

Leigh-on-Sea Town Council

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



Notice is hereby given that the next meeting of the **Planning Committee** will take place on **Tuesday 12th February 2013** at the **Leigh Community Centre, 71-73 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/13/0015 SOS/13/00050/FULH
31 BURNHAM ROAD, LEIGH-ON-SEA, SS9 2JU (Herschell Ward)
Erect single storey side extension to north elevation.
 - b) LOS/13/0016 SOS/13/00019/FULH
128 MARINE PARADE, LEIGH-ON-SEA, SS9 2RF (Thames Ward)
Proposed two storey rear extension, replace flat roof with mono-pitched roof and rooflights on existing single storey rear extension, replace garage roof with part pitched and part flat roof, raise ridge height and install front and rear dormers incorporating French doors and balconies to front dormers.
 - c) LOS/13/0017 SOS/13/00032/FUL
1090 LONDON ROAD, LEIGH-ON-SEA, SS9 3NA (Elms Ward)
Change of use from retail unit (Class A1) and offices (Class B2) to café (Class A3) with extractor unit, flue and ducting to rear.
 - d) LOS/13/0018 SOS/13/00058/FULH
11 STIRLING AVENUE, LEIGH-ON-SEA, SS9 3PP (Highlands Ward)
Replace existing flat roof with pitched at rear and alter elevations.
 - e) LOS/13/0019 SOS/12/01629/FUL
100 GRAND PARADE, LEIGH-ON-SEA, SS9 1FQ (Leigh Road Ward)
Erect single storey side extension to third floor.
 - f) LOS/13/0020 SOS/13/00028/FUL
114 OLIVE AVENUE, LEIGH-ON-SEA, SS9 3QE (Highlands Ward)
Erection of a single storey side and rear extension, existing roof to be extended to side with new flat roof to rear.
 - g) LOS/13/0021 SOS/13/00063/FULH
80 BLENHEIM CRESCENT, LEIGH-ON-SEA, SS9 3DX (St James Ward)
Erect second floor and lay out terrace to front (Amended Proposal).

- h) LOS/13/0022 SOS/13/00082/FUL
THE PETER BOAT INN, 27 HIGH STREET, LEIGH-ON-SEA, SS9 2EN (St Clement's Ward)
Demolish existing cockleshed and erect fish stall and café (Class A3) (Amended Proposal).
 - i) LOS/13/0023 SOS/13/00085/FULH
36 STATION ROAD, LEIGH-ON-SEA, SS9 1SU (Elms Ward)
Erect first floor rear extension.
 - j) LOS/13/0024 SOS/13/00131/FULH
25 FAIRLEIGH DRIVE, LEIGH-ON-SEA, SS9 2HZ (Elms Ward)
Erect two storey rear extension (Amended Proposal).
 - k) LOS/13/0025 SOS/13/00124/FUL
82 UNDERCLIFF GARDENS, LEIGH-ON-SEA, SS9 1ED (Leigh Road Ward)
Detached outbuilding (part retrospective) (Amended Proposal).
 - l) LOS/13/0026 SOS/13/00095/FUL
20 GRAND DRIVE, LEIGH-ON-SEA, SS9 1BG (Leigh Road Ward)
Erect single storey rear extension and alter elevations (Amended Proposal).
 - m) LOS/13/0028 SOS/12/01435/FUL
101 LEIGH ROAD, LEIGH-ON-SEA, SS9 1JL (Leigh Road Ward)
Install replacement canopy and install illuminated box sign.
 - n) LOS/13/0029 SOS/13/00040/FUL
LEIGH WESLEY METHODIST CHURCH, ELM ROAD, LEIGH-ON-SEA, SS9 1SJ (St Clement's Ward)
Replacement entrance porch, erect single storey side extension and alterations to forecourt including a new raised platform forecourt with paving, ramp and railings.
5. STREAMLINING THE PLANNING APPLICATION PROCESS – CONSULTATION – Report 2165 – Appendix 1



Paul Beckerson
Town Clerk

7th February 2013

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

Report 2165

A Streamlined Planning Process



On 21 January 2013 the Government announced a Consultation on proposals to streamline the planning system.

These proposals include:

1.) Design and Access Statements

Design and Access Statements will only be required for planning applications for "major development". The term "major development" includes applications such as residential development of 10 or more dwellings or buildings of 1,000 square metres or more. However, there will be a lower threshold for development in conservation areas and World Heritage Sites and applications for listed building consent will still require a Design and Access Statement.

The content of Design and Access Statements will also be reduced, removing requirements such as the need to explain specific design principles or to provide details of maintenance in respect of access, resulting in a statement that is not as long, repetitive and disproportionate to the development proposed.

2.) Validation Stage of a Planning Application

Requests for information by Local Authorities to accompany planning applications should be reasonable having regard to the nature and scale of the proposed development and should relate to matters that will be a material consideration in the determination of the application.

