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**Minutes of the meeting of the Development and Regulation Committee, held in Committee Room 1, County Hall, on Friday, 23 September 2022 at 10:30.**

Present:

Cllr C Guglielmi (Chairman)	Cllr J Jowers
Cllr M Steptoe	Cllr S Kane
Cllr J Fleming	Cllr R Moore
Cllr I Grundy	Cllr P Thorogood
Cllr D Harris	Cllr M Hardware
Cllr B Aspinell	Cllr L Bowers-Flint

**1. Membership, Apologies, Substitutions and Declarations of Interest**

Apologies were received from Cllr M Garnett, for whom Cllr I Grundy substituted.

There were no declarations of interest.

**2. Minutes**

The minutes of the meeting held on 26 August 2022 were agreed as a correct record, subject to the amendment of a spelling error on Minute 4, and signed by the Chairman.

**3. Identification of Items Involved in Public Speaking**

There were no public speakers.

**4. Chancellor Park Primary School, Brook End Road South, Chelmsford**

The Committee considered report DR/35/22 by the Chief Planning Officer.

Members noted the addendum to the agenda.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues:

- A. Need
- B. Impact on Playing Field
- C. Design & Sustainability
- D. Impact on Residential Amenity
- E. Parking & Highways

Following comments and concerns raised by members, it was noted:

- It was noted that the Sustainable Travel Plan team would carry out a site visit to the school and could consider initiatives such as the Three Parking Rules (3PR) School Parking Initiative.

- Some temporary classbases had been replaced with permanent accommodation across schools within the county, according to the prioritisation of the Council's budget.

There being no further points raised, the resolution, was proposed by Councillor J Jowers and seconded by Councillor D Harris. Following a unanimous vote in favour, it was

### **Resolved**

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992,

That planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the details of application reference CC/CHL/30/15 dated 12 May 2015 and validated on 19 May 2015 together with:
  - Planning Policy Statement for proposed modular classbase building – I D Planning – May 2015
  - Design and Access Statement – 18 May 2015
  - School Travel Plan
  - Drawing Number 2K1411-13A/SP – Site Plan – 21 April 2015
  - Drawing Number 2K1411-13AOUGD – Underground Drainage – 27 April 2015
  - Drawing Number 2K1411-13A/SL – Site Layout – 21 April 2015
  - Drawing Number 2K1411-13A/E – Elevations – 21 April 2015
  - Drawing Number 2K1411-13A/P Revision D – Plan – 7 November 2014
  - Drawing Number 2K1411-13A/CP – Car Park Plan – 18 May 2015

### **AS AMENDED BY**

- Statement of Need – Infrastructure Delivery – Undated
- Drawing Number 2K1411-13A/SPit – Site Plan – 4 June 2015

And in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following condition:

Reason: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment and in accordance with Policy DM20 (Delivering Community Facilities), Policy DM23 (High Quality & Inclusive Design), Policy DM27 (Parking Standards) and Policy DM29 (Protecting living and working environments) of the Chelmsford Local Plan adopted May 2020.

2. The use of the temporary classbase hereby permitted shall cease on 31 August 2027 and within 3 months of that date the classbase shall be removed from site and the land restored to its former condition within a further 28 days.

Reason: To ensure the temporary nature of the permitted use and to comply with Policy DM29 (Protecting living and working environments) of the Chelmsford Local Plan adopted May 2020.

#### **5. Enforcement of Planning Control Update**

The Committee considered report DR/36/22 by the Chief Planning Officer, concerning an update on the enforcement of planning control.

Following comments and concerns raised by members, it was noted:

- The Land at Meadow Lane, Runwell was being investigated by the Environment Agency. Enforcement Officers were considering carrying out disruption work and regular visits in order to deal with the combination of issues at the site.
- Officers were commencing the process for prosecution with regards to the Land at Straits Mill, Bocking, Braintree.
- One of the conditions of the Enforcement Notice served to Ashwells Road, Pilgrims Hatch was to restore the land to its previous condition by the end of November 2022. As a result, if the ground was found to be raised then it would be clear that it had not been restored.

The Committee NOTED the report.

#### **6. Applications, Enforcement and Appeals Statistics**

The Committee considered report DR/37/22; applications, enforcement and appeals statistics, as at the end of the previous month.

The Committee NOTED the report.

#### **7. Date of Next Meeting**

The Committee noted that the next meeting was scheduled for 10.30am on Friday 28 October 2022, to be held in Committee Room 1, County Hall, Chelmsford.

There being no further business, the meeting closed at 10:54am.