

Raymond Stemp Associates

Planning and Development Consultants

e-Newsletter

August 2009

Chelmsford Council introduces charges for pre-application advice

Chelmsford Borough Council has introduced a formalized pre-application process for certain applications in order to give a better service.

Now a pre-application advice form has to be submitted to the Council together with the appropriate fee [referred to below].

Upon receipt of the pre-application advice form, the Council will check the information submitted and allocate this to an Officer.

Requests for pre-application advice will be acknowledged within 5 days. Usually a full written response can be expected within 20 working days.

The Officer will undertake the following in response to any request for advice:-

- Relevant research and identifying key issues
- Advice on amendments/alterations
- Advice on the likely outcome of a final planning submission

Fees for major development

Written advice only	£200 + VAT
Meeting with planning officer (1 hour) & written follow up	£600 + VAT

Fees for minor developments

Written advice only	£100 + VAT
Meeting with planning officer	£300 + VAT

There are no charges for advice relating to house extensions and alteration of listed buildings.



Simplifying the planning system for businesses

The Government is to introduce new rules to help businesses cut their costs during the challenging economic climate. Businesses, offices, shop, schools and other institutions will benefit from not having to pay planning application fees and administration costs for minor alterations and extensions.

The new rules will:-

- Expand permitted development rights – which means minor extensions or alterations to shops, offices, industry and institutions (including schools, universities and hospitals) can proceed without a planning application.
- Develop an intermitted approach (between permitted development and full planning applications) in which permission is deemed granted if the Local Planning Authority does not object within 28 days. This new approach will be used for shop fronts and cash points.
- Revise the approach for planning applications to ensure Local Authorities only ask for information from developers that is necessary and relevant. This will include simplifying the requirements of the design and access statements by requiring a more straight forward explanation of how the context of the development influences its design and reduces the number of applications that require a design and access statement for small scale changes.
- Conduct a consultation into the way local Councils advertise major planning applications, including the requirement to advertise applications in local newspapers. No decision has been taken and the consultation is open on this point. The Government wants to make the most out of



If we can be of any assistance to you on any projects do give us a call on:-
Chelmsford - 01245 398702, Crawley - 01293 763114 or Derby - 01332 638107



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all matters of communication with residents and will be consulting carefully about the potential implications.

These reforms will ensure around 30% of these minor non residential proposals will be taken out of the planning system altogether or subject to a much simpler process.

New Planning Policy Statement 15

Planning for the historic environment

This new policy statement, which is out for consultation, is accompanied by detailed guidance from English Heritage. The guidelines seek to provide an integrated planning policy for protecting the historic environment, archaeology, historic areas, buildings and landscapes. It sends a clear message that the historic environment should be seen as an asset not as an obstacle to development.

The new PPS seeks to:-

- Ensure there is a focus on understanding what is significant about a building, site or landscape so that it becomes easier to determine the impact of the proposed change. It uses the "values" approach of English Heritage conservation principles as an underline philosophy to inform decision making.
- It urges Councils to monitor all their historic assets. For example Local Authorities will be urged to create publicly accessible Historic Environment Records which developers will be expected to consult so that they can take into account the historic environment impacts of their applications.
- It seeks to support constructive conservation. It urges active exploitation of the heritage as an asset rather than seeing it as a potential barrier to development.
- It introduces new clearer policies on setting and design,

issues which are frequently the source of contentious cases involved in the historic environment.

- It puts the historic environment in the context of the challenge to climate change. Councils will need to weigh carefully any loss or enhancement of the asset and its setting against the benefits of the application such as increase production of energy from low or zero carbon sources. The greater the negative impact on the significance of the asset, the greater the benefits that will be needed to justify approval.
- It deals with all types of heritage in a single document. It brings in a new, integrated approach to the historic environments and "heritage assets", moving beyond the outdated distinction between buildings and archaeology.
- It creates greater emphasis on pre application planning and discussion. Councils and developers should learn about the significance of affected heritage assets before designs are drawn up – the more they understand the asset the greater the chances of a successful application.
- It maintains the same level of protection for the historic environment as the current PPG15 and 16 but expresses the policy much more succinctly making it easier for Councils to use.
- It provides greater clarity on key topics e.g. archaeological interest, conservation areas and their preservation and enhancement, world heritage sites, conflicts with other planning priorities and recording.



The new planning policy statement will replace planning policy guidance note 15 (planning and the historic environment – published in September 1994) and planning policy guidance note 16 (archaeology and planning – published in November 1990).

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