



Leigh-on-Sea Town Council

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Chairman: Cllr Richard Herbert
Vice Chairman: Cllr Syrie Cox
Town Clerk: Paul Beckerson



Notice is hereby given that the next meeting of the **Planning & Licensing Committee** will take place on **Tuesday 22nd July 2014** 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. LICENSING APPLICATIONS
None
5. ROAD TRAFFIC ORDER
None
- 5a. COMMITTEE REVIEW 2014 (Appendix 1)
6. PLANNING APPLICATIONS
 - a) LOS/14/0184 SOS/14/00887/FUL
1028 LONDON ROAD, LEIGH-ON-SEA, SS9 3ND (Elms Ward)
Demolish existing dwelling, erect three storey block comprising 8 self contained flats with balconies to north and east elevations and roof garden, 90 sqm of retail floorspace to ground floor, layout cycle store, refuse store and internal parking area to ground floor.
 - b) LOS/14/0185 SOS/14/00862/FUL
54 CHELTENHAM DRIVE, LEIGH-ON-SEA, SS9 3EH (St James Ward)
Erect single storey rear extension.
 - c) LOS/14/0186 SOS/14/00801/FUL
1386 LONDON ROAD, LEIGH-ON-SEA, SS9 3NQ (Thames Ward)
Erect canopy, install ramp with railings and alter elevations.
 - d) LOS/14/0187 SOS/14/00929/FUL
117 HADLEIGH ROAD, LEIGH-ON-SEA, SS9 2LY (Herschell Ward)
Covert stable/garage building into dwellinghouse and erect single storey extension to front and rear elevations, dormer extension to side elevation with canopy.
 - e) LOS/14/0188 SOS/14/00973/FUL
40 CLIFF PARADE, LEIGH-ON-SEA, SS9 1BB (St Clement's Ward)
Demolish existing dwelling and erect three storey dwelling with detached garage and landscaping to front and rear (Amended Proposal).
 - f) LOS/14/0189 SOS/14/00994/FULH
20 GORDON ROAD, LEIGH-ON-SEA, SS9 3PW (Highlands Ward)
Erect single storey rear extension.

- g) LOS/14/0190 SOS/14/00638/FULH
133 LEIGH HALL ROAD, LEIGH-ON-SEA, SS9 1QY (Elms Ward)
Erect single storey rear extension.
- h) LOS/14/0192 SOS/14/00910/FUL
11-11A ASHLEIGH DRIVE, LEIGH-ON-SEA, SS9 1AD (St Clement's Ward)
Demolish existing store on south elevation and erect part single/part two storey extension to form office (Class B1) at ground floor and Office (Class B1) at first floor with 1.8m high screen to first floor balcony area; demolish shed to north elevation and erect part single/part two storey extension to form store to ground floor and workshop (Class B1) to first floor incorporating external staircase.
- i) LOS/14/0193 SOS/14/00974/FUL
34 LEIGH HILL, LEIGH-ON-SEA, SS9 2DN (St Clement's Ward)
Erect single storey rear infill extension with balconies to first floor of 30, 32, and 34 Leigh Hill, install dormers to rear of 30 and 32 Leigh Hill, install dormer with balcony and privacy screening to rear of 34 Leigh Hill to form three new dwellings at 30, 32 and 34 Leigh Hill.
7. GENERAL PERMITTED DEVELOPMENT APPLICATIONS – FOR INFORMATION
1. **LOS/14/0191 SOS/14/001109/GPDE**
45 EDINBURGH AVENUE, LEIGH-ON-SEA, SS9 2DN (Highlands Ward)
Erect single storey rear extension, projecting 4.0m beyond the existing rear wall of the dwelling 3.0m high to eaves and with a maximum height of 4.0m.

8. APPEALS LODGED

None

9. APPEALS DETERMINED

None



Paul Beckerson
Town Clerk
17th July 2014

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

Committee Review

Planning & Licensing

CRITERIA	TARGET	RESULT
Objective	<ol style="list-style-type: none"> 1. To monitor and comment on Planning and Licensing applications, in order to represent the views of local residents. 2. To take a view on and matters affecting Strategic Plans, Town Development, Public Footpaths, Enforcement Matters, Emergencies and Planning Legislation. 	<p>Good interaction with public.</p> <p>Residents are welcomed to the Committee meetings where they may express their views and give information that may not be in application. This may help to inform the Committee's deliberations and responses. The residents are given advice on material considerations, and the planning process and how they may use it.</p> <p>In course of the year, we reviewed about 300 applications, applied local knowledge, desk top research and occasional site visits to assist us to reach an informed</p>
Relationship to strategic objectives.	<p>SO2 To encourage and support the economic and commercial vitality of the town.</p> <p>SO3.To preserve Leigh's unique character and heritage, protect its conservation areas and maintain and enhance its maritime environment.</p> <p>SO4. To encourage harmony between developing commercial and residential requirements and existing amenities.</p> <p>SO6. To protect and enhance Leigh's natural environment, its open spaces and public gardens.</p>	<p>decision in our role as consultees and thus assist SBC planning officers or committee in their deliberations.</p> <p>Respond to ad hoc queries from residents by letter, phone and email, often clarifying the situation with SBC and relaying it back to the enquirer to reassure or inform them.</p> <p>Provide appropriate photos to contextualise the applications. This is particularly useful for applications relating to the rear of properties, where 'birds' eye' photos can inform in consideration of the effect on neighbouring properties</p>

Cost Financial	The budget for the year 2013/14 was £5,815. (£6,218 from Comm budget @ 30/3/14) The budget for the year 2014/2015 is £6,557 (£6,786 from Comm budget F&GP 3/6/14) 12.76% increase (9.2%)	
Human Resources	Councillors partake in meetings on average every two weeks Allocated member of staff to service Committee and forward to SBC. Current Chairman spends at least 20 hours for each meeting researching plans, ensuring that all necessary information is provided and consistent. providing appropriate photos and referencing responses to Guidelines	
Benefit	Protects the environment and streetscape of the town. Promotes the well being and quality of life of the residents of Leigh-on-Sea	
Can benefit increase	Possibly by LTC developing own Neighbourhood Plan. Need professional advice on the benefits and how it might bring LeighNeed budget and help with facilitating	
Can cost reduce	Unlikely.	More likely to rise if staff have to do increased work if Chairman's time not available

Committee Budgets

Planning	Planning Staffing	0	6,682	619	6,063	9	5,779
	Planning Other	0	500	0	500	0	25
	Neighbourhood Plan	2,000	0	0	2,000	0	0
		<u>2,000</u>	<u>7,182</u>	<u>619</u>	<u>6,563</u>	<u>7</u>	<u>5,804</u>