



Leigh-on-Sea Town Council

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Chairman: Cllr Pat Holden
Vice Chairman: Cllr Carole Mulroney
Town Clerk: Paul Beckerson



Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 13th July 2010** at the **Council Offices, 67 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. PLANNING APPLICATIONS
 - a) LOS/10/0131 SOS/10/01060/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA (St Clements Ward)
Demolish existing cockleshed and erect shell fish stall and cafe (class A3)
 - b) LOS/10/0134 SOS/10/00926/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA (St Clements Ward)
Install external roller shutters, retractable canopy and alterations to east and north elevations of cockle shed and extraction unit on roof (retrospective consent)
 - c) LOS/10/0135 SOS/10/01032/FULH
78 LEIGH CLIFF ROAD, LEIGH-ON-SEA, SS9 1DN (Leigh Road Ward)
Erect single storey rear extension and shed
 - d) LOS/10/0136 SOS/10/01164/FUL
26 HIGH CLIFF DRIVE, LEIGH-ON-SEA, SS9 1DG (Leigh Road Ward)
Erect single storey rear extension
 - e) LOS/10/0137 SOS/10/01128/TEL
ST CLEMENTS COURT, BROADWAY WEST, LEIGH-ON-SEA, SS9 2BP (St Clements Ward)
Replace existing telecommunications equipment

- f) LOS/10/0138 SOS/10/00648/FUL
WESTLEIGH BAPTIST CHURCH, LYMINGTON AVENUE, LEIGH-ON-SEA, SS9 2AJ (Elms Ward)
Extend hours of opening to 07.30 – 22.30 Monday to Sundays, including bank holidays (variation of condition 4 of planning permission SOS/07/01377/FULM hours of opening 09.00 – 22.30 Mondays to Sundays, including bank holidays.)
- g) LOS/10/0139 SOS/10/01256/TCA
44 CANVEY ROAD, LEIGH-ON-SEA, SS9 2NN (Thames Ward)
Prune Maple tree at rear (application for works to a tree within a conservation area)
- h) LOS/10/0140 SOS/10/00734/FUL
161 GLENDALE GARDENS, LEIGH-ON-SEA, SS9 2BE (Herschell Ward)
Erect two storey building comprising 2 self-contained flats on land adjacent to 161 Glendale Gardens
- i) LOS/10/0141 SOS/10/01270/FUL
41 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clements Ward)
Demolish existing dwelling and erect three storey detached dwelling house with part basement level and garage to front
- j) LOS/10/0142 SOS/10/01232/TPO
OAK LODGE, SALISBURY ROAD LEIGH-ON-SEA, SS9 2JL (Herschell Ward)
Prune one Oak tree at rear (application for works to a tree covered by a tree preservation order)
- k) LOS/10/0143 SOS/10/01162/FULH
162 STATION ROAD, LEIGH-ON-SEA, SS9 3BW (Bonchurch Ward)
Erect single storey rear extension, extend roof to form accommodation in roof space, install French doors and Juliette balcony to rear
- l) LOS/10/0144 SOS/10/01291/FULH
24 HAMBORO GARDENS, LEIGH-ON-SEA, SS9 2NR (Thames Ward)
Erect single storey rear extension

5. PLANNING APPEALS

- a) LOS/10/0033 SOS/10/00331/FULH
5 RONALD HILL GROVE, LEIGH-ON-SEA, SS9 2JB (Herschell Ward)
Demolish garage, erect single storey front and rear extensions, form pitched roof over existing flat roof dormer and erect attached garage and lay out hardstanding

This was opposed by Leigh Town Council for the following reasons:

Unbalancing a pair of semi-detached houses particularly with regards to the large dormer and the change in the windows to the front of the building. The dormer is too large and dominant in the roof space.

Southend Borough Council refused the application for the following reasons:

01. The proposed development, due to the front extension, would imbalance the pair of semi-detached dwellings and be harmful to residential amenity contrary to Policies C11 and H5 of the Borough Local Plan, Policies KP2 and CP4 of the Core Strategy, advice contained within the adopted Design and Townscape Guide (SPD1), Policy ENV7 of the East of England Plan, and governmental guidance contained with Planning Policy Statement 1: Delivering Sustainable Development (PPS1) and Planning Policy Statement 3: Housing (PPS3).
02. The proposed development, due to the poor design of the fenestration in the front elevation would present an unattractive frontage, disproportionate to that of the adjoining semi detached dwelling and harmful to the streetscene contrary to Policies C11 and H5 of the Borough Local Plan, Policies KP2 and CP4 of the Core Strategy, advice contained within the adopted Design and Townscape Guide (SPD1), Policy ENV7 of the East of England Plan, and governmental guidance contained with Planning Policy Statement 1: Delivering Sustainable Development (PPS1) and Planning Statement 3: Housing (PPS3).
03. The proposed development, due to the pitched roof over the dormer would be an overly dominant feature within the roofscape, harmful to residential amenity and contrary to Policies C11 and H5 of the Borough Local Plan, Policies KP2 and CP4 of the Core Strategy, advice contained within the adopted Design and Townscape Guide (SPD1), Policy ENV7 of the East of England Plan, and governmental guidance contained with Planning Statement 1: Delivering Sustainable Development (PPS1) and Planning Policy Statement 3: Housing (PPS3).
04. The proposed front hardstanding, due to its method of construction using non permeable materials, would lead to direct runoff of surface water onto the road, inconsistent with sustainable urban drainage goals, and contrary to Policies KP2 and CP4 of the Core Strategy.



Paul Beckerson
Town Clerk
7th July 2010

Any member who is unable to attend the meeting must send their apologies before the meeting.