



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 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, Paul Lawrence and Cliff Passmore

In Attendance: Andy Exley (Events and Planning Officer), 5 members of the public

The meeting opened at 7.33pm

24. APOLOGIES FOR ABSENCE
Cllr Carole Mulroney

25. DECLARATIONS OF MEMBERS' INTERESTS
Cllr Mike Dolby declared a non- prejudicial interest in 27(k).
Cllr Pat Holden declared a prejudicial interest in 27 (j).

26. MINUTES OF THE PREVIOUS MEETING
The minutes of the Planning meeting held on 12th July 2011 were agreed and signed as a correct record by the Chairman.

27. PLANNING APPLICATIONS

- a) LOS/11/0155 SOS/11/00924/FUL
25a Grange Road, Leigh-on-Sea, SS9 2HS (Herschell Ward)
Form vehicular access onto Grange Road.
No Objection
- b) LOS/11/0156 SOS/11/00439/FUL
38 Leigh Cliff Road, Leigh-on-Sea, SS9 1DJ (Leigh Road Ward)
Erect Conservatory at rear.
No Objection
- c) LOS/11/0157 SOS/11/00824/FULH
129 – 131 Western Road, Leigh-on-Sea, SS9 2PD (Thames Ward)
Erect single storey rear and side extensions and alter elevations (retrospective).
No Objection
- d) LOS/11/0158 SOS/11/00940/FUL
73 Broadway, Leigh-on-Sea, SS9 1PE (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 and roof extension to west elevation (amended proposal).
No Objection
- e) LOS/11/0159 SOS/11/00953/FULH
12 Vernon Road, Leigh-on-Sea, SS9 2NG (Herschell Ward)
Erect single storey side and rear extension and form pitched roof to side (amended proposal) (part retrospective).
No Objection

- f) LOS/11/0160 SOS/11/00928/FULH
2 Marine Avenue, Leigh-on-Sea, SS9 2JE (Elms Ward)
Erect single storey rear extension (amended proposal).
No Objection
- g) LOS/11/0161 SOS/11/00434/FULH
32 Percy Road, Leigh-on-Sea, SS9 2LA (Herschell Ward)
Erect two storey front extension, roof extension and single story extension at rear.
Oppose – The proposals would spoil the balance of the front elevation and so be detrimental to the street scene, and the dormers are no longer incidental in the roof space.
- h) LOS/11/0162 SOS/11/00900/FUL
1235a London Road, Leigh-on-Sea, SS9 3JA (Bonchurch Ward)
Erect first floor extension.
No Objection – Subject to the proposal not contravening building regulations as regards exposure to a fire hazard and means of escape.
- i) LOS/11/0163 SOS/11/00947/FULH
63 Olivia Drive, Leigh-on-Sea, SS9 3EF (St James Ward)
Erect single storey side and rear extension and roof extension at rear.
No Objection
- j) LOS/11/0164 SOS/11/00968/FUL
15 Marine Parade, Leigh-on-Sea, SS9 2NA (Herschell Ward)
Demolish existing building and erect three storey block of 5 self contained flats, lay out 9 basement car parking spaces, cycle and refuse store, landscaping and amenity areas on land at 15 – 16 Marine Parade.

Cllr Pat Holden left the meeting

The meeting was adjourned to allow the members of the public to speak;

They explained the plans in more detail and clarified the number of flats to be built.

The meeting reconvened

Oppose – The proposal represents an overdevelopment of the site, would be detrimental to the street scene, and the vehicular exit to the property would be dangerous to other road users.

Cllr Pat Holden re-joined the meeting

- k) LOS/11/0165 SOS/11/01018/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, layout 45 basement-level car parking spaces, cycle storage to basement, layout landscaping and amenity terrace and widen vehicular access onto Rectory Grove.

Cllr Richard Herbert proposed, and it was agreed that the Planning Committee should conduct further research into leisure facilities with the Leigh-on-Sea Town Council boundaries.

Oppose – This is an overdevelopment. The effect of this proposal is to provide 50% more flats, than was granted on appeal, within the same 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 considerable increase in the number of dwellings would exacerbate the disadvantages resulting from the 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 the domestic scaled buildings, mainly 2 storey, opposite and to the West, in scale, form, massing, or design.

The proposal would be visually prominent, particularly being out of context adjacent 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.

We strongly object to the loss of the community facilities which are badly needed in Leigh and which were to compensate the town for the loss of the original centrally located community hall. We refute the suggestions made by the applicant who 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. A 'community facility' should be within the community it serves, easily and safely reached by all members of that community, not needing cars to access it.

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.

- l) LOS/11/0166 SOS/11/00976/TEL
42 Leigh Hill, Leigh-on-Sea, SS9 2DN (St Clements Ward)
Install Broadband Telecommunications Cabinet to Highway.
No Objection – Subject to there being a safe width of pavement remaining for pedestrians.
- m) LOS/11/0167 SOS/11/00927/FULH
74 Undercliff Gardens, Leigh-on-Sea, SS9 1ED (Leigh Road Ward)
Erect detached garage to rear (amended proposal).
No Objection
- n) LOS/11/0168 SOS/11/00896/FUL
2a Dawlish Drive, Leigh-on-Sea, SS9 1QX (Elms Ward)
Erect roof extension at rear incorporating balcony with glazed balustrade.
Oppose – Loss of amenity to the neighbouring properties due to actual and perceived overlooking.
- o) LOS/11/0169 SOS/11/00980/FULH
7 New Road, Leigh-on-Sea, SS9 2EA (St Clements Ward)
Erect dormer to rear, install roof lights to front and alter elevations.
Oppose – The roof lights are out of keeping with the rest of the terrace, and are intrusive in the conservation area. The dormer would cause overlooking of neighbouring properties and is set too high in the roof.
- p) LOS/11/0170 SOS/11/01036/FUL
147 Leigh Road, Leigh-on-Sea, SS9 1JF (Leigh Road Ward)
Use retail shop (Class A1) as tattoo parlour (class sui generis) (retrospective).
No Objection

28. Housing Act 2004, Selective Licensing Consultation.

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

The meeting closed at 9.14pm