

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 SEPTEMBER 2020

**Present:** Councillor McKenna (Chair);  
Councillors Sokale (Vice-Chair), Duveen, Ennis, Lovelock, Page,  
Robinson, Rowland, Stanford-Beale and J Williams

### RESOLVED ITEMS

#### 36. MINUTES

The Minutes of the meeting held on 12 August 2020 were agreed as a correct record.

#### 37. DECLARATIONS OF INTEREST

Councillor Ennis declared a prejudicial interest in Item 41 (application 200716/REG3 - Blocks 1 & 2 Aveley Walk) on the grounds of predetermination. The application had been submitted by the Council and as Lead Councillor for Housing he had been involved in the development of the scheme.

#### 38. APPLICATIONS DETERMINED UNDER NEW DELEGATED AUTHORITY

The Executive Director for Economic Growth and Neighbourhood Resources submitted a report informing the Committee that, since the previous report, two planning applications had been decided by officers under the extended delegated authority to determine applications and manage 'called-in' applications during the Coronavirus crisis.

**Resolved -** That the report be noted.

#### 39. PLANNING APPEALS

##### (i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding two planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

##### (ii) Appeals Recently Determined

There were no appeals that had been determined since the previous report.

##### (iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

**Resolved -** That the new appeals, as set out in Appendix 1, be noted.

#### 40. APPLICATIONS FOR PRIOR APPROVAL

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The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of six prior approval applications received, and in Table 2 of eighteen applications for prior approval decided, since 31 July 2020.

The report also explained how recent changes to the Use Classes Order which took effect from 1 September 2020 would have implications for change of use prior approvals and that the Government had introduced a 'material period' running from 1 September 2020 to 31 July 2021, meaning that, for all the current Permitted Development rights, the Use Classes in place up to the end of August 2020 would remain in effect until the end of that period. This meant that applications submitted before 1 September 2020 would be determined based on the Use Classes in place up to the end of August 2020.

**Resolved -** That the report be noted.

### **41. 200716/REG3 - BLOCKS 1 & 2, AVELEY WALK**

Conversion of existing ground floor stores in 1 & 2 Aveley Walk to form a 1 bedroom dwelling in each block.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application.

Comments and an objection were received and considered.

Lead Councillor for Housing John Ennis addressed the Committee on this application.

**Resolved -**

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 200716/REG3, subject to completion of a unilateral undertaking by 28 October 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended.

(Councillor Ennis declared an interest in this item, made a statement as Lead Councillor then abstained in the vote. Nature of interest: Councillor Ennis was the Lead Councillor for Housing and had been involved in the development of the scheme).

(The meeting started at 6.31 pm and closed at 6.55 pm)