

MINUTES
of the
PLANNING COMMITTEE
held on 1 October 2024 at 7pm

Present:

Councillor J. Sosin (Chair)
Councillor S. Dobson (Vice Chair)

Councillors J. Armstrong, H. Clark, S. Hall, R. Hyland, J. Lardge, R. Lee, E. Sampson, A. Thorpe-Apps, N. Walsh and P. Wilson

1. Chair's Announcements

For the benefit of the public, the Chair explained the arrangements for the meeting.

The Committee held a minutes silence in memory of former Councillor Ian Wright, who had sadly passed away. The Committee reflected on the role that he had held as Chair of the Planning Committee between 2003 and 2019.

2. Apologies for Absence

Apologies for absence were received from Cllrs Pappa, Pooley and Tron. Cllrs Clark and Walsh substituted for Cllrs Pooley and Tron.

3. Declarations of Interest

All Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

4. Minutes

The minutes of the meeting on 23 July 2024 were confirmed as a correct record and signed by the Chair.

5. Public Question Time

No public questions or statements were asked.

6. 24/00293/FUL – Rectory Lane Car Park East, Rectory Lane, Chelmsford, Essex, CM1 1RF

The Committee considered an application for the redevelopment of the car park and the construction of 22 affordable rent residential apartments with parking, amenity space and landscaping. The Committee were informed that the application had been brought to the Committee, due to the application being made by the City Council and that objections had been received. The Committee heard that the objections covered a range of topics including the loss and displacement of existing parking, neighbour amenity, noise pollution, disruption during construction, fire risk and sustainability. The Committee were also reminded that a green sheet showing alterations and amendments, had been circulated prior to the meeting, detailing an additional letter of representation from nearby residents, objecting to the proposal.

The Committee were informed that the impact on residential amenity was deemed acceptable by officers and that there would be no overriding impact on non designated heritage assets, along with other minor impacts being outweighed by the public benefits of the proposal. The Committee were also informed that, the proposal would provide a sustainable use of previously developed land, alongside meeting a critical affordable housing need, which weighed significantly in favour of the scheme and had therefore been recommended for approval.

In response to questions from members of the Planning Committee, officers advised that;

- Condition 16 would ensure that each parking space on the development would have an electric vehicle charging point.
- The applicant may have proposed mainly one or two bedroom units, due to the layout of the site and the potential difficulty of providing amenity space for larger units, but that the smaller units would still meet specified housing requirements.
- The Council's parking standards did not require specific parking spaces for vans, but a small work van should still fit within one of the allocated spaces.

The Committee held a vote to approve the application, subject to the conditions detailed in the report.

RESOLVED that the application be approved, subject to the conditions detailed in the report.

(7.02pm to 7.16pm)

7. Planning Appeals

RESOLVED that the information submitted to the meeting on appeal decisions between 16th May 2024 and 31st August 2024 be noted.

The meeting closed at 7.17pm.

Chair