

<b>Committee(s):</b> Ordinary Council	<b>Date:</b> 27 September 2023
<b>Subject:</b> Chairs report for Planning Committee	
<b>Committee Chair:</b> Cllr Philip Mynott	

The Planning Committee met on 19 September. In addition to planning applications determined, the following item was debated and approved:

### **Proposed Changes to Permitted Development Rights**

The Government (Department for Levelling Up, Housing and Communities) is proposing a number of changes with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended to provide greater flexibility to encourage further residential development. Changes to the right are proposed for the following areas:

- a) Changes to certain permitted development rights that allow for the change of use to dwellinghouses.
- b) Changes to certain permitted development rights that allow agricultural diversification and development on agricultural units.
- c) Changes to certain permitted development rights that allow for non-domestic extensions and the erection of new industrial and warehouse buildings.
- d) Changes to the permitted development right that allows for the temporary use of land to allow markets to operate for more days.
- e) Changes to the existing permitted development right that allows for the erection, extension or alteration of schools, colleges, universities, hospitals, and closed prisons to also apply to open prisons.
- f) The application of local design codes to certain permitted development rights.

The council's response to the consultation focuses on the sections of the right that will likely have an impact on Brentwood borough. General support for some of the changes was supported. However, concerns have been raised on the potential environmental impacts, in particular for arable land and Green Belt.

Members approved the response to the consultation following debate, which included some amendments:

- Objection to the inclusion of National Parks and Areas of Outstanding Natural Beauty being included under some permitted development provisions.
- Request that 'subject to minimum space standards are applied'.
- Objection on the basis of the impact on Conservation Areas and the loss of car parking for those working in the area.