



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 26th APRIL 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

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

The meeting opened at 7.34pm

116. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove and Carole Mulroney.

117. DECLARATIONS OF MEMBERS' INTERESTS

None.

118. MINUTES OF THE PREVIOUS MEETINGS

The minutes of Planning meeting 12th April 2011 were agreed and signed as a correct record by the Vice Chairman.

119. PLANNING APPLICATIONS

a) LOS/11/0081 SOS/11/00236/FUL

Elmsleigh Hall, Elmsleigh Drive, Leigh-On-Sea SS9 3DW (Bonchurch Ward)

Erect two timber framed buildings at rear.

The meeting was adjourned to allow the owners of the neighbouring properties to speak;

They objected to the proposal due the overwhelming impact the buildings would have on their properties, and the considerable noise and disturbance they are already experiencing which will increase substantially if the proposal was to proceed.

The meeting reconvened

Oppose – The proposal represents an overdevelopment in a residential area and would be detrimental to the amenities of neighbouring properties due to disturbance (including children passing between the rear of the hall and the proposed buildings), loss of privacy and the dominating impact on their gardens.

b) LOS/11/0082 SOS/11/00330/FULH

45 Lime Avenue, Leigh-On-Sea SS9 3PA (Highlands Ward)

Demolish garage and erect single storey extension to side and rear incorporating garage.

Oppose – The Town Council believes that this would be detrimental to the amenities of the neighbouring properties due to loss of light and possible disturbance from the open doors and decking.

c) LOS/11/0083 SOS/11/00444/FULH

87 Olive Avenue, Leigh-On-Sea SS9 3PX (Highlands Ward)

Erect single storey rear extension and convert part of garage into habitable accommodation.

No Objection.

d) LOS/11/0084 SOS/11/00500/FUL

9 – 11 Clements Arcade Broadway, Leigh-On-Sea SS9 1PA (St Clements Ward)

Lay out additional car parking spaces and amenity area at rear (retrospective).

No Objection.

- e) LOS/11/0085 SOS/11/00313/FULM
87 Rectory Grove, Leigh-On-Sea SS9 2HA (St Clements Ward)
 Erect part 3/part 4/part 5/part 6/part 7 storey building comprising 30 self contained flats on upper floors, lay out 45 car parking spaces, cycle storage and refuse storage to basement, lay out landscaping and amenity terrace and widen vehicular access onto rectory grove.
Oppose – This is an overdevelopment. It is contrary to Policy H5, as St Clements Court marks the boundary of the higher buildings in Broadway West, and Rectory Grove is a road of completely different design. As such, this development is out of character and does not respect the existing residential amenities, and overlooks part of the adjacent flats.
- It is contrary to Policy C11 in that it does not create a satisfactory relationship with buildings opposite and to the West, in scale, form, massing, or design. It could be visually prominent, particularly being out of context close to the Conservation Area, and would damage the skyline from the South and West. There is concern that the refuse storage and collection arrangements are unsatisfactory.
- The considerable increase in the number of dwellings would exacerbate the disadvantages resulting from the overdevelopment
- We strongly object to the loss of the community facilities, which were to compensate the town for the loss of the original community hall and which are badly needed in Leigh; we refute the suggestions made by the developer.
- f) LOS/11/0086 SOS/11/00519/TCA
40 Canvey Road, Leigh-On-Sea SS9 2NN (Thames Ward)
 Fell one Ash tree at rear (application for works to trees within a conservation area).
No Objection.
- g) LOS/11/0087 SOS/11/00529/FULH
82 Blenheim Crescent, Leigh-On-Sea SS9 3DX (St James Ward)
 Erect first floor side extension.
No Objection.
- h) LOS/11/0088 SOS/11/00522/FULH
32 Braemar Crescent, Leigh-On-Sea SS9 3RL (Highlands Ward)
 Erect single storey side and rear extension.
No Objection.
- i) LOS/11/0089 SOS/11/00533/FUL
6 Rectory Grove, Leigh-On-Sea SS9 2HE (Elms Ward)
 Install new shop front.
No Objection – We would however very much like to see a stall riser included to remain in keeping with the other shops in Rectory Grove (as stated in the Design and Access Statement).
- j) LOS/11/0090 SOS/11/00512/FULH
39 Harley Street, Leigh-On-Sea SS9 2NJ (Thames Ward)
 Demolish existing garage, erect single storey side extension and part single/part two storey extension to north elevation (amended proposal).
No Objection.
- k) LOS/11/0091 SOS/11/00303/FUL
1737 London Road, Leigh-On-Sea SS9 2SW (Highlands Ward)
 Alter and install new shop front, erect first floor rear and rear roof extensions and create one self contained flat.
Reply sent to Southend-on-Sea Borough Council following the meeting on 12th April 2011.
- l) LOS/11/0092 SOS/11/00488/FULH
45 Madeira Avenue, Leigh-On-Sea SS9 3EA (St James Ward)
 Erect conservatory at rear.
Oppose – The proposal would be detrimental to the amenities of number 43 and 47 Madeira Avenue due to dominance and loss of light.

