

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 11  
APRIL 2018 at 2.00 pm**

Present: Councillor A Mills (Chair)  
Councillors R Chambers, J Davey, P Fairhurst, R Freeman,  
E Hicks, M Lemon, J Lodge, J Loughlin and L Wells

Officers in attendance: E Allannah (Senior Planning Officer), N Brown (Development Manager), B Ferguson (Democratic Services Officer), M Jones (Planning Officer), L Mills (Planning Officer), M Shoesmith (Development Management Team Leader), E Smith (Legal Officer), C Theobald (Planning Officer) and C Tyler (Planning Officer).

Also present: C Cant, J Crisp, A Dearn, J Francis, M Heseltine, C Jackson, K Jones, P Maisey-Young, S Menhinick, S Merrifield, A Monk, J Nelson, J Petchey, J Roberts, R Sach, N Tedder, D Wallace-Jarvis, M Watts and S Weston.

**PC109 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Councillors Fairhurst and Freeman declared non-pecuniary interests as members of Saffron Walden Town Council.

Councillor Freeman declared a non-pecuniary interest in Item 5 as he knew the occupants of the property on the other side of the Flitch Way.

The Chairman declared a non-pecuniary interest in Item 5 as the application was in his ward and he knew the occupants.

Councillor Hicks declared a non-pecuniary interest in Item 4 as he knew the family of the applicant.

**PC110 MINUTES OF THE PREVIOUS MEETING**

*Councillor Chambers left the meeting at 2.05pm.*

The minutes of the meeting held on 14 March 2018 were approved and signed by the Chairman as a correct record.

**PC111 UTT/17/2238/FUL - OAKLANDS, ONGAR ROAD, GREAT DUNMOW**

*Councillor Chambers re-entered the meeting at 2.08pm.*

The full application related to the demolition of the existing bungalow on the site and the erection of 25 dwellings, comprising a mix of detached, semi-detached and terraced dwellings and bungalows. This included 40% affordable housing,

with associated service road, covered and hardstanding parking and landscaping.

Councillor Fairhurst proposed to refuse the application.

Councillor Lodge seconded the motion.

The motion was defeated.

Councillor Hicks proposed to approve the application.

Councillor Chambers seconded the motion.

RESOLVED to approve the application subject to the conditions in the report.

*Nigel Tedder spoke in support of this application.*

*Councillor Davey entered the meeting at 2.12pm but took no part in the discussion or voting on this item.*

PC112 **UTT/17/3538/DFO - LAND NORTH OF STEBBING PRIMARY SCHOOL, GARDEN FIELDS, STEBBING**

The application related to reserved matters regarding layout, scale, landscaping and appearance for 30 dwellings, previously approved under reference UTT/14/1069/OP.

The proposed mix of dwellings would be from one bedroomed to five bedroomed, including bungalows and flats. It was proposed that there would be 40% affordable housing. The affordable housing would be split into 50% affordable rent and 50% affordable shared ownership.

Members discussed plot 30 of the application and there was a consensus to remove the plot's permitted development rights to prevent the property from developing its amenity space in the future.

Councillor Hicks proposed to approve the application.

Councillor Wells seconded the motion.

RESOLVED to approve the application subject to the conditions in the report and the following additional condition:

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no development within classes A to E of Schedule 2, Part 1 and Class A of Part 2 shall be carried out within the curtilage of the dwelling house on plot 30 without the prior written consent of the local planning authority.

REASON: To ensure that the openness of the Metropolitan Green Belt is maintained, in accordance with Policy S6 of the Uttlesford Local Plan (adopted 2005).

*Christina Cant and Sandi Merrifield spoke against this application. John Crisp spoke in support of this application.*

PC113 **UTT/17/3556/OP - PRIORY LODGE, STATION ROAD, LITTLE DUNMOW -  
PRIORY LODGE, STATION ROAD, LITTLE DUNMOW**

This outline proposal with all matters reserved except access related to the demolition of existing commercial workshops and external storage areas and the erection of eight detached dwellings by way of change of use with associated 3.7m wide service road with modifications to the existing "in-out" vehicular access to Priory Lodge.

