



# 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 13<sup>TH</sup> DECEMBER 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 and Carole Mulroney

In Attendance: Members of the public

### ***The meeting opened at 7.34pm***

#### 74. APOLOGIES FOR ABSENCE

Cllrs Margaret Cotgrove and Cliff Passmore

#### 75. DECLARATIONS OF MEMBERS' INTERESTS

***Cllr Mike Dolby declared a personal interest in min 77(l)***

***Cllr Paul Lawrence declared a personal interest in min 77(d)***

#### 76. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 22<sup>th</sup> November 2011 were agreed and signed as a correct record by the Chairman

#### 77. PLANNING APPLICATIONS

##### a) LOS/11/0244 SOS/11/01525/FULH

##### **99 Salisbury Road, Leigh-on-Sea, SS9 2JN (Herschell Ward)**

Erect part single/part first floor rear extension

**No objection** in principle but the Council has concerns regarding the hung tiling on the flank walls which presents a dark aspect and would wish to see an alternative treatment.

##### b) LOS/11/0245 SOS/11/01441/FULH

##### **54 Marine Parade, Leigh-on-Sea, SS9 1 NQ (Herschell Ward)**

Reconfigure entrance lobby, remove side conservatory, demolish existing garage and construct new garage with pitched roof and first floor balcony area, construct rear extension, construct rear dormer, and alter elevations

**Objection** on the grounds of overlooking, bringing forward of the building line and the incongruous nature of the balcony over the garage which is out of character with the street scene and too close to the boundary.

##### c) LOS/11/0246 SOS/11/01516/FULH

##### **79 Chalkwell Park Drive, Leigh-on-Sea, SS9 1 PA (Leigh Road Ward)**

Erect vehicular access onto Chalkwell Park Drive

**No Objection**

##### d) LOS/11/047 SOS/11/01372/FUL

##### **1341A London Road, Leigh-on-Sea, SS9 2AB (Bonchurch Ward)**

Erect 3 Storey block comprising of 6 flats and retail unit to ground floor

**Objection** on the grounds of lack of parking for the development, inaccessibility for refuse and cycle storage. It is difficult to tell from the plans if there would be overlooking but the Town Council request that the Borough Council pay particular attention to this aspect.

##### e) LOS/11/0248 SOS/11/01402/FUL

##### **Oak Lodge, Salisbury Road, Leigh-on-Sea, SS9 1JL (Herschell Ward)**

Form additional floor to create self contained flat, internal alterations, alter elevations and layout parking space at rear (Amended Proposal)

Letters of objection from members of the public were read out and the public present presented their views orally.

**Oppose** – The proposed roof terraces and windows would be detrimental to the amenities of the neighbouring properties by reason of overlooking and loss of privacy both actual and perceived, and more so than the previous application. The additional floor will cause overshadowing to the property to the north. The additional height and the changes to the front elevation will be detrimental to the street scene as they are inappropriate in a road of predominantly two storey houses of traditional design.

- f) LOS/11/0249 SOS/11/01435/FUL  
**12 Marine Close, Leigh-on-Sea, SS9 2RD (Thames Ward)**  
Demolish existing property and erect detached dwelling with basement (Amended Proposal)  
**Objection** – The proposed development would result in the loss of a small family dwellinghouse which would be detrimental to the stock of family houses at the lower end of the market contrary to Government and Borough Council Policies. Marine Close is characterised by bungalows and two storey detached dwellings with a distinct separation between the dwellings. The proposed development by reason of its overall design, height, width and scale would fail to integrate satisfactorily with both immediate neighbouring buildings and the wider streetscene resulting in an incongruous form of development detrimental to the character and appearance of the street and again, contrary to Government and Borough Council Policies. It is also considered that the development will result in an unacceptable degree of overlooking both perceived and real, from the full height windows to the rear upper floor.
- g) LOS/11/0250 SOS/11 I01583/FU LM  
**Westleigh Motors, 1355 -1369 London Road, Leigh-on-Sea, SS9 2AB (Bonchurch Ward)**  
Part demolish existing building, erect part two/part three storey block comprising retail unit and ancillary storage (Class Ai), 9 self-contained flats (Class C3) to ground, first and second floors with associated terraces, layout 13 car parking spaces to front, 9 spaces to rear and landscape (Amended Proposal)  
**No Objection**
- h) LOS/11/0251 SOS/11/01424/FULH  
**20 Harley Street, Leigh-on-Sea, SS9 2HJ (Thames Ward)**  
Form patio and install new metal awning at rear (Retrospective)  
**No Objection**
- i) LOS/11/0252 SOS/11/01348/FUL  
**220 Leigh Road, Leigh-on-Sea, SS9 1 BP (Leigh Road Ward)**  
Construct new second floor comprising 1 self contained flat with terrace, layout additional parking spaces and cycles, install solar panels on roof  
**No objection**
- j) LOS/11/0253 SOS/11/01515/FUL  
**88 - 90 Pall Mall, Leigh-on-Sea, SS9 1RG (St Clement's Ward)**  
Use Auction House (sui generis) as Gym (Class D2)  
**No Objection** to the use as a gymnasium but the Town Council request that permitted development rights be removed in respect of dance, concert and music hall uses within class D2 on the grounds of potential noise disturbance to nearby residences.
- k) LOS/11/0254 SOS/11/01563/AMDT  
**28 Hamboro Gardens, Leigh-on-Sea, SS9 2NR (Thames Ward)**  
Alter roof over single storey extension forming parapet, amend door and window configuration to north elevation to have sliding folding doors and single window to dining room and all new windows and doors to be aluminium clad timber powder coated white (Minor material amendment to planning application 10/02160/FULH dated 14.2.11)  
**No objection**
- l) LOS/11/0255 SOS/11/01539/FUL  
**80 Rectory Grove, Leigh-on-Sea, SS9 2HJ (Elms Ward)** Demolish existing garage and erect a two storey dwellinghouse

**Objection** on the basis of the loss of at least 3 off-street parking spaces in a busy shopping area with severe parking stress (worse when the 53 Rectory Grove development is inhabited). The design is out of character with the street scene; object to the filling in of an established natural gap between buildings, the plot is too small for a 2 double-bedroomed house so the development would create unsatisfactory living conditions and it has a lack of amenity space.

78. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION (Appendix 1 to the agenda)

That Appendix 1 to the agenda be submitted as the Town Council's response to the consultation.

79. NEIGHBOURHOOD PLANNING REGULATIONS CONSULTATION (Appendix 2 to the agenda)

That Appendix 2 to the agenda be submitted as the Town Council's response to the consultation.

***The meeting closed at 9.15pm***