- m) LOS/11/0093 SOS/11/00518/FUL
9a Glen Road, Leigh-On-Sea SS9 1EU (Leigh Road Ward)
 Erect roof extension at rear to form rooms in roof.
Oppose – The rear dormers are not incidental in the roof space, and will cause both an actual and perceived overlooking effect on the adjacent property.
- n) LOS/11/0094 SOS/11/00445/FUL
Allington Court Nelson Drive, Leigh-On-Sea SS9 1DB (Leigh Road Ward)
 Replace existing fire escape staircase at rear.
No Objection.
- o) LOS/11/0095 SOS/11/00473/FUL
11 Harley Street, Leigh-On-Sea SS9 2NJ (Thames Ward)
 Demolish Garage and erect single storey rear and side extension.
Oppose – The proposal would represent a considerable overdevelopment of the site and would be detrimental to the amenities of the property to the north due to dominance and loss of light to the rear of their property. The development would also consume a large proportion of the garden/amenity space.

120. PLANNING APPEALS

- a) LOS/10/0217 SOS/10/01748/FULM
258 Leigh Road, Leigh-On-Sea SS9 1BW (Leigh Road Ward)
 Demolish buildings, erect 5 storey building incorporating 720sqm replacement leisure facility (class D2) and 20 self contained flats with balconies/terraces and 4 storey building incorporating 18 self contained flats, lay out parking at basement level, refuse store and amenity area and form vehicular access onto Maple Avenue (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 on the following basis. Although sporting, leisure and recreational facilities are offered, they do not meet the social needs of the age range and families using current facilities. Contrary to retained BLP Policy C11, it does not create a satisfactory relationship with its surroundings, by reason of form, scale, massing, height, density or inappropriate design. Contrary to retained BLP Policy H5, it does not respect the neighbouring development in Leigh Road or Maple Avenue and Leigh Cliff Road, nor does it respect the existing residential amenities and character of the locality. Contrary to retained BLP Policy H7, it is an over intensive and dominating development. With a continuous development of flats along a considerable stretch of Leigh Road, a canyon effect will be created, and there will be an almost continuous facade of high flat developments, which will overshadow properties on the north side of Leigh Road and create a hostile appearance, incompatible with planning out crime and disorder. Maple Avenue, which already acts as an access to a major block of flats will carry further traffic, and lose its character as a quiet residential road. Contrary to BLP Policy T8 the application will have a materially adverse impact on highway safety and movement along a residential road. This is an area of parking stress, the additional parking requirements of this development, in addition to the existing flats. There is no provision for visitor or leisure users parking, which will cause additional stress on surrounding roads. There will be a loss of light to adjoining properties in Maple Avenue and Leigh Cliff Road as a result of the bulk and location of the building. There will be a loss of privacy due to the balconies overlooking adjoining properties.

- b) LOS/10/0184 SOS/10/01459/FULM
33 Hadleigh Road, Leigh-On-Sea SS9 2DY (St Clements Ward)
 Erect 15 self contained flats over 7 levels (4 levels including a penthouse fronting on to Hadleigh Road, north east elevation and 7 levels visible from south east and south west elevation) with associated parking, lay out cycle store, refuse store, amenity area and landscaping and form vehicular access onto Hadleigh Road.

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 on the following basis. The proposals 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.

The meeting closed at 8.49pm