



# 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 23<sup>rd</sup> August 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, Carole Mulroney and Cliff Passmore

In Attendance: Paul Beckerson (Town Clerk), 1 member of the public

### ***The meeting opened at 7.32pm***

35. APOLOGIES FOR ABSENCE  
None

36. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Margaret Cotgrove declared a prejudicial interest (known to the objector) in Item 38f.

Cllr Mike Dolby declared a prejudicial interest (known to the objector) in Item 38f.

Cllrs: Donald Fraser, Pat Holden, Paul Lawrence and Carole Mulroney declared a personal interest (known to the objector) in Item 38f.

Cllr Pat Holden declared a personal interest (known to the applicant) in Item 38c.

Cllrs: Margaret Cotgrove, Mike Dolby, Donald Fraser, Pat Holden, Paul Lawrence and Carole Mulroney declared a personal interest (known to the applicant) in Item 38d.

37. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 9<sup>th</sup> August 2011 were agreed and signed as a correct record by the Chairman.

38. PLANNING APPLICATIONS

a) LOS/11/0184 SOS/11/01079/OUTM

### **The Bell Hotel and land adjacent, 20 Leigh Hill, Leigh-on-Sea, SS9 2DR (St Clements Ward)**

Demolish garage and storage buildings, erect 3 blocks comprising two, part 3 part 4 and one 3 storey block totalling 15 flats, with balconies, amenity terrace, basement parking and refuse storage, refurbish former Bell Hotel and convert into five self-contained flats with conservatory at rear, lay out access road, cycle and motorcycle storage, amenity area, retaining walls and landscaping (outline).

### ***The meeting adjourned to allow Mr Eddie Cornish to address the committee***

He objected to the development mainly because of the overdevelopment and the lack of parking.

### ***The meeting reconvened***

### **Oppose -**

1. That the Town Council opposes this application and the following application unless the following requirements are met –
  - a) A condition is imposed to ensure that the conversion and restoration of the Bell Hotel is completed before occupation of any of the residential units on site.

- b) The Applicant enters into a new Section 106 agreement covering the same issues as the agreement dated 14 October 2009 in respect of applications SOS/08/00449/FULM and SOS/08/430/CAC. This must reflect the increase in flat numbers in terms of related increases in affordable housing provision and in the Education contribution.
2. That the Borough Council be advised that the Town Council is concerned that any internal period features of merit which have survived in the Bell may be lost in the alterations and would wish for the Council's conservation officer to be allowed access to assess this and advise on preservation and restoration of such features within the building or their removal to a place of preservation.
3. That the Borough Council be advised that the Town Council is aware of a request by the Applicant (11/SOS/01704/DOV) to modify the Section 106 agreement dated 14 October 2009 relating to the SOS/08/00449/FULM and SOS/08/430/CAC by the exclusion of the affordable housing provisions and that the Town Council objects to this request. The agreement is only 2 years old and circumstances have not changed to warrant rescinding the requirement. Indeed as mentioned above, there is the proposal for 5 additional flats which would indicate the affordable housing provision needs to be revisited and, if anything, increased.
- b) LOS/11/0183 SOS/11/01080/CAC  
**The Bell Hotel and land adjacent, 20 Leigh Hill, Leigh-on-Sea, SS9 2DR (St Clements Ward)**  
Demolish garage and store buildings (conservation area consent).  
Taken with (a) above and subject to the same decision.
- c) LOS/11/0185 SOS/11/01111/TPO  
**51 Lime Avenue, Leigh-on-Sea, SS9 3PA (Highlands Ward)**  
Prune two Oak Trees at rear (works to trees covered by a tree preservation order).  
**No Objection**
- d) LOS/11/0186 SOS/11/01112/TCA  
**23 Canvey Road, Leigh-on-Sea, SS9 2NN (Thames Ward)**  
Fell three Leylandi Trees to rear (work to trees in a conservation area).  
**No Objection**
- e) LOS/11/0187 SOS/11/01075/TEL  
**Aton House, Leigh Road, Leigh-on-Sea, SS9 1JF (Leigh Road Ward)**  
Install rooftop pole mounts with six antennas and housing cabinet.  
**Oppose** The proposals are inappropriate in a residential and commercial area, detrimental to the visual amenity of the street scene and would be more appropriately sited on a taller building such as Leigh Heights.
- f) LOS/11/0188 SOS/11/01012/FUL  
**137 Broadway, Leigh-on-Sea, SS9 1PJ (St Clements Ward)**  
Change use of land to allow for temporary car parking with forty spaces on land at 137 – 139 Broadway.

***Cllrs Margaret Cotgrove and Mike Dolby left the meeting***

A letter of objection from Mr and Mrs Fulford, 31 Leighton Avenue was read out, citing issues of egress and access, security, marking of bays, hours of opening and staffing.

**No Objection to the use as a temporary car park but** the Committee consider that the entrance and exit should be reversed and sited at the southern end of the site i.e. the entrance in Leighton Avenue and the exit in the Broadway for reasons of highway safety. There are concerns about the security of the site and it is considered that the advice of the Police should be sought on visibility and screen heights. The lack of marking on the car park area could result in poor use of the space and the use of gravel could lead to it being carried onto the highway.

***Cllrs Margaret Cotgrove and Mike Dolby rejoined the meeting***

- g) LOS/11/0189 SOS/11/01067/FUL  
**115 Broadway, Leigh-on-Sea, SS9 1PG (St Clements Ward)**  
Install roller shutter to front elevation (retrospective).  
**No Objection**
- h) LOS/11/0190 SOS/11/01130/FULH  
**35 High Cliff Drive, Leigh-on-Sea, SS9 1DQ (Leigh Road Ward)**  
Demolish existing conservatory and erect single storey rear extension.  
**No Objection**
- i) LOS/11/0191 SOS/11/00879/FUL  
**29 - 35 Broadway West, Leigh-on-Sea, SS9 2BX (St Clements Ward)**  
Lay out tables, chairs and barrier on the public highway.  
**No Objection to the tables, chairs etc along the side of the premises but** object to tables and chairs on the Broadway West frontage due to possible restriction of the pavement.
- j) LOS/11/0192 SOS/11/01068/FULH  
**57 Grand Parade, Leigh-on-Sea, SS9 1DT (Leigh Road Ward)**  
Demolish existing garage, erect detached garage at rear and 1.8m high brick wall infill garden wall panel to western boundary.  
**No Objection**

39. PLANNING APPEALS

- a) LOS/11/0193 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).

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 did not oppose the original proposal.

**Noted**

40. Letter from the Chairman of Southdown Court Management Company Limited.

The committee agreed to respond setting out what action had been taken.

***The meeting closed at 9.08pm***