



# 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 March 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: Paul Beckerson (Town Clerk), Andy Exley (Events & Planning Officer).

### ***The meeting opened at 7.34pm***

101. APOLOGIES FOR ABSENCE  
None

102. DECLARATIONS OF MEMBERS' INTERESTS  
None

103. MINUTES OF THE PREVIOUS MEETINGS  
The minutes of Planning meeting 8<sup>th</sup> March 2011 were agreed and signed as a correct record by the Chairman.

104. PLANNING APPLICATIONS

a) LOS/11/0070 SOS/11/00237/FULH

**19 High Street, Leigh-on-Sea SS9 2EN (St Clements Ward)**

Demolish existing single storey rear extension, erect single storey rear extension, extend existing terrace and erect conservatory to first floor at rear.

**Oppose** – The Conservatory is an alien feature and is out of keeping with Leigh-on-Sea Old Town, in addition it is out of keeping with the Conservation Area.

b) LOS/11/0071 SOS/11/00250/FULH

**21 Leighton Avenue, Leigh-on-Sea SS9 1QB (St Clements Ward)**

Erect single storey extension.

**No objection** – Confirmation was to be sought from Southend-on-Sea Borough Council that this proposal was within the scope of permitted development,

c) LOS/11/0072 SOS/11/00281/FULH

**15 Station Road, Leigh-on-Sea SS9 1ST (Elms Ward)**

Erect single storey side and rear extension (amended proposal).

***The meeting was adjourned to allow the owner of 7 Station Road to speak***

The owner explained she objected to the amended proposal due the overwhelming impact the extension would have on her property, and the considerable loss of light she would experience.

***The meeting reconvened***

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

## 105. PLANNING APPEALS

### a) LOS/10/0214 SOS/10/01726/FULH

#### **96 Leigh Hill, Leigh-on-Sea SS9 1AR (St Clements Ward)**

Demolish front boundary wall, lay out vehicular hardstanding, erect 1m high retaining wall, install tubular handrails and form vehicular access onto Leigh Hill.

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 it was detrimental to the street scene in a conservation area and would result in a loss of on-street parking. SPD 1 (324) states "front gardens in particular should be maintained as planted areas wherever possible" and (325) "where there is adequate space...landscaping and partial enclosure of the frontage with a traditional boundary wall or railings." There are hardstandings at 90-92 and the addition of a further hardstanding at 96 would alter the balance between soft and hard standings in this terrace.

**No Comment.**

### b) LOS/10/0184 SOS/10/01459/FULM

#### **33 Hadleigh Road, Leigh-on-Sea SS9 2DY (St Clements Ward)**

Erect fifteen self contained flats over seven levels together with associated works.

An appeal has been made by Marden Homes Limited against Southend Borough Councils decision to refuse planning permission for the proposed development described above.

Leigh-on-Sea Town Council opposed the proposal as it represented overdevelopment of the site by height and mass particularly because of its closeness to Hadleigh Road. Access to the site was very restricted due to the narrowing of the road where Hadleigh Road joins Leigh Park Road and grave concern was expressed about the potential increase in traffic due to density of the development. The building would have a negative effect on the views both into and out of the conservation area. The materials and design were not sympathetic with the surrounding built environment.

**No Comment.**

### c) LOS/11/00126 SOS/10/01018/FULM

#### **135-139 Broadway, Leigh-on-Sea SS9 1PJ (St Clements Ward)**

Erect part four/ part two storey building comprising 33 retirement apartments and guest bedroom, form vehicular access onto the Broadway, lay out 10 car parking spaces, motorised scooter parking, bin store and amenity area.

Leigh-on-Sea Town Council opposed the proposal as there was insufficient parking for residents contrary to BLP Policy T11.

The appeal was dismissed by The Planning Inspectorate.

**No Comment.**

***The meeting closed at 7.57pm***