



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 12th July 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Alex Coulson, Margaret Cotgrove, Mike Dolby, Donald Fraser, Richard Herbert, Carole Mulroney, Paul Lawrence and Cliff Passmore

In Attendance: Paul Beckerson (Town Clerk), 3 members of the public

The meeting opened at 7.33pm

19. APOLOGIES FOR ABSENCE
None

20. DECLARATIONS OF MEMBERS' INTERESTS
There were none

21. MINUTES OF THE PREVIOUS MEETING
The minutes of Planning Meeting held on 28th June 2011 as amended were agreed and signed as a correct record by the Chairman. Minute 16(e) add "that the proposals are an inappropriate design for that area".

22. PLANNING APPLICATIONS

a) LOS/11/0145 SOS/11/00905/FULH

87 Salisbury Road, Leigh-on-Sea SS9 2JY (Herschell Ward)

Form hip to gable and erect roof extension at rear.

The meeting adjourned to allow the applicant to speak

The applicant spoke in support of her application, stating that the roof lines in the street scene were very varied and that her proposals consequently were not detrimental.

The meeting re-convened

No Objection

b) LOS/11/0144 SOS/11/00885/FULH

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

Erect single storey rear extension.

Oppose – The proposal would be detrimental to the amenities of the adjoining ground floor flat at 33 Station Road

c) LOS/11/0146 SOS/11/00494/FUL

1393 London Road, Leigh-on-Sea SS9 3NQ (Bonchurch Ward)

Use retail unit (class A1) as take away (class A5) and erect single storey extension at rear (part retrospective).

Oppose – The change of use is regarded as inappropriate in this location; the proximity of the zebra crossing, the corner at a major road junction and the restricted waiting zone and the presence of railings and the possible generation of additional parking could present a danger to pedestrians and users of the highway. It is also considered an inappropriate use directly opposite the school.

d) LOS/11/0147 SOS/11/00911/FULH

127 Kingswood Chase, Leigh-on-Sea SS9 3BE (Bonchurch Ward)

Convert existing garage into habitable accommodation and erect outbuilding to rear.

Cllr Mike Dolby declared a personal interest in the application as he was known to the applicant

No Objection

- e) LOS/11/0148 SOS/11/00805/FUL
Manchester Drive Allotments, Manchester Drive, Leigh-on-Sea SS9 (St James Ward)
Install 2.1m high palisade fence adjacent to Randolph Close.
No Comment as the Town Council is the applicant
- f) LOS/11/0149 SOS/11/00803/FULH
20 Canvey Road, Leigh-on-Sea SS9 2NN (Thames Ward)
Erect single storey side extension.
Oppose – The proposed development, while mainly to the rear of the property, projects 600mm on the flank of the building and can be seen from the front elevation. This is detrimental to the conservation area and the maintenance of the gaps between properties which enhances the street scene. The area is subject to an Article 4 direction which removes permitted development rights for extensions or additions to a flank wall of a dwellinghouse in order to maintain control over and prevent inappropriate development of this nature.
- g) LOS/11/0150 SOS/11/00872/FULH
92 Olive Avenue, Leigh-on-Sea SS9 3QE (Highlands Ward)
Erect part single/part two storey rear extension, form pitched roof over garage and porch to front.
Oppose – The proposals represent overdevelopment of the site and there will be a loss of amenity to number 90 because of the overbearing outlook from the rear ground floor.
- h) LOS/11/0151 SOS/11/00925/FULH
46 Stirling Avenue, Leigh-on-Sea SS9 3PP (Highlands Ward)
Erect single storey extension to side and rear.
No Objection
- i) LOS/11/0152 SOS/11/00690/FULH
31 Braemar Crescent, Leigh-on-Sea SS9 3RL (Highlands Ward)
Erect single storey side extension and form habitable accommodation in roof.
Oppose – The proposals have the effect of unbalancing the pair, are oppressive and in close proximity to the bungalow at no33. These issues are exacerbated by the sloping nature of the site.
- j) LOS/11/0153 SOS/11/00870/CLP
4 Woodfield Gardens, Leigh-on-Sea SS9 1EW (Leigh Road Ward)
Hipped roof to gable roof extension and dormer window to rear (Lawful Development Certificate – Proposed).
No Comment

23. PLANNING APPEALS

- a) LOS/11/0154 SOS/10/01748/FULM
258 Leigh Road, Leigh-on-Sea SS9 1BW (Leigh Road Ward)
Demolish buildings, erect five storey building incorporating 720sqm replacement leisure facility (class D2) and twenty self contained flats with balconies/terraces and four storey building incorporating eighteen self contained flats, lay out parking at basement level, refuse store and amenity area and form vehicular access onto Maple Avenue (amended proposal).

An Inspector has now been appointed by the Secretary of State to determine this appeal and the Hearing will be held in the Southend Central Library, Victoria Avenue, Southend-on-Sea on 20th July 2011 at 10.00 am.

The Planning Committee did not wish to add to its stated objections which will have been forwarded to the Inspector

The meeting closed at 8.22pm