward)

Sitec have considered several sights for the proposed base station. It is recommended that the preferred location for the base station is Leighcliff Heights.

The meeting closed at 9.30pm