Members discussed the safety issues regarding access to the site. There was agreement that visibility splays were required and would be conditioned if the application were to be approved.

Councillor Hicks proposed to approve the application.

The Chairman seconded the motion.

RESOLVED to approve the application subject to the conditions in the report and the following additional condition:

11) A 2.4m x 90m site visibility splay free of obstruction shall be provided in each direction along Station Road relative to the back of the footway/land within the applicant's control from the vehicular access point into the approved development prior to the operational use of the access and thereafter permanently maintained as shown on drawing "Access Visibility Splay" - Drwg. no. 10855 05.

REASON: To ensure a satisfactory standard of development in the interests of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

PC114 **UTT/17/3440/FUL - LAND AT BRICK KILN LANE, STEBBING**

The full application related to the erection of two four bedroomed detached dwellings with integral garages forming Plots 4 and 5 of Brick Kiln Lane.

Members discussed the Parish Council's concerns regarding a proposed field access.

The Development Manager said the field access was outside of the land being considered in this application. He added that the new field access indicated by the applicant would require separate planning permission.

Councillor Fairhurst said the issue surrounding this field access should be included as an informative. He then proposed to approve the application.

The Chairman seconded this motion.

RESOLVED to approve the application subject to the conditions in the report.

*Sandi Merrifield spoke on this item.*

PC115 **UTT/17/3078/FUL - 22 CAMBRIDGE ROAD, STANSTED**

The applicant proposed changing the use of the site from a retail (Class A1) use to a mixed use restaurant/takeaway (Class A3/A5). The application also related to the installation of extraction/ventilation equipment and a new door opening. The proposed restaurant/takeaway would be open between 11am to 11pm seven days a week. It was anticipated that the bulk of custom to the site would be for takeaway, but seating for up to 36 customers would also be provided at the front of the unit for those eating in.

Members discussed parking and traffic issues on Cambridge Road, and how the takeaway restaurant would impact on what was an already busy road. Particular regard was paid to the parking of delivery vehicles owned by the restaurant and it was proposed that a parking scheme should be conditioned if the application were to be approved.

The Chairman adjourned the meeting at 4pm. The meeting was re-adjourned at 4.10pm.

In response to a Member request, the Senior Planning Officer said the traffic impact assessment had taken into account the impact of customers who were eating in and taking away from the restaurant. It had also suggested that the change of use from a retail unit to a restaurant would have no discernible impact on the traffic or parking situation.

Members discussed the opening hours of the proposed restaurant and there was agreement that the closing time should be brought forward to 10pm.

Councillor Fairhurst proposed to approve the application.

The Chairman seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and the following amended/additional conditions:

6) The restaurant and takeaway services hereby permitted shall not open outside the hours of 11.00am to 22.00pm Monday to Saturday and between 11.00am to 22.00pm on Sunday.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

7) The approved premises shall not be open for the purposes approved by this consent, until a full scheme for the parking of takeaway delivery vehicles has been submitted and approved by the Local Planning Authority. The planning permission shall be implemented in full accordance with this scheme and thereafter retained.

Reason: In order to protect and safeguard traffic and other road users in accordance with Policy GEN1 of the adopted Local Plan (2005).

*Andrew Monk, Karen Jones and Daphne Wallace-Jarvis spoke against this application. Jamie Roberts spoke in support of this application.*

PC116 **UTT/17/1533/FUL - ELSENHAM GOLF AND LEISURE, HALL ROAD, ELSENHAM**

The application sought a variation of condition 14 "No waste other than those waste materials defined in the application details shall enter the site" of planning permission UTT/16/1066/FUL. This was in order to allow the importation of waste material from additional sites to create a chipping green and adventure golf area, driving range refurbishment, an extension to the car park, a reservoir and landscaping enhancements.

