



Leigh-on-Sea Town Council

67 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk 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 12th APRIL 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) and Katy Islip (Echo).

The meeting opened at 7.35pm

106. APOLOGIES FOR ABSENCE
None

107. DECLARATIONS OF MEMBERS' INTERESTS
Cllr Donald Fraser declared a personal interest in LOS/11/077 (min 111e) as he is known to a neighbouring resident

108. MINUTES OF THE PREVIOUS MEETINGS
The minutes of Planning meeting 22nd March 2011 were agreed and signed as a correct record by the Chairman.

109. PLANNING APPLICATIONS

a) LOS/11/0073 SOS/11/00163/FULM

Bell Hotel, 20 Leigh Hill, Leigh-on-Sea SS9 2DN (St Clements Ward)

Removal of condition 18 of planning permission 08/00449/FULM dated 30/10/2009 ("Demolish garage and storage buildings, erect 3 blocks comprising two part 3/ part 4 and one 3 storey blocks totalling 15 flats, with balconies and amenity terrace and basement parking and refuse storage, refurbish former bell hotel, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping."), which requires that the hotel be in operation prior to the occupation of any residential units.

Oppose – The Town Council objects strongly to the proposed removal of Condition 18. The Condition was specifically imposed to ensure that the refurbishment of the Bell Hotel went ahead. Nothing has changed in the intervening period other than changes to the scheme. The issues which are now being put forward in mitigation of completing the flats first could, and should, have been anticipated and an engineering solution found. The need for underpinning of the hotel has been known for several years. If the condition is removed there is no guarantee that the hotel will ever be refurbished and it will fall further into decay with inevitable consequences.

Secondly the fact that the finance for the project will not be forthcoming if the hotel is dealt with first is not a matter which should influence the planning process and the proper planning which ensues from the imposition of the condition.

The argument regarding the accessibility during construction is the same whichever part of the development is dealt with first. If the flats are built first there will still be a need for accessibility to carry out the work to the hotel. There is therefore no just cause for the removal of the condition as this would undermine the requirement for the refurbishment of the hotel.

b) LOS/11/0074 SOS/11/00398/FUL

1283 London Road, Leigh-on-Sea SS9 2AD (Bonchurch Ward)

Temporary use of site for 3 years as hand car wash and valeting service (Class Sui Generis) with access via existing vehicular cross over at 1285 London Road and land to rear.

Oppose – The proposed use would have an adverse effect on the parking spaces at the site frontage. The proposed access could be hazardous to the flow of traffic on London Road and traffic exiting Southsea and Lymington Avenues. The use of machinery and plant on the site

would be noisy and disturb the neighbouring residential properties particularly those in St Clements Avenue.

If Southend decides to grant permission, we request that a condition is applied that the gates in the fencing of 1283, next to the London Road, are locked to avoid their use as an alternative entrance/exit.

- c) LOS/11/0075 SOS/11/00416/FUL
73 Broadway, Leigh-on-Sea SS9 1PE5 (St Clements Ward)
Change of use of part of ground floor, first and second floors from office and financial and professional service (Class B1 and A2) use to hotel (class C1) use, alterations to fenestration and install dormer windows to east elevation.
No Objection - However, the Town Council would wish to see that a more sympathetic pattern of glazing bars, similar to those at the front gable window should be used in the two proposed, side ridge dormers.

The meeting altered the order of the agenda to take Planning Appeals item (b) next

110. PLANNING APPEALS

- a) LPA REFERENCE NO:- EN/10/00315/UCOU_B
APPEAL REFERENCE:- APP/D1590/C/11/2149595
1341 – 1347 London Road, Leigh-on-Sea SS9 2AB

APPELLANTS GROUNDS OF APPEAL

Appellant: Mr Bryan Larman and Mrs Doreen Larman

g) That the time given to comply with the notice is too short.

SOUTHEND BOROUGH COUNCIL REASONS FOR ISSUING THE NOTICE:

The unauthorised use is detrimental to the character and appearance to the area contrary to BLP Policies S7 and C18, Policies KP” and CP4 of the Core Strategy and advice contained within the adopted Design and Townscape Guide (SPD1).

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Cllr Paul Lawrence declared a prejudicial interest (predetermination and a neighbouring resident) Cllr Paul Lawrence exercised his right to speak and then left the meeting

The Town Council **RESOLVED** to support the enforcement action taken by SBC and to write to the Secretary of State accordingly.

Cllr Paul Lawrence returned to the meeting

111. PLANNING APPLICATIONS (Continued)

- d) LOS/11/0076 SOS/11/00377/ADV
125 Leigh Road, Leigh-on-Sea SS9 1JH (Leigh Road Ward)
Install non illuminated fascia sign, hand painted sign on the building and awning.
No Objection
- e) LOS/11/0077 SOS/11/00389/FULH
82 Leigh Hill, Leigh-on-Sea SS9 1AR (St Clements Ward)
Erect part single/part two storey rear extension (Amended Proposal).
No Objection
- f) LOS/11/0078 SOS/11/00378/ADV
44 - 46 Broadway, Leigh-on-Sea SS9 1AH (St Clements Ward)
Install non illuminated fascia sign to front elevation, hand painted sign on the building and awning.
Oppose – The Town Council considers that the proposed metal sign and wall mural are inappropriate in the conservation area. However, the Town Council has no objection to the awning and fascia signage.

- g) LOS/11/0079 SOS/11/00448/FULH
2 Glen Road, Leigh-on-Sea SS9 1EU (Leigh Road Ward)
Form hip to gable end and erect dormer with french doors and roof terrace at rear and erect single storey front extension (Amended Proposal).

Cllr Elaine Crystall declared a prejudicial interest and left the meeting (her brother-in-law is a neighbour)

Oppose – The proposals constitute overdevelopment of the site, the dormer is not incidental in the roof space and the overall development would be detrimental to the street scene. The Town Council also has concerns in respect of invasion of privacy of neighbouring properties due to overlooking.

Cllr Elaine Crystall returned to the meeting

- h) LOS/11/0080 SOS/11/00303/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.
No Objection

112. PLANNING APPEALS

- a) LOS/10/0213 SOS/10/01830/FULH
271 Western Road, Leigh-on-Sea SS9 2QU
Erect two storey side extension.

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 would have the effect of terracing due to width and it is considered overdevelopment of the site.

RESOLVED: THAT The Town Council confirms its previous comments

113. PILOT NEIGHBOURHOOD PLANS

Press release issued by DCLG. (Appendix 1 of the agenda) **Noted**

114. CHANGE TO DEMOLITION DIRECTIVE

Statement for information (Appendix 2 of the agenda) **Noted**

115. CONSULTATION ON DEVELOPMENT MANAGEMENT DPD

To decide on whether to formally respond to consultation noting that the deadline is 28th April 2011 (Appendix 3 of the agenda)

Councillors thanked the Town Clerk for preparing the résumé and **RESOLVED to make the following observations on grounds of soundness and clarification.**

DM14

2(i) must define the parameters of how the percentage is to be calculated i.e. by block, street etc.

4(vi) must acknowledge of special consideration in conservation areas and the retention of traditional shopfronts.

The meeting closed at 8.59pm