

MINUTES
of the
PLANNING COMMITTEE
held on 31 May 2022 at 7:00pm

Present:

Councillor J A Sosin (Chair)

Councillors L Ashley, S Dobson, P Hughes, R J Hyland, J Lardge, R Lee,
R J Poulter, T E Roper, E Sampson (arrived 7.07pm), C Shaw and I Wright

Also present: Councillor M J Mackrory

1. Chair's Announcements

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

2. Apologies for Absence

Apologies for absence were received from Councillor G H J Pooley.

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 3 May 2022 were confirmed as a correct record.

5. Appointment of Vice Chair

RESOLVED that Councillor I Wright be appointed Vice Chair of the Committee for 2022/23.

6. Public Question Time

There were no statements or questions from members of the public.

7. Civic Theatre, Fairfield Road, Chelmsford – 22/00707/ADV

The Committee considered an application for the installation of externally illuminated (halo lit) fascia signage, poster boxes, screens and banner signs at the Civic Theatres, Fairfield Road, Chelmsford.

The Committee was informed that the use of halo external illumination would lessen the impact of the lighting and result in an acceptable relationship with flats opposite the theatres. Members discussed whether to include a condition requiring that the lighting be turned off by a stated time in the evening. The Committee noted, however, that the applicant had said that the building would not be externally illuminated after 11pm each day and members were content to accept that assurance.

RESOLVED that planning application 22/00707/ADV in respect of the Civic Theatres, Fairfield Road, Chelmsford be approved subject to the conditions detailed in the report to the meeting.

(7.03pm to 7.17pm)

8. Beaulieu Section 106 Agreement Second Viability Review

The Section 106 Agreement associated with planning permission 09/01314/EIA for Great Beaulieu Park committed the developer to providing at least 27% of the dwellings as affordable housing. The agreement required the applicant, Countryside Zest, to review the viability of the development at two defined points (the First and Second Viability Reviews). The mechanism was put in place to determine whether an improved economic climate might allow for the delivery of a greater quantum of affordable housing. The Non-Technical Summary provided at Appendix 1 to the report to the meeting showed that the scheme would continue to deliver 27% affordable housing provision for the remainder of the development.

RESOLVED that the results of the second viability review for the Greater Beaulieu Park development be noted.

(7.17pm to 7.19pm)

9. Planning Appeals

RESOLVED that the information on appeal decisions between 20 April and 19 May 2022 be noted.

(7.19pm to 7.20pm)

The meeting closed at 8.43pm

Chair