



# Leigh-on-Sea Town Council

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Chairman: Cllr Carole Mulroney  
Vice Chairman: Cllr Caroline Parker  
Town Clerk: Paul Beckerson



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 26<sup>th</sup> JUNE 2012 AT THE COUNCIL OFFICES, 67 ELM ROAD, LEIGH-ON-SEA

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

In Attendance: Vanda Moyse (Office Administrator) plus 29 members of the public.

### ***The meeting opened at 7.30pm***

- 13 APOLOGIES FOR ABSENCE  
Cllrs Alex Coulson, Syrie Cox, Richard Herbert and Carole Mulroney.
- 14 DECLARATIONS OF MEMBERS' INTERESTS  
None
15. MINUTES OF THE PREVIOUS MEETING  
The minutes of Planning Meeting held on 12<sup>th</sup> June 2012 were agreed and signed as a correct record by the Chairman.
16. PLANNING APPLICATIONS
  - a) LOS/12/0110 SOS/12/00709/FUL  
**LEIGH TENNIS CLUB, 5 ADALIA CRESCENT LEIGH-ON-SEA ESSEX SS9 3SN (Highlands Ward)**  
Erect 7 two storey dwellinghouses, lay out refuse store, landscaping, 14 parking spaces and form vehicular accesses onto Adalia Crescent and Agnes Avenue (Amended proposal)

### ***The meeting was adjourned to hear objections from members of the public.***

Several members of the public spoke.

### ***The meeting was reconvened.***

#### **Objection**

- the proposal constitutes an overdevelopment of the site in terms of density of habitable space
- the design is not in keeping with the surrounding area, which is predominantly bungalows
- there is a potential for overlooking.
- the proposal would cause additional parking stress in an area already experiencing problems, especially if the entrance to, and exit from, the site require yellow lines to protect visibility,
- the entrance road is too narrow and inadequate for large vehicles, particularly emergency vehicles.

Whilst it may not be a planning matter, the neighbouring residents say that the sewerage system is already overloaded and blocks periodically. Please would you pass this information to the relevant department.

- b) LOS/12/0102 SOS/12/00625/FULH  
**22 PERCY ROAD LEIGH-ON-SEA ESSEX SS9 2LA (Herschell Ward)**  
Erect first floor to form a two storey dwelling house

### ***The meeting was adjourned to hear objections from members of the public.***

The applicant spoke.

### ***The meeting was reconvened.***

**No Objection.**

- c) LOS/12/0113 SOS/12/00719/FUL  
**GRAND HOTEL BROADWAY LEIGH-ON-SEA ESSEX SS9 1PJ (St Clement's Ward)**  
Proposed 3 storey rear extension to accommodate additional bedrooms and improved kitchen facilities.

*The meeting was adjourned to hear objections from members of the public.*

One member of the public spoke.

*The meeting was reconvened.*

**Objection** – The proposed development causes intensification of use with 33% increase in hotel rooms but no provision of additional parking in an area of existing parking stress.

- d) LOS/12/0120 SOS/12/00804/FULH  
**6 HERSCHELL ROAD LEIGH-ON-SEA ESSEX SS9 2NH (Herschell Ward)**  
Erect single storey extension to rear of detached garage for use as studio.

*The meeting was adjourned to hear objections from members of the public.*

One member of the public spoke.

*The meeting was reconvened.*

**No Objection.**

- e) LOS/12/0103 SOS/12/00716/FUL  
**1430 LONDON ROAD LEIGH-ON-SEA SOUTHEND-ON-SEA SS9 2UL (Thames Ward)**  
Use retail shop (Class A1) as 'hot yoga school' (Class D2) with ancillary sales of related yoga products.

**Objection** as the proposed use would bring many cars for extended periods of time to the detriment of neighbouring retail properties which require short term parking. There is also a concern about noise to neighbouring residential properties.

If the application is approved it is requested that the D2 use be limited to uses appropriate for the area.

- f) LOS/12/0104 SOS/12/00658/FULH  
**36 LEIGH HILL LEIGH-ON-SEA ESSEX SS9 (St Clement's Ward)**  
Form pitched roof over garage.

**No Objection** subject to materials being appropriate for conservation area.

- g) LOS/12/0105 SOS/12/00724/FULH  
**20 SEAVIEW ROAD LEIGH-ON-SEA ESSEX SS9 1AT (St Clement's Ward)**  
Erect single storey side and rear extension and balcony to first floor.

**Objection** The proposed balcony would cause loss of privacy to, and real and perceived overlooking of, neighbouring properties.

