



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 1st June 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Alex Coulson, Margaret Cotgrove, Mike Dolby (until min 5[!]), Donald Fraser, Paul Lawrence (from min 5[jj]) and Carole Mulroney.

In Attendance: Cllr Geoff Crawford, Paul Beckerson (Town Clerk)

The meeting opened at 7.33pm

2. APOLOGIES FOR ABSENCE

Cllrs: Richard Herbert and Cliff Passmore, Paul Lawrence for late arrival

3. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Margaret Cotgrove declared a **Personal Interest in 5(l)**

4. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning meetings held on 11th and 17th May 2011 were agreed and signed as a correct record by the Chairman.

5. PLANNING APPLICATIONS

a) LOS/11/0107 SOS/11/00703/FULH

148 Lymington Avenue, Leigh-on-Sea SS9 2AN (Elms Ward)

Erect single storey rear extension.

No Objection

b) LOS/11/0108 SOS/11/00718/FULH

35 Thames Drive, Leigh-on-Sea SS9 2XQ (Thames Ward)

Erect single storey side and rear extension.

No Objection

c) LOS/11/0109 SOS/11/00508/FUL

182a Leigh Road, Leigh-on-Sea SS9 1BT (Leigh Road Ward)

Erect single storey rear and side extension, erect spiral staircase to first floor and alterations to elevations.

No Objection

d) LOS/11/0110 SOS/11/00613/FULH

146 Elm Road, Leigh-on-Sea SS9 1SQ (Elms Ward)

Erect single storey rear extension.

No Objection

e) LOS/11/0111 SOS/11/00592/FUL

Storm Creative Design Ltd, 1727 – 1729 London Road, Leigh-on-Sea SS9 2SW (Highlands Ward)

Change of use from A1 (shop) to sui generis (retrospective).

No Objection

f) LOS/11/0112 SOS/11/00576/FULH

68 High Cliff Drive, Leigh-on-Sea SS9 1DG (Leigh Road Ward)

Erect first floor extension to side with French doors and balustrades.

No Objection

- g) LOS/11/0113 SOS/11/00453/FUL
60 High Cliff Drive, Leigh-on-Sea SS9 1DG (Leigh Road Ward)
Form vehicular access for 60 and 60a High Cliff Drive onto Somerville Gardens.
No Objection
- h) LOS/11/0114 SOS/11/00704/FULH
73 Olivia Drive, Leigh-on-Sea SS9 3EF (St James Ward)
Erect single storey side extension.
No Objection
- i) LOS/11/0115 SOS/11/00652/FULM
Westleigh Motors, 1355 – 1369 London Road, Leigh-on-Sea SS9 2AB (Bonchurch Ward)
Part demolish existing building, erect part two/part three storey block comprising retail unit and ancillary storage (class A1), 9 self contained flats (class C3) to ground, first and second floors with associated terraces, layout 13 car parking spaces to front, 9 spaces to the rear and landscape (amended proposal).
No Objection
- Cllr Paul Lawrence joined the meeting*
- j) LOS/11/0116 SOS/10/02049/FULH
45 Chalkwell Park Drive, Leigh-on-Sea SS9 1NH (Leigh Road Ward)
Erect two storey side and rear extension with roof extension at rear.
Oppose – Obtrusive loss of light to neighbouring property at 47 as well as overdevelopment of the street scene.
- k) LOS/11/0117 SOS/11/00635/FUL
1 Belton Corner Marine Parade, Leigh-on-Sea SS9 2HP (St Clements Ward)
Use Office (class B1) as shop (class A1).
No Objection
- l) LOS/11/0118 SOS/11/00729/FUL
12 Marine Close, Leigh-on-Sea SS9 2RD (Thames Ward)
Demolish existing property and erect detached dwelling, including basement, with balcony to rear elevation (amended proposal).
Oppose - The proposed development would result in the loss of a small family dwellinghouse which would be detrimental to the stock of family houses at the lower end of the market contrary to Government and Borough Council Policies. Marine Close is characterised by bungalows and two storey detached dwellings with a distinct separation between the dwellings. The proposed development by reason of its overall design, width and scale would fail to integrate satisfactorily with both immediate neighbouring buildings and the wider streetscene resulting in an incongruous form of development detrimental to the character and appearance of the street and again, contrary to Government and Borough Council Policies. It is also considered that the development will result in an unacceptable degree of overlooking both perceived and real, particularly from the full height windows on the upper floor.

Cllr Mike Dolby left the meeting

6. Communities and Local Government Consultation – Relaxation of planning rules for change of use from commercial to residential.

Members were asked to read the document and feed comments back in readiness to form conclusions at the next meeting.

The meeting closed at 8.28pm