



# Leigh-on-Sea Town Council

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

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 13<sup>th</sup> December 2011** 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/11/0244 SOS/11/01525/FULH  
**99 Salisbury Road, Leigh-on-Sea, SS9 2JN (Herschell Ward)**  
Erect part single/part first floor rear extension
  - b) LOS/11/0245 SOS/11/01441/FULH  
**54 Marine Parade, Leigh-on-Sea, SS9 1NQ (Herschell Ward)**  
Reconfigure entrance lobby, remove side conservatory, demolish existing garage and construct new garage with pitched roof and first floor balcony area, construct rear extension, construct rear dormer, and alter elevations
  - c) LOS/11/0246 SOS/11/01516/FULH  
**79 Chalkwell Park Drive, Leigh-on-Sea, SS9 1PA (Leigh Road Ward)**  
Erect vehicular access onto Chalkwell Park Drive
  - d) LOS/11/047 SOS/11/01372/FUL  
**1341A London Road, Leigh-on-Sea, SS9 2AB (Bonchurch Ward)**  
Erect 3 Storey block comprising of 6 flats and retail unit to ground floor
  - e) LOS/11/0248 SOS/11/01402/FUL  
**Oak Lodge, Salisbury Road, Leigh-on-Sea, SS9 1JL (Herschell Ward)**  
Form additional floor to create self contained flat, internal alterations, alter elevations and lay out parking space at rear (Amended Proposal)
  - f) LOS/11/0249 SOS/11/01435/FUL  
**12 Marine Close, Leigh-on-Sea, SS9 2RD (Thames Ward)**  
Demolish existing property and erect detached dwelling with basement (Amended Proposal)
  - g) LOS/11/0250 SOS/11/01583/FULM  
**Westleigh Motors, 1355 – 1369 London Road, Leigh-on-Sea, SS9 2AB (Bonchurch Ward)**  
Part demolish existing building, erect part two/part three storey block comprising retail unit and ancillary storage (Class A1), 9 self-contained flats (Class C3) to ground, first and second floors with associated terraces, lay out 13 car parking spaces to front, 9 spaces to rear and landscape (Amended Proposal)
  - h) LOS/11/0251 SOS/11/01424/FULH  
**20 Harley Street, Leigh-on-Sea, SS9 2HJ (Thames Ward)**  
Form patio and install new metal awning at rear (Retrospective)

- i) LOS/11/0252 SOS/11/01348/FUL  
**220 Leigh Road, Leigh-on-Sea, SS9 1BP (Leigh Road Ward)**  
Construct new second floor comprising 1 self contained flat with terrace, lay out additional parking spaces and cycles, install solar panels on roof
  - j) LOS/11/0253 SOS/11/01515/FUL  
**88 – 90 Pall Mall, Leigh-on-Sea, SS9 1RG (St Clements Ward)**  
Use Auction House (sui generis) as Gym (Class D2)
  - k) LOS/11/0254 SOS/11/01563/AMDT  
**28 Hamboro Gardens, Leigh-on-Sea, SS9 2NR (Thames Ward)**  
Alter roof over single storey extension forming parapet, amend door and window configuration to north elevation to have sliding folding doors and single window to dining room and all new windows and doors to be aluminium clad timber powder coated white (Minor material amendment to planning application 10/02160/FULH dated 14.2.11)
  - l) LOS/11/0255 SOS/11/01539/FUL  
**80 Rectory Grove, Leigh-on-Sea, SS9 2HJ (Elms Ward)**  
Demolish existing garage and erect a two storey dwellinghouse
- 5. COMMUNITY INFRASTRUCTURE LEVY CONSULTATION (Appendix 1)
  - 6. NEIGHBOURHOOD PLANNING REGULATIONS CONSULTATION (Appendix2)



Paul Beckerson  
Town Clerk  
8<sup>th</sup> December 2011

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

# Questionnaire

## About you

### i) Your details:

Name:	Paul Beckerson
Position:	Town Clerk
Name of organisation (if applicable):	Leigh-on-Sea Town Council
Address:	67 Elm Road, Leigh-on-Sea, Essex, SS9 1SP
Email:	council@leighonseatowncouncil.gov.uk
Telephone number:	01702 716288

### ii) Are the views expressed on this consultation an official response from the organisation you represent or your own personal views?

Organisational response

Personal views

### iii) Please tick the box which best describes you or your organisation:

District Council

Metropolitan district council

London borough council

Unitary authority/county council/county borough council

National Park Authority

The Broads Authority

The Mayor of London

- Parish council
- Community council
- Welsh Authority
- Non-Departmental Public Body (NDPB)
- Planner
- Professional trade association
- Land owner
- Housing association/RSL
- Private developer/house builder
- Developer association
- Voluntary sector/charity
- Community Land Trust
- Rural housing enabler
- Other

(please comment):	
-------------------	--

**iv) What is your main area of expertise or interest in this work (please tick one box)?**

- Chief Executive
- Planner

Developer

Surveyor

Member of professional or trade association

Councillor

Housing provision

Planning policy/implementation

Environmental protection

Other

(please comment):	
-------------------	--

**v) Do your views/experiences mainly relate to one or more specific regions within England and Wales, to one or both countries?**

- South West
- South East
- East
- East Midlands
- West Midlands
- North West
- Yorkshire & Humberside
- North East
- London
- All of England
- Wales
- Other

(please comment):	
Specific local area (please comment):	

Would you be happy for us to contact you again in relation to this questionnaire?

Yes  No

Please refer to the relevant parts of the consultation document for narrative relating to each question.

## Chapter 1: Neighbourhood funds

### Question 1:

Should the duty to pass on a meaningful proportion of levy receipts only apply where there is a parish or community council for the area where those receipts were raised?

