



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 27TH MARCH 2012 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Vanda Moyse, (Events and Planning Officer), and 2 members of the public

The meeting opened at 7.33pm

100 APOLOGIES FOR ABSENCE
Cllrs Alex Coulson and Cliff Passmore

101 DECLARATIONS OF MEMBERS' INTERESTS

Cllr Pat Holden declared a prejudicial interest in 103(b) she is a part owner

Cllr Paul Lawrence declared a personal interest in 103(b)

102 MINUTES OF THE PREVIOUS MEETING

The minutes of Planning Meeting held on 13th March 2012 were agreed and signed as a correct record by the Chairman.

103. PLANNING APPLICATIONS

a) LOS/12/0055 SOS/12/00079/FULH

68 Vernon Road, Leigh-on-Sea, SS9 2PS (Herschell Ward)

Raise the roof ridge height, erect three dormer windows to front and rear and convert extended roof space to habitable accommodation.

One letter of objection was read out.

The meeting was adjourned for the objector present to address the Committee.

The objector was concerned about the loss of sunlight to south facing windows and garden.

The meeting reconvened.

Objection due to loss of amenity and general light to 70 Vernon Road. The proposal constitutes an overdevelopment by creating an unbalanced design in proportion to the remainder of the property. The dormers in the proposed design are intrusive and the proposal is out of character in the street scene which consists of mainly chalets and bungalows.

b) LOS/12/0053 SOS/12/00226/FUL

Lime Tree Court, 32 Lime Avenue, Leigh-on-Sea, SS9 3PA (Highlands Ward)

Demolish and erect replacement block of 5 garages.

Cllr Pat Holden left the meeting.

No Objection.

Cllr Pat Holden rejoined the meeting.

- c) LOS/12/0054 SOS/12/00242/AMDT
98 Salisbury Road, Leigh-on-Sea, SS9 2JN (Herschell Ward)
Installation of one ground floor flank window to each property (Minor material amendment to planning permission 08/00959/FUL dated 28/09/2008).
No Objection.
- d) LOS/12/0056 SOS/12/00292/FUL
82 Undercliff Gardens, Leigh-on-Sea, SS9 1ED (Leigh Road Ward)
Details of energy efficiency and sustainability in relation to Planning Permission 09/01676/FUL dated 04-11-09.
No comment to make on these technical details.
- e) LOS/12/0057 SOS/12/00202/FULH
46 Leigh Park Road, Leigh-on-Sea, SS9 2DU (St Clement's Ward)
Replace existing garage to front.
No Objection subject to conservation guidelines.
- f) LOS/12/0058 SOS/12/00257/AMDT
128 Marine Parade, Leigh-on-Sea, SS9 2RF (Thames Ward)
Increase in depth of rear extension (Minor material amendment to planning permission SOS/10/00374/FULH dated 11/05/10).
No Objection.
- g) LOS/12/0062 SOS/12/00289/FUL
33 Hadleigh Road, Leigh-on-Sea, SS9 3DY (St Clement's Ward)
Erect two 3/4 detached dwelling houses with balconies fronting Hadleigh Road and five 3 storey dwelling houses to the rear, layout parking and form vehicular access onto Hadleigh Road (Amended Proposal).

Objection on the following grounds –

- Materials of both the front and rear elevations are inappropriate and do not respect the Conservation Area
- The development constitutes an overdevelopment of the site and an overbearing and over dominant appearance in the Conservation Area by reason of its height and massing to Hadleigh Road
- The proposed access is on a very narrow section of road and close to a dangerous junction between Hadleigh Road and Leigh Park Road
- There is inadequate amenity space for the 2 large houses
- There is a considerable potential for overlooking and a consequent effect on the living conditions and amenity of existing properties and also of the proposed 5 new houses
- The views into the Conservation Area from surrounding areas will be harmed by the nature and style of the development, particularly by all the rear elevations which are mainly glass.
- At the most recent appeal the Inspector considered that the site is part of the 'leafy and spacious 'Arts and Crafts Suburban' Area'. The development does not enhance the surrounding area but is considered to harm this aspect of the Conservation Area.

The newly published National Planning Framework states that the desirability of new development making a positive contribution to local character and distinctiveness in historic areas, this development does not do so.

For all of the above reasons the Council consider this to be an inappropriate development in this Conservation Area.

- h) LOS/12/0059 SOS/12/00266/FULH
35 Leighcliff Road, Leigh-on-Sea, SS9 2DY (Leigh Road Ward)
Install new glass balustrade to second floor terrace.
No Objection subject to the use of obscured glass.

- i) LOS/12/0060 SOS/12/00294/FUL
Belton Lodge, 20 Belton Gardens, Leigh-on-Sea, SS9 2EJ (St Clement's Ward)
Demolish existing dwelling and erect three storey building to use as office (class B1 business) layout parking, cycle racks, bin stores and reposition existing vehicular access.
Objection as this site is a prominent site in the Green Belt. Whilst PPG2 allows for the replacement of an existing dwelling in such areas, as has been granted, none of the exceptions to Green Belt policy allow the introduction of a commercial use into such an area. The Town Council considers this would have a detrimental effect on the operation of Green Belt policy in this area.
- j) LOS/12/0061 SOS/12/00372/FULH
68 Undercliff Gardens, Leigh-on-Sea, SS9 1ED (Leigh Road Ward)
Erect conservatory to north elevation, erect first floor extension to south elevation and alter elevations (Amended Proposal).
No Objection.
- k) LOS/12/0063 SOS/12/00067/FULH
34 Chapmans Walk, Leigh-on-Sea, SS9 2XA (Thames Ward)
Erect single storey side extension.
No Objection.
- l) LOS/12/0064 SOS/12/00341/FUL
42 Broadway, Leigh-on-Sea, SS9 1AJ (St Clement's Ward)
Vary opening hours from 9:00 - 23:00 Monday - Thursday, 9:00 - 23:30 Friday - Saturday, 9:00 - 21:00 Sunday (Variation of condition 03 on planning application SOS 07/00695/FUL allowed on appeal 25.7.2008 which states the use hereby permitted shall not take place other than between the hours of 08:00 and 21:00).
- The Town Council considers that bearing in mind the imposition of Condition 4 on the permission and the fact that Condition 3 was imposed by the Inspector after hearing evidence regarding this issue it would seem appropriate to assess the situation over a short period to ensure no harm is caused to local residents. The Town Council, therefore, has **No Objection** to a temporary permission for one year to assess the impact on surrounding areas.
- m) LOS/12/0065 SOS/12/00321/FUL
86 Broadway, Leigh-on-Sea, SS9 1AJ (St Clement's Ward)
Use shop (class A1) as financial and professional services (class A2) and alter North elevation.
No Objection provided a condition is imposed that the front window provides a lively frontage to the shopping street.

The meeting closed at 9.26pm