- h) LOS/12/0106 SOS/12/00696/FULH  
**101 ELMSLEIGH DRIVE LEIGH-ON-SEA ESSEX SS9 3DS (Bonchurch Ward)**  
Erect single storey extension and roof extension at rear.

**Objection.** The rear dormer is too high and not incidental in the roof space.

- i) LOS/12/0107 SOS/12/00731/FULH  
**252 WESTERN ROAD LEIGH-ON-SEA ESSEX SS9 2QY (Thames Ward)**  
Erect first floor rear extension.

**No Objection.**

- j) LOS/12/0108 SOS/12/00650/TPO  
**1 CHURCH HILL LEIGH-ON-SEA ESSEX SS9 2DE**  
Crown lift to the cedar tree pollarding and the removal of upper portions of the canopy to the yew tree and removal of elder tree (application for works to trees covered by a tree preservation order).
- No Objection** subject to consultation with Southend Borough Council's Arboricultural Officer.
- k) LOS/12/00109 SOS/12/00653/FUL  
**43 BROADWAY LEIGH-ON-SEA ESSEX SS9 1PA (St Clement's Ward)**  
Erect single storey extension to storage/stock room at rear.
- No Objection.**
- l) LOS/12/0111 SOS/12/00708/FUL  
**16 OLIVE AVENUE LEIGH-ON-SEA ESSEX SS9 3PR (Highlands Ward)**  
Erect new first floor to existing bungalow, dormer to front elevation and rooflights to side elevations.
- Objection** as the proposed development would mean the loss of an attractive, traditional bungalow, which is contrary to Leigh-on-Sea Town Council's general policy.
- m) LOS/12/0112 SOS/12/00718/FULH  
**3 WARREN ROAD LEIGH-ON-SEA ESSEX SS9 3TT (Highlands Ward)**  
Erect single storey side and rear extension (amended proposal).
- No Objection.**
- n) LOS/12/0114 SOS/12/00721/FULH  
**36 FLEMMING AVENUE LEIGH-ON-SEA ESSEX SS9 3AW (Bonchurch Ward)**  
Enlarge existing window and install two roof lights to front elevation.
- No Objection.**
- o) LOS/12/0115 SOS/12/00790/FULH  
**173 PALL MALL LEIGH-ON-SEA ESSEX SS9 1RE (Elms Ward)**  
Demolish conservatory and erect single storey rear extension.
- No Objection.**
- p) LOS/12/0116 SOS/12/00792/FULH  
**57 KINGSWOOD CHASE LEIGH-ON-SEA ESSEX SS9 3BB (Bonchurch Ward)**  
Erect single storey rear extension (Amended proposal).
- No Objection.**
- q) LOS/12/0117 SOS/12/00794/FULH  
**11 WESTCLIFF DRIVE LEIGH-ON-SEA ESSEX SS9 2LB (Herschell Ward)**  
Erect single storey rear extension (Amended proposal).
- No Objection.**
- r) LOS/12/0118 SOS/12/00792/FULH  
**33 MARINE PARADE LEIGH-ON-SEA ESSEX SS9 2NB (Herschell Ward)**  
Form balcony to front elevation, erect first floor extension to front, roof extension to front side and rear, dormer to rear, extend to rear at ground level and alter elevations.
- Objection** as the proposed development would cause overdevelopment by occupying a large proportion of the site and providing no private amenity space. This is out of character with the neighbouring area. The development is also unsympathetic to the current building and the surrounding area.

- s) LOS/12/0119 SOS/12/00783/FULH  
**102 KINGSWOOD CHASE LEIGH-ON-SEA ESSEX SS9 3BG (Bonchurch Ward)**  
Erect single storey side and rear extension.

**No Objection.**

- t) LOS/12/0121 SOS/12/00732/FULH  
**58 SALISBURY ROAD LEIGH-ON-SEA ESSEX SS9 2JY (Herschell Ward)**  
Erect single storey conservatory at rear.

**No Objection.**

- u) LOS/12/0122 SOS/12/00807/FULH  
**29 HIGHCLIFF DRIVE LEIGH-ON-SEA ESSEX SS9 1DQ (Leigh Road Ward)**  
Demolish rear extension and erect single storey rear extension.

**No Objection.**

- v) LOS/12/0123 SOS/12/00821/FUL  
**37A VICTORIA ROAD LEIGH-ON-SEA ESSEX SS9 1AU (St Clement's Ward)**  
Form vehicular access and hardstanding onto Victoria Road.

**No Objection** subject to the use of a permeable surface and adequate drainage being provided to avoid water running over the pavement.

**The meeting closed at 9.50pm**