



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 22nd NOVEMBER 2011 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Mike Dolby, Donald Fraser and Paul Lawrence

In Attendance: Paul Beckerson (Town Clerk) & 6 Members of the Public for application LOS/11/0232

The meeting opened at 7.34pm

68. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Richard Herbert, Carole Mulroney and Cliff Passmore

69. DECLARATIONS OF MEMBERS' INTERESTS

None

70. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 8th November 2011 were agreed and signed as a correct record by the Chairman with an amendment to Cllr Margaret Cotgrove's interest, replace **'the applicant'** with **'a near neighbour'**

71. PLANNING APPLICATIONS

a) LOS/11/0232 SOS/11/01351/FUL

33 Hadleigh Road, Leigh-on-Sea, SS9 2DY (St Clements Ward)

Erect Part 2/ Part 3/ Part 4 Storey Block of 9 Flats (including 1 Duplex Flat), with Basement Car Park, Vehicle Access onto Hadleigh Road and Associated Landscaping, Refuse, Cycle Storage

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

Letters of objection were read out and the MOPs present made the following comments:

- The proposed development is massive and is overdevelopment of the land
- The development is inappropriate and does not follow the guidelines for the conservation area
- The road access is unsuitable for the junction
- There is insufficient detail for the protection and preservation of trees
- Doubts were expressed about the structural stability of the site

The meeting reconvened

Objection – Whilst the reduction in scale of the proposed development is welcome, it is still considered that the proposal comprises overdevelopment of the site and would present an overbearing mass of block development in relation to the distinctive surrounding area and buildings.

The application is highly detrimental to the character and appearance of the Leigh Conservation Area and its setting. National Planning Policy PPS 3 states that 'Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.' This is such a proposal.

The proposal is also contrary to the Southend SPD1: Design and Townscape Guide 2009 which states that 'The character of all immediate neighbours and the wider townscape should inform the layout, scale and design of any new development.'

The character of Hadleigh Road is highlighted in this document which states that the Council will seek to preserve and enhance the aspects of the townscape that make a significant contribution to the special qualities of conservation areas such as the original design, detailing and materials of the area's buildings, structures and streets. It is not considered that the proposal would enhance the Conservation Area in any way and does not respect its 'special qualities'. The application also fails to follow the advice contained within the very recently approved Leigh Conservation Appraisal and Management Plan.

At the previous appeals for development on this site the Inspectors have supported the protection of the conservation area from inappropriate development. The Inspector in the most recent appeal (application 10/01459/FULM) pointed out that the site is 'within the leafy and spacious 'Arts and Crafts Suburban' area with mainly larger detached properties...and needed a very sensitive approach'.

This current application is neither sensitive, nor does it echo the character of the conservation area in any way. There are also still large areas of unrelieved vertical flanks walls which were considered inappropriate before and there are no gaps in the proposed build to allow views from the public domain of Hadleigh Road through to the open area behind, a vital aim in conservation areas.

The 'south' elevation which is unashamedly modern and predominantly glass patio doors and glass balconies would be highly visible from lower down the hill to the south and from the large areas of 'nature reserve', including Two Tree Island, to the west. These areas are very popular and have a high footfall from the local population and visitors. The development would alter the long distance views and setting of the Conservation Area from these areas. There is also concern over the amount of light 'spillage' at night from this large expanse of windows.

The proposed access and the amount of traffic the development would generate are still considered inappropriate at an already difficult junction.