Yes  No

Comments

It could be split where a development takes place in one parish, but has a greater causal effect on another – superstore development for arguments sake.

### Question 2:

Do you agree that, for areas not covered by a parish or community council, statutory guidance should set out that charging authorities should engage with their residents and businesses in determining how to spend a meaningful proportion of the funds?

Yes  No

Comments

**Question 3:**

What proportion of receipts should be passed to parish or community councils?

Comments

It is considered that 60% of the receipts should be passed down.

**Question 4:**

At what level should the cap be set, per council tax dwelling?

Comments

40%

**Question 5:**

Do you agree that the proposed reporting requirements on parish or community councils strike the right balance between transparency and administrative burden?

Yes  No

Comments



**Question 6:**

Draft regulation 19 (new regulation 62A(3)(a)) requires that the report is to be published on the councils website, however we recognise that not all parish or community councils will have a website and we would welcome views on appropriate alternatives.

Comments

If there is no website it should be included in newsletters or as reports attached to minutes which are accessible by the public.

**Question 7:**

Do you agree with our proposals to exclude parish or community councils' expenditure from limiting the matters that may be funded through planning obligations?

Yes  No

Comments

**Question 8:**

Do you agree with our proposals to remove the cap on the amount of levy funding that charging authorities may apply to administrative expenses?

Yes  No

Comments

## Chapter 2: Affordable housing

### Question 9:

Do you consider that local authorities should be given the choice to be able if they wish to use levy receipts for affordable housing?

Yes  No

Comments

### Question 10:

Do you consider that local authorities should be given the choice to be able if they wish to use both the levy and planning obligations to deliver local affordable housing priorities?

Yes  No

Comments

**Question 11:**

If local authorities are to be permitted to use both instruments, what should they be required to do to ensure that the choices being made are transparent and fair?

Comments

We agree there should be policies set out in the Local Plan on how these choices will be made and delivered.

**Question 12:**

If the levy can be used for affordable housing, should affordable housing be excluded from the regulation that limits pooling of planning obligations, or should the same limits apply?

Yes  No

Comments

## Chapter 3: Mayoral Development Corporations

### Question 13:

Do the proposed changes represent fair operation of the levy in Mayoral Development Corporation areas?

Yes  No

Comments



## Response form

### Proposals for new neighbourhood planning regulations Consultation

We are seeking your views on the following questions on the Government's proposed approach to new regulations on neighbourhood planning. **If possible, we would be grateful if you could please respond by email.**

Email responses to: [neighbourhoodplanning@communities.gsi.gov.uk](mailto:neighbourhoodplanning@communities.gsi.gov.uk)

Alternatively, we would be happy to receive responses by post.

Written responses to:

Neighbourhood Planning Regulations Consultation  
Communities and Local Government  
Zone 1/J1  
Eland House  
Bressenden Place  
London  
SW1E 5DU

## (a) About you

### (i) Your details

Name:	Paul Beckerson
Position (if applicable):	Town Clerk
Name of organisation (if applicable):	Leigh-on-Sea Town Council
Address:	67 Elm Road, Leigh-on-Sea, Essex, SS9 1SP
Email Address:	council@leighonseatowncouncil.gov.uk
Telephone number:	01702 716288

### (ii) Are the views expressed on this consultation an official response from the organisation you represent or your own personal views?

Organisational response

Personal views

### (iii) Please tick the one box which best describes you or your organisation:

Private developer or house builder

Housing association

Land owner

Voluntary sector or charitable organisation

Business

Community organisation

Parish council

Local government (i.e. district, borough, county, unitary, etc.)

National Park

Other public body (please state)

Other (please state)

### (iv) Please tick the one box which best describes which viewpoint you are representing:

Rural

Urban



## (b) Consultation questions

### Question 1:

Do you agree that the proposed approach is workable and proportionate, and strikes the right balance between standardising the approach for neighbourhood planning and providing for local flexibility on:

#### a) designating neighbourhood areas

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly disagree

Explanation/Comment:

#### b) designating neighbourhood forums

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly disagree

Explanation/Comment:

**c) Community Right to Build organisations**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**d) preparing the neighbourhood plan**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**e) preparing the neighbourhood development order**

- Strongly agree



- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**f) preparing the Community Right to Build order**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**g) Community Right to Build disapplication of enfranchisement**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**h) independent examination**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**i) referendum**

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Explanation/Comment:

**j) making the plan or order**

- Strongly agree
- Agree

Neither agree nor disagree

Disagree

Strongly disagree

Explanation/Comment:

**k) revoking or modifying the plan**

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly disagree

Explanation/Comment:

**l) parish councils deciding conditions**

Strongly agree

Agree

Neither agree nor disagree

Disagree

Strongly disagree

Explanation/Comment:

### Question 2:

Our proposition is that where possible referendums should be combined with other elections that are within three months (before or after) of the date the referendum could be held. We would welcome your views on whether this should be a longer period, for example six months.

- Three months
- Six months
- A different period

Explanation/Comment:

This would allow combined elections in all areas where elections are held by 1/3, thereby reducing admin costs.

### Question 3:

The Bill is introducing a range of new community rights alongside neighbourhood planning – for example the Community Right to Buy and the Right to Challenge. To help communities make the most of this opportunity, we are considering what support measures could be made available. We are looking at how we could support people in communities, as well as local authorities, other public bodies, and private businesses to understand what each right can and cannot do, how they can be used together, and what further support could be made available for groups wanting to use them.

We would welcome your views on what support could usefully be provided and what form that support should take.

Explanation/Comment:

Principal Authorities should be required to make information available to potential applications under these sections of the act. Funding could be made available to support organisations to assist in bids.

### Question 4:

Do you have any other comments on the proposals?

(Please begin with relevant regulation number and continue on a separate page if necessary)

Explanation/Comment:

