



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 17th May 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden, Mike Dolby, Donald Fraser, Paul Lawrence, Carole Mulroney and Clifford Passmore.

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

The meeting opened at 7.33pm

121. APOLOGIES FOR ABSENCE

Cllrs: Margaret Cotgrove and Richard Herbert.

122. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a prejudicial interest in 29 Burnham Road, Leigh-on-Sea SS9 2JU as he knows the resident.

Cllr Pat Holden expressed a personal interest in 29 Burnham Road, Leigh-on-Sea SS9 2JU as she knows the resident.

Cllrs Pat Holden and Paul Lawrence expressed a personal interest in the Manchester Drive Allotments, as they rent plots on the site.

123. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning meeting held on 26th April 2011 were agreed and signed as a correct record by the Chairman.

124. ELECTION OF VICE CHAIRMAN

Cllr Paul Lawrence nominated Cllr Carole Mulroney, which was seconded by Cllr Mike Dolby. Cllr Carole Mulroney was elected as Vice Chairman of the Planning Committee.

125. PLANNING APPLICATIONS

- a) LOS/11/0097 SOS/11/00553/FULH
29 Burnham Road, Leigh-on-Sea SS9 2JU (Herschell Ward)
Erect single storey extension to rear.

Cllr Donald Fraser left the meeting

The meeting was adjourned to allow the owners of the property to speak

The owners stated that a large hedge obscures the current extension, and will remain in place. Also that the proposal will extend the current extension by only one foot.

The meeting reconvened

No Objection.

Cllr Donald Fraser re-joined the meeting

- b) LOS/11/0098 SOS/11/00509/FUL
161 Glendale Gardens, Leigh-on-Sea SS9 2BE (Elms Ward)
Erect two storey attached dwelling on land adjacent to 161 Glendale Gardens.
Oppose – There is a lack of amenity space provided within the proposal. There is also a contradiction between the Design and Access statement which states there is no parking on the site, and the plans which show parking.

c) LOS/11/0099 SOS/10/01336/FUL

Manchester Drive Allotments, Manchester Drive, Leigh-on-Sea (St James Ward)

Erect storage container to rear of allotment shop (retrospective).

The Town Council's view is that if permission is to be granted it should be for a temporary period of one year only due to the temporary nature of the building. The new building recently erected on site by the Society (08/00210/FUL) was partly for storage purposes and indeed is used for that purpose at present. It houses fencing which is to be erected around the site and once this is removed there will be ample room for storage purposes, rendering the container unnecessary. (This is shown on the Location Plan but not in the photos)

The placement of the container has exacerbated the loss of hard-standing for parking for the allotments, which is not reflected in the application and so an early opportunity should be taken to remove the container and restore the parking spaces.

If permanent permission is granted, provision should be made by the Allotments Society for additional hard-standing for parking on surrounding land to redress the loss created by their new building and the container.

d) LOS/11/0100 SOS/11/00313/FULM

87 Rectory Grove, Leigh-On-Sea SS9 2HA (St Clements Ward)

Erect part 4/part 5/part 6/part 7/part 8 storey building comprising 30 self contained flats, lay out 45 basement level car parking spaces, cycle storage and refuse storage to basement, lay out landscaping and amenity terrace and widen vehicular access onto Rectory Grove (amended description to application to LOS/11/0085).

Oppose – This letter is supplementary to the consultation response from Leigh Town Council sent to you on 28/04/11. The matter has been brought to the Town Council's Planning Committee again due to the amendment to the description of the application to reflect the fact that the ground floor which was to house the community hall is proposed to be converted to provide 2 additional floors of flatted development.

The Town Council's views on the application for the removal of the condition requiring the community hall in policy terms have already been sent to you. However, the Town Council wishes to make further representations on this proposal, which it considers substantially alters the form of the development permitted on appeal, following its rejection by both the Town and Borough Councils.

There is an issue of principle here, in that the nature of the development as now proposed provides for 30 flats, an increase of 50% of what was granted on appeal and in our view substantially changes the nature of the development to such a degree that we consider it inappropriate for this to be dealt with by the mere removal of a condition and should be the subject of a revised application.

On the question of the community hall you will recall that the appeal Inspector stated that '*There is strong positive support for the community hall which would occupy most of the ground floor and some of the basement parking area..... . It is a very welcome improvement to existing facilities in the town..... **Planning conditions will enable the Council to ensure its continued availability to the community, even if the Trust is disappointed in its fund-raising.***'

Clearly the Inspector expected to see the community hall to be developed and that the Borough Council would protect that requirement, whether the funding was there or not.

The applicant has sought to justify their assertion that a hall is not needed by a 'survey' which itself shows that groups are having to go outside Leigh for facilities.

The effect of this proposal is to provide 50% more flats within the development with all the consequent effects on services and highways (we can only stress the inappropriateness of placing such a development on a heavily trafficked and awkward junction. None of this has been assessed in terms of the changes to the proposal.

The Town Council, therefore reiterates its strong objections to the proposal to remove the condition for all the above reasons and requests that the Borough refuses permission and seeks the submission of a new application so that it can be considered properly and all the consequences taken into account.

e) LOS/11/0101 SOS/11/00619/FULH

22 Fairview Gardens, Leigh-on-Sea SS9 3PE (Highlands Ward)

Erect two storey rear extension, convert garage to habitable room and alter elevations.

The meeting was adjourned to allow the owner of the neighbouring property to speak

The neighbour stated that the proposal will cause considerable loss of light and will overlook his garden.

The meeting reconvened

Oppose – Loss of amenity because of loss of light, also real and perceived overlooking from the first floor windows. If the proposal is approved by Southend-on-Sea Borough Council the side window in the west elevation on the landing should be obscured glass.

f) LOS/11/0102 SOS/11/00568/FUL

13 Dundonald Drive, Leigh-on-Sea SS9 1NA (Leigh Road Ward)

Form vehicular access onto Dundonald Drive.

No Objection – subject to the tree shown on the plan being preserved subject to the advice of the Borough Council's Arboricultural Officer.

g) LOS/11/0103 SOS/11/00571/FUL

81 Dundonald Drive, Leigh-on-Sea S9 1NA (Leigh Road Ward)

Demolish existing bungalow, erect two storey detached dwelling house with roof accommodation, lay out parking to front and form vehicular access onto Dundonald Drive.

Oppose – The Committee opposed this proposal as it is the loss of a bungalow, and contrary to Policy H3 (Retention of Small Family Houses).

h) LOS/11/0104 SOS/11/00648/FULH

90 Grange Road, Leigh-on-Sea SS9 2HT (Herschell Ward)

Form vehicular access onto Grange Road.

No Objection - subject to the tree shown on the plan being preserved subject to the advice of the Borough Council's Arboricultural Officer.

i) LOS/11/0105 SOS/11/00548/FUL

1603 – 1609 London Road, Leigh-on-Sea SS9 2SQ (Highlands Ward)

Use car showroom (sui generis) as light industry for vehicle tyre station and storage (class B2).

Oppose – B2 industrial use of the property is inappropriate in a retail and residential area (and designated Secondary Shopping Frontage area) being detrimental to the amenity of that area by reason of noise, vibration, smell, fumes, dust and/or grit. It is not light industry.

The meeting closed at 8.46pm