

Planning Report Received from Councillor Dent after attendance to the Public Consultation Webinar held in August 2020

First part of the planning changes. All apparently put in place by the Government, to make it easier to build the vast amount of houses that we need. Incidentally the amount of housing need will be calculated nationally rather than locally.

Business and Planning Act 2020

3 main elements

- Modification of construction hours.
- Extending the implementation period for planning permission
- Flexibility in terms of planning appeals

Modification of Construction Hours

- Fast tracked, 14 days to respond if not deemed to approve
- No need to publicise
- In place until 1st April 2021
- Local planning authorities should not refuse applications to extend working hours until 9pm Mon-Sat without very compelling reasons."

Extending the implementation period for planning permission

- Planning permissions and listing building consents due to run out will be automatically extended
- Listed building consent not subject environmental approval.
- (This is an outline only)
- Pavement Licensing

New Permitted Development Rights

- Temporary an additional 28 days for temporary use of land=56days until Dec 2020
- New temporary rights to allow local authorities to hold a market for unlimited number of days without planning permission (including temporary structures) until 23rd March 2021
- From 1st August changes in procedure to 'provision of natural light to all habitable rooms.'

Further permission to extend homes without planning permission

- Additional 2 storeys on houses of 2 storeys or more
- Additional 1 storey on houses of 1 storey.
- Subject to certain conditions and prior approval process.
- 2 additional storeys to allow construction of new self-contained homes on free standing blocks and terraced houses in certain commercial uses.
- 2 additional storeys on existing houses to create new self-contained homes or additional space with some restrictions.

Demolition of Buildings to Replace with Dwellings

- Prior approval process
- Now this gets complicated, or more so than usual! I think it says. Demolition of simple purpose-built block of flats or building used for offices, research and development, industrial processes can be replaced with free-standing block of flats or single dwelling. I think!!

Change of Use Classes

To enable greater flexibility in town centres, it says! It is a bit complicated I think....

- New Class E takes over from previous classes A1 (shops) A2 (Financial and Professional Services.) B1 (businesses). Parts A and D are subsequently revoked. Not quite certain what this actually means but there is a link if you need it.
- Some drinking establishments and hot food takeaways become sui generis and permission would be required for a change of use.
- Residential Class C, general industrial B2 and storage and distribution B8, remain unchanged.
- New use classes F1 Learning and non-residential and F2 Local community. If you need to know about these I suggest you go to the relevant web site it gets a bit complicated but is quite important.

Government Support of Greater Deployment of 5G and Extended Mobile Coverage

- To take forward in-principle proposals including deployment of taller and wider masts, building-based masts located nearer to highways and faster deployment of radio equipment cabinets .
- There will be technical consultations including appropriate environmental protection and other safeguards.

Draft Building Safety Regulations.

I suggest you read these for yourselves if you need to , more to do with putting HSE at the forefront of safety of buildings.

2 consultations in progress.

- Firstly, short term change and secondly, fundamental change to the planning, to streamline and modernise the planning system.
- Short term consultation closes 1st October, second one the planning system white paper closes on 29th October.

Short Term Changes

- Temporary lifting of the small site threshold below which developers do not need to contribute to affordable houses from 10 to 40/50 dwellings.
- Securing First Home as part of affordable requirement through developers' contribution until transition to a new system.
- All to be put in place until the new planning system is brought into force.

Planning for the Future.

3 pillars

- Planning for Development to simplify plan-making and planning decisions
- Planning for Beautiful and Sustainable Places. Design and master planning given greater importance
- Planning for infrastructure-new planning. Set levy replacing current S106 and CIL.

Should you want a breakdown of what these pillars entail I suggest you go to the web site.

Well that's about it as simple as I could make it. Please go back to the slides for any further information and website addresses for more detail.

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