



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 28TH FEBRUARY 2012 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Paul Beckerson (Town Clerk), Cllr Alan Crystall (SBC) and 3 members of the public

The meeting opened at 7.30pm

92. APOLOGIES FOR ABSENCE

Cllr Alex Coulson and Cliff Passmore

93. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Donald Fraser declared a prejudicial interest in 95(g) property nearby is owned by his son

Cllr Richard Herbert declared a personal interest in 95(a) the applicant is known to him and 95(b) he lives opposite the site, he did not take part in the discussion or vote on either application.

Cllr Carole Mulroney declared a personal interest in 95(a)(b)(i)(l) in view of the fact that the Leigh Society had already commented on these applications

Cllr Pat Holden declared a personal interest in 95(i) she is acquainted to the applicant

Cllr Paul Lawrence declared a personal interest in 95(i) he is acquainted to the applicant

94. MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 14th February 2012 were agreed and signed as a correct record by the Chairman.

95. PLANNING APPLICATIONS

a) LOS/12/0027 SOS/11/01694/OUT

116 Undercliff Gardens, Leigh-on-Sea, SS9 1ED (Leigh Road Ward)

Erect new dwelling house and form vehicular access and parking area
Three letters of objection were read out attached to the file.

Cllr Donald Fraser left the meeting

The meeting was adjourned for the objector and Cllr Alan Crystall to address the committee

The view from his property would be restricted by the proposed 3 storey building. Cllr Alan Crystall felt that a full application should be submitted due to the sensitive nature of the site and was not in agreement with the proposed application.

The meeting reconvened

Objection The committee felt that an outline proposal was inappropriate in this sensitive conservation area. The height of the building was out of keeping with all the neighbouring properties in the row and was positioned too close to the access road. There could be potential overlooking of neighbouring properties with a resultant loss of amenity.

The proposed development does not accord with saved policy **C12** of the Local Plan:

- (i) the preservation of existing views of the estuary including the foreshore from Grand Parade and adjoining streets, from Cliff Parade and from Cliff Gardens;
- (ii) the preservation of the generally open and undeveloped frontage to Grand Parade;
- (iv) the preservation of existing garden areas as planted and landscaped areas providing views across the estuary;

Cllr Donald Fraser re-joined the meeting

- b) LOS/12/0031 SOS/12/00069/FUL
Grand Hotel, Broadway, Leigh-on-Sea, SS9 1PJ (St Clement's Ward)
Create basement spa, erect single storey rear extension, alter car parking at rear, lay out 7 car parking spaces and form new vehicular access onto Broadway
No Objection But would make the following comments. The proposed new walling to the Broadway frontage should reuse the existing bricks from the demolished piece of wall. The proposed gum trees should be replaced with native species of an appropriate height and scale. The provision of the native hedge to the car park area is welcomed to screen it from the neighbouring flats. It is recommended that external use is restricted to the same times as the adjoining licensed premises.
- c) LOS/12/0032 SOS/11/01709/FUL
Superbowl, 258 Leigh Road, Leigh-on-Sea, SS9 1BW (Leigh Road Ward)
Part demolish snooker hall/bowling alley, erect 8 two storey dwellings on land at rear, layout parking and erect wall at rear
No Objection The proposed railings and soft landscaping to the front of the properties are considered an essential part of the street scene and should remain by condition.
- d) LOS/12/0023 SOS/12/00020/FUL
5-6 High Street, Leigh-on-Sea, SS9 2EN (St Clement's Ward)
Demolish detached store, install 1m high gates to car park and erect single storey side extension to form cold store/cellar
No Objection The existing wall which forms the rear of the demolished building should be preserved as stated on the plan.
- e) LOS/12/0024 SOS/12/00116/FULH
86 Leigh Hall Road, Leigh-on-Sea, SS9 1QZ (Elms Ward)
Erect single storey extension and alter lean-to roof at rear
No Objection
- f) LOS/12/0025 SOS/12/00122/FULH
17 Kingswood Chase, Leigh-on-Sea, SS9 3BB (Bonchurch Ward)
Erect single storey rear extension
No Objection
- g) LOS/12/0026 SOS/12/00125/FULH
41 Elmsleigh Drive, Leigh-on-Sea, SS9 3DS (Bonchurch Ward)
Erect dormers to front and rear elevations and convert extended loft space into habitable accommodation
Objection - The ridge height of all dormers is level with the main ridge and the rear dormer is not incidental in the roof, contrary to the Design & Townscape guidelines. The proposals are not in keeping with the neighbouring properties, unbalancing a pair and represent the loss of another bungalow. It would also set a precedent leading to further applications within this block.
- h) LOS/12/0028 SOS/12/00172/FUL
32 Maple Avenue, Leigh-on-Sea, SS9 1PR (Leigh Road Ward)
Demolish existing building and erect two dwelling houses
No Objection subject to the provision soft landscaping and a permeable parking area to the front of the proposed houses.
- i) LOS/12/0029 SOS/12/00036/FULH
96 Leigh Hill, Leigh-on-Sea, SS9 1AR (St Clement's Ward)
Erect single storey rear extension
No Objection

- j) LOS/12/0030 SOS/12/00120/FULH
10 Sydney Road, Leigh-on-Sea, SS9 3PL (Highlands Ward)
Alter front and rear elevations
No Objection

- k) LOS/12/0033 SOS/12/00165/FULH
53 Lord Roberts Avenue, Leigh-on-Sea, SS9 1ND (Leigh Road Ward)
Erect single storey side and rear extension and alter elevations
No Objection

- l) LOS/12/0034 SOS/12/00180/FUL
7A Broadway, Leigh-on-Sea, SS9 1PA (St Clement's Ward)
Erect two storey extension at rear (amended proposal)
No Objection

- m) LOS/12/0035 SOS/12/00085/FUL
233 Station Road, Leigh-on-Sea, SS9 3BP (Bonchurch Ward)
Demolish bungalow, erect two storey detached dwelling house and form new vehicular access onto Station Road (amended proposal)
Objection – The proposal would represent an overdevelopment of the site and loss of a small dwelling contrary to SBC policy and the loss of an attractive character bungalow.

The meeting closed at 9.07pm