- b) LOS/11/0233 SOS/11/01438/BC4
39 Broadway, Leigh-on-Sea, SS9 1PA (St Clements Ward)
Install broadband telecommunications cabinet to highway (retrospective)
No Objection - Although the Committee regretted that once again the application was retrospective
- c) LOS/11/0234 SOS/11/01513/TPO
15 The Terrace, Leigh-on-Sea, SS9 2DF (St Clements Ward)
Remove dead trees and shrubs remove ivy in the copse fronting 1-12 the Terrace (Application for works to trees covered by a tree Preservation Order)
No Objection
- d) LOS/11/0235 SOS/11/01513/TCA
15 The Terrace, Leigh-on-Sea, SS9 2DF (St Clements Ward)
Prune existing apple and pear trees and remove wild plum tree and other associated works in orchard land south of 15 the Terrace and remove trees and shrubs on copse land fronting 1-12 the Terrace (Application for works to trees in a Conservation Area)
No Objection
- e) LOS/11/0236 SOS/11/01453/FULH
38 Aberdeen Gardens, Leigh-on-Sea, SS9 3RH (Highlands Ward)
Erect part single/part two storey side extension
Objection – The proposal had the effect of unbalancing the pair and the building has been taken to the boundary with possible overshadowing.

- f) LOS/11/0237 SOS/11/01455/FULH
52 Agnes Avenue, Leigh-on-Sea, SS9 3SW (Highlands Ward)
Alter hip roof to form gable end and erect roof extension at rear
No Objection
- g) LOS/11/0238 SOS/11/01490/FUL
27, Stirling Avenue Leigh-on-Sea, SS9 3PP (Highlands Ward)
Raise roof, erect part two storey/part first floor side extension to create full two storey dwelling and erect single storey side extension
Objection – Overdevelopment of the site and particularly overbearing and oppressive on the north elevation to the neighbouring property
- h) LOS/11/0239 SOS/11/01401/FUL
80, Blenheim Crescent, Leigh-on-Sea, SS9 3DX (St James Ward)
Erect single storey detached garage at side
No Objection
- i) LOS/11/0240 SOS/11/01391/FULH
146 Marine Parade, Leigh-on-Sea, SS9 2RB (Thames Ward)
Widen existing vehicular access onto Marine Parade
Objection – The proposal would reduce on street parking and the loss of mature hedging
- j) LOS/11/0241 SOS/11/01423/DOV
87 Rectory Grove, Leigh-on-Sea, SS9 2HW (St Clements Ward)
Modification of planning obligation dated 6th October 2011 pursuant to application 11/01018/FULM to remove obligation to provide affordable housing.
Objection – The loss of affordable housing is unacceptable and detrimental to the well being of lower wage earners.
- k) LOS/11/0242 SOS/11/01489/FULH
23 Tankerville Drive, Leigh-on-Sea, SS9 3DE (Bonchurch Ward)
Raise roof, erect single storey extension and roof extension at rear and front dormer windows.
Objection – The loss of a small dwelling is contrary to H3 of the local plan.
- l) LOS/11/0243 SOS/11/01404/FULH
89 Crescent Road, Leigh-on-Sea, SS9 2PG (Thames Ward)
Erect part single/two storey rear extension
No Objection – But some concerns were expressed about the possible loss of light to the neighbouring property.
- m) LOS/08/0004 SOS/11/01504/DOV
53 Pavilion Drive, Leigh-on-Sea, SS9 3JS (St James Ward)
Modification of planning obligation dated 30 June 2008 pursuant to application SOS/07/01870/OUTM to remove the requirement to provide affordable housing.
Objection – The loss of affordable housing is unacceptable and detrimental to the well being of lower wage earners.
72. CERTIFICATES OF LAWFUL DEVELOPMENT (FOR INFORMATION)
- a) SOS/11/01318/CLE
20A Grand Drive, Leigh-on-Sea, SS9 1BG (Leigh Road Ward)
Use of 20 and 20A Grand Drive as single family dwelling – existing
Noted
- b) SOS/11/01474/CLP
69 Dundonald Drive, Leigh-on-Sea, SS9 1NA (Leigh Road Ward)
Single Storey Rear Extension (Lawful Development Certificate – Proposed)
Noted
73. SOUTHEND AIRPORT LEGAL DEED OF VARIATION – SOS/11/01409/DOV
Land and Buildings between South West Corner Of Southend Airport and Eastwoodbury Lane, Eastwood

Modification of planning obligation dated 30 April 2010 pursuant to application 09/01960/FULM to amend Schedule 2, specifically in relation to night flights, aircraft restrictions and reporting.

No Comment

The meeting closed at 8.47pm