



Leigh-on-Sea Town Council

71-73 Elm Road, Leigh-on-Sea, Essex SS9 1SP - Tel: 01702 716288
council@leighonseatowncouncil.gov.uk www.leighonseatowncouncil.gov.uk

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



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY, 11th December 2012 AT LEIGH COMMUNITY CENTRE, 71-73 ELM ROAD, LEIGH-ON-SEA

Present: Cllrs: Pat Holden (Chairman), Margaret Cotgrove, Paul Lawrence, Carole Mulroney, Richard Herbert, Caroline Parker (*from minute 70b*)

In Attendance Sue Marx (Receptionist & Administrator)

The meeting opened at 7.30pm

67. APOLOGIES FOR ABSENCE

Cllrs Alex Coulson, Syrie Cox, Donald Fraser,

68. DECLARATIONS OF MEMBERS' INTERESTS

Cllr Carole Mulroney declared a non-pecuniary interest in item 70b as she is a member of the Leigh Society Committee.

69. MINUTES OF THE PREVIOUS MEETING

The minutes of the Planning Meeting held on 27th November 2012 were signed as a correct record by the Chairman.

70. PLANNING APPLICATIONS

a) LOS/12/0222 SOS/12/01529/FULH

25 EDINBURGH AVENUE, LEIGH-ON-SEA, SS9 3SF (Highlands Ward)

Erect single storey side and rear extension.

No Objection

b) LOS/12/0223 SOS/12/01426/FUL

42 BROADWAY, LEIGH-ON-SEA, SS9 1AJ (St Clement's Ward)

Application for variation of condition 2 of planning permission 07/00695/FUL allowed on appeal on the 25th July 2007 to allow the sale of tables and chairs on site.

No Objection – if retail use only

c) LOS/12/0224 SOS/12/01518/FULH

10 WOODLANDS PARK, LEIGH-ON-SEA, SS9 3TY (Highlands Ward)

Erect first floor side extension.

No Objection

d) LOS/12/0225 SOS/12/01356/ADV

1305 LONDON ROAD, LEIGH-ON-SEA, SS9 2AD (Bonchurch Ward)

Install non illuminated sign (retrospective).

No Objection

e) LOS/12/0208 SOS/12/01409/FUL

1341-1347 LONDON ROAD, LEIGH-ON-SEA, SS9 2AB (Bonchurch Ward)

Erect 3 storey building comprising 6 flats to first and second floor and retail unit to ground floor and retail unit to ground floor (retrospective).

Delegate to the Town Clerk in conjunction with the Chairman of Planning to reply.

Object

The new proposal has become far more functional and box-like in design, losing many of the attractive and art deco features which reduced the negative impact of the extra height and bulk in the approved plans.

The officer's report on the previous, approved, application made the point that the detailing, front and rear, and the close resemblance to the neighbour, contributed to making it acceptable in design terms.

Some of the features lost are the detailing to the retail south elevation, the attractive roofs to the first floor bays and particularly the 'art deco' detailing of the 2nd floor south elevation and balcony front. This is all contrary to condition 03 of the existing planning permission which required 'the building to make a positive contribution to the character and appearance of the area'.

Both 1st and 2nd floor are deeper than previously, moving the rear elevation closer to the residences to the north, thus increasing the dominance of the proposal. This effect is exacerbated by the loss of the attractive detailing and the broken skyline to the rear elevation.

There are no longer any toilets shown for the retail use. There is no disabled access to the retail unit.

There is no amenity space for 2 of the flats.

Since the previous application, limited-time parking restrictions have been introduced in front of the site. Although there are now 3 car parking spaces, these still serve only two flats, but 6 cycle spaces have been lost. There is inadequate parking provision for 6 flats and a large retail unit (which previously indicated 4 full-time equivalent employees)

The meeting closed at 7.55pm