



Leigh-on-Sea Town Council

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

Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 8th November 2011** at the **Council Offices, 67 Elm Road, Leigh-on-Sea at 7.30pm** when it is hoped to transact the following business:

There is a pre-application briefing at **7pm** by North Street School on their proposed Community Hall Development.

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATION OF MEMBERS' INTERESTS
3. APPROVE MINUTES OF THE PREVIOUS MEETING
4. PLANNING APPLICATIONS
 - a) LOS/11/0229 SOS/11/01416/FULH
2 Marine Close, Leigh-on-Sea, SS9 2RD (Thames Ward)
Erect Porch to front elevation and garage extension
 - b) LOS/11/0230 SOS/11/01090/FUL
1719 London Road, Leigh-on-Sea, SS9 2SW (Highlands Ward)
Convert First Floor to a Self Contained Flat and layout garden to rear with 2 parking spaces and bin store
 - c) LOS/11/0231 SOS/11/01368/FUL
Belfairs High School, Highlands Boulevard, Leigh-on-Sea, SS9 3TG (Highlands Ward)
Regrade and raise ground level of central landscaped area within site (in connection with redevelopment of site)
5. NEIGHBOURHOOD PLANNING REGULATIONS CONSULTATION (Appendix 1)
6. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION (Appendix 2)

Paul Beckerson
Town Clerk
3rd November 2011

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



Policy Consultation

P41-11
21 October 2011

NEIGHBOURHOOD PLANNING REGULATIONS

Neighbourhood planning has become central to the Government's localism, de-centralisation and Big Society agenda. With greater de-centralisation of planning powers, people are being given the chance to have a greater say in how their places are shaped. The Government wants communities to be generally more supportive of the concept of sustainable development. The neighbourhood planning proposals laid out by the Government will enable the wholesale devolution of planning powers to a more local level than ever before. The fundamental reason for neighbourhood planning is that it is community-led. Here, the community is in the driving seat of the process, with the planning authority making key decisions at certain steps along the way. A referendum at the end of the whole process will ensure the community has the final say on whether a neighbourhood plan, a neighbourhood development order or a Community Right to Build Order comes into being.

The aim of Communities and Local Government in framing the new neighbourhood planning proposals is to be transparent, effective and inspirational at involving communities in the planning system. Communities need to know that they do have an influence on the built environment locally and Government needs to know that in granting communities such extra powers in the planning process, this will complement, not undermine, local economic growth. Regulation making powers contained in the Localism Bill have been used to ensure that the planning system is legally robust and that there is a level of consistency of approach nationally. The Department wishes to ensure that in taking forward these neighbourhood planning proposals they are workable and purposefully proportionate. The main criteria the Government is applying in this endeavour, are – placing minimal procedural requirements on communities and encouraging them to get involved; placing minimal requirements on planning authorities; not interfering with planning authority decision making; reserving regulation making powers where possible; and drawing upon existing procedures and practice where possible.

The prescribed neighbourhood planning process by regulation draws on existing approaches, as is the case in the holding of referenda. It is also silent on the aspects of neighbourhood planning which should be decided by local communities and planning authorities. The Department believes that the whole neighbourhood planning process should be community-led and free from red-tape. In order to finalise, hone and seek views on the draft neighbourhood planning proposals contained in the Localism Bill, the Government is engaging in a formal consultation on this matter, which can be downloaded from the following link:

<http://www.communities.gov.uk/publications/planningandbuilding/planningregulationsconsultation>

This consultation ends in early January, 2012 and the National Association will be formally responding in due course. Since many local councils will have strong views on neighbourhood planning, the Association wants to give them the chance to inform its own formal response.

County Associations and member local councils are strongly encouraged to submit their own responses to the consultation. In order to help shape our own submission we would welcome your responses by Noon on 12 December, 2011 to cris.borg@nalc.gov.uk.

The National Association always accepts and includes responses from individual clerks and councillors (there is no expectation that responses must simply come from councils as bodies corporate). We understand the difficulty in submitting formal council responses, but must operate within consultation timings and to Central Government deadlines.

This briefing was issued by Chris Borg, Policy and Development Manager

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Policy Consultation

**P39-11
20 October 2011**

COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy allows principal local authorities to choose to charge a levy on new development in their area in order to raise funds to meet connected demands placed on the area and to enable growth. The revenue raised from such a levy must be used to provide infrastructure to support the development of the area, addressing the matters that the council, the local community and neighbourhoods identify are required for the development to proceed. For instance, new roads, transport, a new park, a new health centre or community facility could be provided. Investing such receipts locally will hopefully ensure that growth is both supported and sustainable, which in turn will both enable future growth and development. The system is currently very simple and applies to most new buildings. Charges are predicated on the type and size of the new building.

Single-tier and second tier principal local authorities are able to charge and spend the levy – these are District and Metropolitan councils, London Borough Councils and Unitary authorities. Other bodies include the national park authorities, the Broads Authority, the Council of the Isles of Scilly and the Mayor of London. Charging authorities may spend receipts themselves, refer funds to other bodies (such as principal local authorities), and fund infrastructure in their area (providing that the spend supports development of the area, for example by providing strategic transport infrastructure. Charging authorities must produce a document called a charging schedule that sets out the rate or rates they will charge. Charging authorities are required to consult their residents and other interested parties in setting their rates and those rates must be supported by strong evidence - particularly concerning the financial viability of new development.

The Government's reforms to the Levy are set out in clauses 102-103 of the Localism Bill. The changes are as follows – rebalancing the relationship between the charging authority and the independent examiner so that the elected body has the final say on how they spend the levy locally; clarifying that the Community Infrastructure Levy can be spent on the ongoing costs of providing infrastructure as well as initial costs; and requiring charging authorities to pass a meaningful proportion of receipts arising from development to other persons and organizations in relevant areas. The Bill also contains powers for Mayoral Development Corporations to become charging authorities for their area. Communities and Local Government are now formally consulting on the proposals contained as above in the Localism Bill – this consultation and its formal documents can be downloaded at - <http://www.info4local.gov.uk/documents/consultations/2004948>

This Communities and Local Government consultation on the Community Infrastructure Levy ends in late December and the National Association will be formally responding in due course. Since many local councils will have strong views on the Community Infrastructure Levy, the Association wants to give them the chance to inform its own formal response.

County Associations and member local councils are strongly encouraged to submit their own responses to the consultation. *In order to help shape our own submission we would welcome your responses by Noon on Tuesday 13 December 2011 to chris.borg@nalc.gov.uk.*

The National Association always accepts and includes responses from individual clerks and councillors (there is no expectation that responses must simply come from councils as bodies corporate). We also understand the difficulty in submitting formal council responses, but we have to operate within both consultation timings and the deadlines of Central Government Departments.

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