



# 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 24<sup>TH</sup> JANUARY 2012 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Alex Coulson, Donald Fraser, Richard Herbert, Paul Lawrence and Carole Mulroney and Cliff Passmore

In Attendance: Paul Beckerson (Town Clerk) and 2 Members of the public

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

84. APOLOGIES FOR ABSENCE  
None

85. DECLARATIONS OF MEMBERS' INTERESTS  
***Cllr Donald Fraser declared a prejudicial interest in 87(b) property opposite is owned by his son  
Cllr Richard Herbert declared a personal interest in 87(a) the neighbouring property is owned by a close friend***

86. MINUTES OF THE PREVIOUS MEETING  
The minutes of Planning Meeting held on 4<sup>th</sup> January 2012 were agreed and signed as a correct record by the Chairman

87. PLANNING APPLICATIONS

a) LOS/12/0005 SOS/11/00895/FUL

**1492 London Road, Leigh-on-Sea, SS9 2UR (Thames Ward)**  
Change of use from retail (Class A1) to restaurant use (Class A3)

***The meeting was adjourned***

A member of the public, raised an objection on the grounds of environmental nuisance (smells and noise), he was also of the opinion that additional parking stress would result from the change of use.

***The meeting reconvened***

**Objection** – A restaurant will require extraction and refrigeration equipment which would create noise disturbance affecting the residents of the 5 flats above. The flats all have 'sitting-out' balconies for their amenity space, and the unavoidable smells from an extraction unit would negatively affect the amenity value of these spaces.

The parking spaces to the rear are allocated to the residents of the flats so the longer-stay parking of diners, as opposed to shoppers, would cause parking problems in an area which already suffers parking stress.

There is an objection to the loss of yet another retail unit, to catering, in a primary shopping frontage.

b) LOS/12/0001 SOS/11/01657/FUL

**29-39 Glendale Gardens, Leigh-on-Sea, SS9 2AT (Elms Ward)**

Erect two storey building to be used as offices and single storey storage enclosure (retrospective)

***Cllr Donald Fraser left the meeting***

**No Objection** – Subject to the same conditions as previously

***Cllr Donald Fraser returned to the meeting***

- c) LOS/12/0002 SOS/11/01638/FULH  
**6 Burnham Road, Leigh-on-Sea, SS9 2JU (Herschell Ward)**  
Replace mono pitch roof to the rear single storey addition with flat roof and lantern light  
**No Objection**
- d) LOS/12/0003 SOS/11/01645/FULH  
**46 Herschell Road, Leigh-on-Sea, SS9 2NH (Herschell Ward)**  
Erect single storey rear and side extension  
**No Objection**
- e) LOS/12/0004 SOS/11/01465/FUL  
**33 Station Road, Leigh-on-Sea, SS9 1ST (Elms Ward)**  
Extend existing vehicular access onto Station Road (33 & 33A Station Road)  
**Approved by SBC on 16 January 2012**
- f) LOS/12/0006 SOS/11/01607/FUL  
**86 Pall Mall, Leigh-on-Sea, SS9 1RG (St Clements Ward)**  
Use ground floor retail shop (Class A1) as residential self contained flat, demolish and replace existing single storey side extension and alter front elevation  
**No Objection**
- g) LOS/12/0007 SOS/11/01604/FULH  
**107 Vardon Drive, Leigh-on-Sea, SS9 3SJ (Highlands Ward)**  
Erect single storey rear extension  
  
**Objection** – Possible direct overlooking of the neighbouring property from the new window in the east elevation and from the new decking, which appears to be high off the ground? (Please note that the elevations are mislabelled on the plans)
- h) LOS/11/0008 SOS/11/01644/FULH  
**70 Leigh Cliff Road, Leigh-on-Sea, SS9 1DN (Leigh Road Ward)**  
Erect roof extension and alter rear elevation  
  
**Objection** - there are concerns that raising the roof and moving the ridge north and further east will cause loss of light to, and overshadowing of, the back of the house and the garden of no 66; this would cause a loss of amenities.  
(There is also concern that the filling in of the 'cut-out' on the north side may restrict light to any windows there may be on the south side of no 66)
- i) LOS/12/0009 SOS/11/01653/FUL  
**105 Leigham Court Drive, Leigh-on-Sea, SS9 1PT (Elms Ward)**  
Demolish existing bungalow and detached garage, erect 2 two storey semi-detached dwelling houses with roof accommodation, lay out two car parking spaces and form vehicular access onto Leigham Court Drive  
  
**Objection** – Loss of a bungalow in row of 6 traditional bungalows; the Town Council has a policy to protect bungalows in areas of predominantly traditional bungalows, to preserve the diversity of the housing stock. Also the committee felt it was important to retain examples of this type of bungalow throughout Leigh.  
  
The design, being exactly the same as the neighbouring property, would detract from current variation of style in the road and so be detrimental to the street scene.
- j) LOS/12/0010 SOS/11/01477/FUL  
**Newsagents 143-145 Leigh Road, Leigh-on-Sea, SS9 1JQ (Leigh Road Ward)**  
Erect single storey side and rear extension to form self-contained flat, extend existing vehicular access onto Lord Roberts Avenue and form bin store at rear (amended proposal)  
  
**Objection** – The proposals represent overdevelopment of the site with a total lack of amenity space for the proposed dwelling as well as the flat.

- k) LOS/12/0011 SOS/11/01711/FUL  
**834 London Road, Leigh-on-Sea, SS9 3NH (Leigh Road Ward)**  
Used tyre sales and fitting centre (Class B8) as gymnasium and fitness centre (Class D2)  
**No Objection**
- l) LOS/12/0012 SOS/11/01741/EXT  
**1356 London Road, Leigh-on-Sea, SS9 2UH (Thames Ward)**  
Raise roof height and erect dormer to north elevation of outbuilding to rear to create new first floor to be used as office and store. (Application to extend the time limit for implementation following planning permission 08/00074/FUL allowed on Appeal on 04/02/09)  
**Noted**
- m) LOS/12/0013 SOS/11/01740/FULH  
**45 Quorn Gardens, Leigh-on-Sea, SS9 2TA (Thames Ward)**  
Demolish existing conservatory, convert part of garage into habitable accommodation, and form pitched roof with lights to existing single storey side extension  
**No Objection**
- n) LOS/12/0014 SOS/11/01724/FULH  
**57 Grand Parade, Leigh-on-Sea, SS9 2TA (Leigh Road Ward)**  
Demolish existing garage, erect detached garage at rear and 1.8m high brick infill garden wall panel to western boundary (Retrospective).  
**No Objection**
- o) LOS/12/00115 SOS/11/01725/FULH  
**42 Walker Drive, Leigh-on-Sea, SS9 3QR (Highlands Ward)**  
Erect part single/two storey rear extension (amended proposal)  
**No Objection**

***The meeting closed at 8.45pm***