



Leigh-on-Sea Town Council

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Chairman: Cllr Pat Holden
Vice Chairman: Cllr Carole Mulrone
Town Clerk: Paul Beckerson



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 13th SEPTEMBER 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

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

The meeting opened at 7.34pm

41. APOLOGIES FOR ABSENCE
Cllr Margaret Cotgrove

42. DECLARATIONS OF MEMBERS' INTERESTS
The following personal interests were declared –

Item i) Councillors Fraser and Mulrone – acquaintances of the next door neighbour

Item o) Councillors Dolby, Fraser, Herbert, Holden, Lawrence and Mulrone – friends of the next door neighbour.

43. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 23rd August 2011 were agreed and signed as a correct record by the Chairman with one amendment to min. 36 last paragraph Item 38c should be 38d.

44. PLANNING APPLICATIONS

a) LOS/11/0194 SOS/11/01037/FUL

9 – 11 Broadway, Leigh-on-Sea, SS9 1PA (St Clements Ward)

Convert basement retail storage space (class A1) into gymnasium (class D2).

Oppose – Loss of retail use which was specifically protected in the original permission for the development (condition 04); loss of car parking spaces in an area of congestion and parking stress; potential noise pollution from clientele arriving early in the morning requiring the shutters to be opened at 7am; and traffic issues regarding dropping off and picking up at the front entrance which is a pinch point in the Broadway with a nearby traffic island..

b) LOS/11/0195 SOS/11/01132/FUL

9 – 11 Broadway, Leigh-on-Sea, SS9 1PA (St Clements Ward)

Erect third floor to form one penthouse flat.

Oppose – The development is totally out of character with the conservation area and with this building which has just been completely renovated to a high standard. The proposal would create an alien feature in the Conservation area and in relation to the building which the Town Council considers has reached the full extent of its development potential. Loss of car parking in an area of congestion and parking stress. Light pollution from a glass structure high in the night sky. The development would be clearly visible from surrounding roads in the conservation area and beyond and would form an alien feature in the skyline.

c) LOS/11/0196 SOS/11/01038/FUL

9 – 11 Broadway, Leigh-on-Sea, SS9 1PA (St Clements Ward)

Use shop 4 (class A1) as restaurant (class A3) (retrospective).

No Objection

- d) LOS/11/0197 SOS/11/00898/FULH
7 Southsea Avenue, Leigh-on-Sea, SS9 2AX (Elms Ward)
Erect two storey side extension.
Oppose – Loss of amenity of natural light to habitable rooms in the neighbouring property to the north.
- e) LOS/11/0198 SOS/11/01169/FULH
15 Somerville Gardens, Leigh-on-Sea, SS9 1DD (Leigh Road Ward)
Raise roof, erect dormer window to west elevation and form balcony.
No Objection
- f) LOS/11/0199 SOS/11/01158/FULH
117 Marguerite Drive, Leigh-on-Sea, SS9 1NN (Leigh Road Ward)
Demolish existing porch and erect single storey rear extension, first floor rear extension, north and south dormer windows.
- The meeting adjourned to allow members of the public to address the committee***
- It was requested that the windows be glazed in obscured glass, as previously stated by Southend Borough Council. Issues relating to soil pipes and trees were not planning matters.
- The meeting was reconvened***
- Oppose** - The proposal would not respect the amenity of the neighbours, contrary to BLP Policy H5 – Respecting Neighbouring Development.
It is contrary to BLP Policy C11, not creating a satisfactory relationship in size, form and scale. The impact on neighbours of the size and scale will be exacerbated by the gradient of the road.
If the proposal were to be approved, the windows of the dormers should, by condition, be obscure glazed and fixed shut up to 1.7 metres above floor level and retained thus.
- g) LOS/11/0200 SOS/11/01103/FULH
15 Harley Street, Leigh-on-Sea, SS9 2NJ (Thames Ward)
No Objection
- h) LOS/11/0201 SOS/11/01212/TCA
Herschell House, 87 Leigh Hill, Leigh-on-Sea, SS9 1AR (St Clements Ward)
Fell one Holm Oak tree in rear garden (application for works to trees in conservation area.)
No Objection
- i) LOS/11/0202 SOS/11/01238/FULH
163 Hadleigh Road, Leigh-on-Sea, SS9 2LR (Herschell Ward)
Erect single storey rear extension.
No Objection but the Town Council has reservations about the effect on natural light to the neighbouring property which should be carefully considered.
- j) LOS/11/0203 SOS/11/01240/FULH
56 Montague Avenue, Leigh-on-Sea, SS9 3SL (Highlands Ward)
Erect single storey rear extension.
No Objection
- k) LOS/11/0204 SOS/11/01202/FUL
100 – 102 Glendale Gardens, Leigh-on-Sea, SS9 2AY (Elms Ward)
Demolish part of building at rear and convert ground floor shop (class A1) and first floor office (class B1) into four self contained flats (amended proposal).
No Objection
- l) LOS/11/0205 SOS/11/01204/FUL
1393 London Road, Leigh-on-Sea, SS9 3NQ (Belfairs Ward)
Use retail unit (class A1) as take away (class A5) and erect single storey extension at rear (part retrospective) (amended proposal).

The meeting adjourned to allow the applicant to address the committee

The meeting was reconvened

Oppose – 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. No practical parking provided for stated delivery vehicles in a restricted zone with parking stress.

m) LOS/11/0206 SOS/11/01136/FULH

160 Hadleigh Road, Leigh-on-Sea, SS9 2LP (Herschell Ward)

Erect single storey rear extension at rear.

No Objection

n) LOS/11/0207 SOS/11/01042/FUL

90 Leigh Road, Leigh-on-Sea, SS9 1BU (Leigh Road Ward)

Use delicatessen (class A1) as restaurant (class A3 use) (retrospective).

Oppose – The Town Council wish the property to retain a mixed use of A1 to the front and A3 to the rear in the interests of the shopping function of Leigh Road.

o) LOS/11/0208 SOS/11/01097/FULH

8 Harley Street, Leigh-on-Sea, SS9 2NJ (Thames Ward)

Erect first floor side extension.

Councillors Mike Dolby and Richard Herbert left the room

The meeting adjourned to allow a member of the public to address the committee

The proposal would overlook her property and therefore there would be a loss of privacy to her small garden.

The meeting was reconvened

Oppose – The proposal is considered to be overdevelopment of the site and detrimental to the amenities of the neighbouring property in Marine Parade due to its overbearing appearance so close to the boundary and the small garden in Marine Parade.

If the proposal were to be approved, to help preserve privacy of the garden referred to, any first floor window in the south elevation should, by condition, be obscure glazed and fixed shut up to 1.7 metres above floor level and retained thus.

Councillors Mike Dolby and Richard Herbert returned

p) LOS/11/0209 SOS/11/01166/FULH

52 Medway Crescent, Leigh-on-Sea, SS9 2UY (Thames Ward)

Erect single storey side and rear extensions.

No Objection

The meeting closed at 9.30pm