The right for the applicant to appeal information requests is also to be reinstated.

3.) Decision Notices

The requirement to provide a summary of reasons for approval and a summary of policies and proposals relevant to a decision will no longer be required on a Decision Notice. There will still be a duty to provide reasons for each condition proposed as well as reasons for refusal.

The consultation runs until **4 March 2013**.

The Planning Minister, Nick Boles, has said that the changes would cut out unnecessary paperwork, bureaucracy and duplication.

The Government has also announced that further revised proposals are expected for the conversion of empty and under-used commercial space into residential use.

The Government has clearly prioritised the simplification and streamlining of the planning process as one of its key measures in stimulating development as evidenced by the number of Consultations that have taken place over the past few years. However, there remain broader concerns regarding housing targets and the conflicts between national and local planning policy which perhaps require more attention than the mechanics of the planning process.

David Myers

28 January 2013

This article is for general guidance only. It provides useful information in a concise form. Action should not be taken without obtaining specific legal advice.

<http://www.rollits.com/news/articles/a-streamlined-planning-process.aspx>

Accessed 7th February 2013

Planning Agenda Item 5 – 12th February 2013

The Committee is asked to consider if it wishes to respond to the consultation and provide replies to the questions posed within it.



Department for
Communities and
Local Government

Streamlining the planning application process: consultation questions response form

We are seeking your views to the following questions on the proposals to streamline the planning application process.

How to respond:

The closing date for responses is 4 March 2013.

This response form is saved separately on the Direct Gov website.

Responses should be sent to: streamlining@communities.gsi.gov.uk

Written responses may be sent to:

Darren McCreery
Streamlining the planning application process – Consultation
Department for Communities and Local Government
1/J3, Eland House
Bressenden Place
London SW1E 5DU

About you

i) Your details:

Name:	
Position:	
Name of organisation (if applicable):	
Address:	
Email:	
Telephone number:	

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

Parish/community council

Non-Departmental Public Body

Planner

Professional trade association

Land owner

Private developer/house builder

Developer association

Residents association

Voluntary sector/charity

Other

(please comment):	
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**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
- Planning policy/implementation
- Environmental protection
- Other

(please comment):	
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Would you be happy for us to contact you again in relation to this questionnaire?

Yes No

ii) Questions

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

Question 1. Do you agree with the proposal to reduce the number of minor applications which require a Design and Access Statement by raising the threshold?

Yes No

Comments

Question 2. Do you think that major development is the right threshold for requiring a Design and Access Statement? If not, what should the threshold be?

Yes No

Comments

Question 3. Do you agree with the proposals to require a Design and Access Statement for some smaller schemes in World Heritage Sites and Conservation Areas, in addition to major development and listed building consents?

Yes No

Comments

Question 4. Do you agree with the proposed simplification of the statutory content of Design and Access Statements?

Yes No

Comments

Question 5. Are there any further changes that could be made in respect of Design and Access Statements?

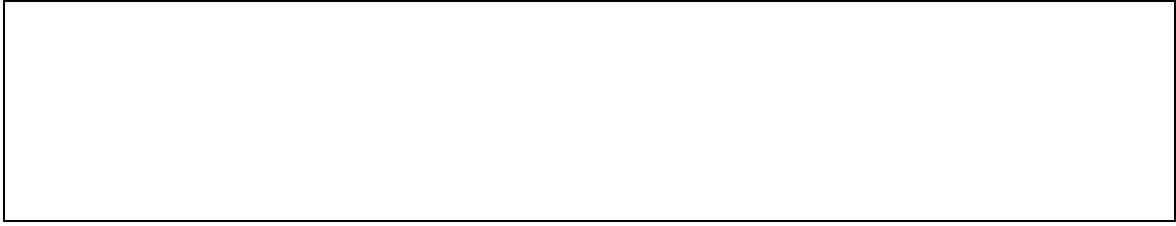
Yes No

Comments

Question 6. Do you have any comments on the changes to local lists and validation, as set out in paragraphs 39-46 and reflected in the draft legislation in Annex 2?

Yes No

Comments



Question 7. Do you have any comments on the procedure for challenging information requests at the validation stage as set out in paragraphs 52-54 and reflected in the draft legislation in Annex 2?

Yes No

Comments

Question 8. Do you agree with the proposal to remove the statutory requirement, when planning permission is granted, to provide a summary of reasons for approval and a summary of the relevant policies and proposal considered on written decision notices?

Yes No

Comments

Question 9. Do you have any comments on the assumptions and analysis set out in the consultation stage impact assessment in Annex 1?

Yes No

Comments

Question 10. In particular, do you agree that £500 is an accurate reflection of the costs associated with creating a Design and Access Statement for minor development? If not, what do you consider to be a more realistic figure?

Yes No

Comments

Thank you for your comments.