



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 22nd FEBRUARY 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Andy Exley (Events & Planning Officer).

The meeting opened at 7.30pm

90. APOLOGIES FOR ABSENCE
None

91. 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 has a prejudicial interest in 21 – 23 Glendale Gardens, Leigh-on-Sea SS9 2AP.

Cllr Elaine Crystall has a prejudicial interest in 44 – 46 Broadway, Leigh-on-Sea SS9 1AH.

92. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 8th February 2011 were amended from stating the last meeting occurred on Friday 8th February 2011 to Tuesday 8th February 2011, they were then agreed and signed as a correct record by the Chairman.

93. PLANNING APPLICATIONS

- a) a) LOS/11/0048 SOS/11/00108/FUL
Southside 260 – 280 Leigh Road, Leigh-on-Sea SS9 1DL (Leigh Road Ward)
Change of use from residential (class C3) to fitness suite (sui generis) (retrospective).
No objection.
- b) LOS/11/0049 SOS/11/00165/FULH
15 Dundee Avenue, Leigh-on-Sea SS9 3SA (Highlands Ward)
Erect single storey side extension.
No objection.
- c) LOS/11/0050 SOS/11/00166/FULH
2 Marine Avenue, Leigh-on-Sea SS9 2JE (Elms Ward)
Erect single storey rear extension.
Oppose – the proposal represents an overdevelopment of the site and would be detrimental to the amenities of the adjoining property by reason of dominance, loss of light and creation of a possible 'well' situation.
- d) LOS/11/0051 SOS/11/00169/FULH
21 Kingswood Chase, Leigh-on-Sea SS9 3BB (Bonchurch Ward)
Erect single storey side extension.
No objection.
- e) LOS/11/0052 SOS/11/00176/ADV
1032 London Road, Leigh-on-Sea SS9 3ND (Elms Ward)
Install internally illuminated fascia sign to front elevation.
No objection.

- f) LOS/11/0053 SOS/11/00173/FUL
99 Broadway, Leigh-on-Sea SS9 1PG (St Clements Ward)
Raise roof over existing single storey rear extension and erect external fire escape staircase to first floor at rear.
No objection.

- g) LOS/11/0054 SOS/11/00170/FULH
19 Thames Drive, Leigh-on-Sea SS9 2XQ (Thames Ward)
Increase height of existing garage and erect single storey rear extension.
No objection.

Cllr Donald Fraser left the room for the following item

- h) LOS/11/0055 SOS/11/00181/FUL
21 – 23 Glendale Gardens, Leigh-on-Sea SS9 2AP (Elms Ward)
Use retail (class A1) as assembly and leisure (class D2) incorporating drama studio.
Oppose – The proposal will lead to increased demand for on-street parking in an area of particular parking stress and its location will cause an increased hazard to other road users and pedestrians.
If the Borough Council is minded to grant planning permission, it is recommended that conditions be imposed removing permitted development rights to change from this specific use to any other use within class D2. Also, a condition precluding the use of music within the premises.

Cllr Donald Fraser re-entered the room

- i) LOS/11/0056 SOS11/00091/FULH
12 Vernon Road, Leigh-on-Sea SS9 2NG (Herschell Ward)
Erect single storey side extension and rear extension and form pitched roof to side (amended proposal) (retrospective).
No objection.

Cllr Elaine Crystall left the room for the following item

- j) LOS/11/0057 SOS/11/00109/FUL
44 – 46 Broadway, Leigh-on-Sea SS9 1AH (St Clements Ward)
Use Solicitors Office (class A2) as Bakery/Cafe (sui generis), alter existing shopfront, install new doors, replace existing retractable awning to side elevation and layout external seating area with bollards.
No objection.

Cllr Elaine Crystall re-entered the room

- k) LOS/11/0058 SOS/11/00037/FULH
35 Thames Drive, Leigh-on-Sea SS9 2XQ (Thames Ward)
Erect single storey side and rear extension.
No objection.

- l) LOS/11/0059 SOS11/00084/FULH
19 Leigh Park Road, Leigh-on-Sea SS9 2DU (St Clements Ward)
Form balcony at front, erect single storey side extension with balcony over and external staircase at rear.
No objection.

94. PLANNING APPEALS

a) LOS/10/0141 SOS/10/01270/FUL

41 Cliff Parade, Leigh-on-Sea SS9 1BB (St Clements Ward)

Demolish existing dwelling and erect three storey detached dwelling house with part basement level and garage to front.

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal due to overdevelopment of the site by reason of its bulk and size, additionally the proposed terrace protruded in front of the building and went the full width of the house.

No Comment.

b) LOS/10/0120 SOS/10/01023/FUL

82 Undercliff Gardens, Leigh-on-Sea SS9 1ED (Leigh Road Ward)

Erect outbuilding with canopy (amended proposal).

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal as the canopy is an extension of the flat roof of the garden room, with the addition of the new wall and taken as a whole is contrary to saved Policy C12 of the BLP.

No Comment.

c) LOS/10/0158 SOS/10/01372/TPO

Herschell House, 87 Leigh Hill, Leigh-on-Sea SS9 1AR (St Clements Ward)

Fell one Oak tree (works to trees covered by a Tree Preservation Order).

An appeal has been made to the Secretary of State against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council do not oppose this proposal.

No Comment.

The meeting closed at 8.37pm