The Planning Officer informed Members that conditions 2,3,4,5,6,7,8,9,16 and 17 had been discharged since the report had been written.

Members discussed the nature of the waste that would be used on site and it was agreed that a level of oversight from the Council was required to ensure all waste used onsite was certified.

Councillor Wells proposed approval of the application.

Councillor Lodge seconded this motion.

RESOLVED to approve the application subject to the conditions in the report, and the following amended condition:

11) No materials other than clean naturally occurring soil and mineral including top and sub soils; underlying rock from which constituent parts make up part of the soil; clays, silts, sands and gravels; underlying geology shall be imported to the site. No contaminated materials and/or waste that will undergo any significant physical, chemical or biological transformations and/or dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact shall be imported to the site. All materials imported must be capable of direct use as part of the development, hereby permitted, without the need for treatment. Any necessary certification shall be forwarded to the Local Planning authority within 28 days of authorisation.

REASON: Waste material outside of the aforementioned would raise additional environmental concerns which would need to be considered afresh and too comply with ULP policy GEN2 of the Uttlesford Local Plan (adopted 2005).

*James Nelson spoke in support of this application.*

**PC117 UTT/17/2387/FUL - THATCH END, THE ROW, STARR ROAD, HENHAM**

The full application sought the erection of a single storey one bedroomed dwelling within the a garden plot and the demolition of the existing double garage.

Councillor Fairhurst proposed deferral of the application to allow formal comment from the Conservation Officer.

Councillor Lodge seconded the motion.

The vote was tied. The Chairman used his casting vote to defer the application.

RESOLVED to defer the application to allow for formal comment from the Conservation Officer and to give Members the opportunity to visit the site.

**PC118 UTT/18/0188/OP - REAR OF HOLLY HEDGE, WOODMANS LANE, DUDDENHOE END**

This planning application sought outline permission with all matters reserved, except access, for the demolition of an existing outbuilding and the erection of two single storey dwellings and garages.

Councillor Chambers proposed deferral of the application to give Members the opportunity to visit the site to consider whether the access to the site was acceptable.

Councillor Fairhurst seconded the motion.

RESOLVED to defer the application to allow Members to visit the site.

*Michael Heseltine spoke in support of this application.*

**PC119 UTT/18/0425/FUL - EAGLE ROAD CLUB, CAMBRIDGE ROAD, UGLEY**

The applicant requested planning permission for the demolition of the existing clubhouse and outbuilding, and the erection of two four bedroomed detached dwellings.

The Chairman proposed approval of the application.

Councillor Fairhurst seconded the motion.

RESOLVED to approve the application subject to the conditions in the report.

*Nigel Tedder spoke in support of this application.*

PC120 **UTT/18/0313/FUL - NEW WORLD TIMBER FRAME AND GRAVELDENE NURSERIES, LONDON ROAD, GREAT CHESTERFORD**

The application was to vary Condition 2 of planning permission UTT/14/0174/FUL, which read:

*2. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule below.*

The proposed variation to the schedule of approved plans would facilitate amendments to the approved site layout, the most significant of which were the additional rear access paths for Plots 1, 2, 25-27 and 29-32.

Members discussed the reduction of amenity space for six dwellings to accommodate the additional rear access paths.

In response to a Member question, the Planning Officer said three of the six plots with reduced amenity space were affordable homes; the other three were to be homes for the open market. He added that the amenity space for plot 13 could be increased by condition.

Councillor Fairhurst proposed refusing the application on the grounds that a number of dwellings would have an unacceptable size of amenity space.

Councillor Loughlin seconded the motion.

The vote was tied. The Chairman used his casting vote to defeat refusal of the application.

*Joanna Francis spoke against this application. Chris Jackson spoke in support of this application.*

PC121 **UTT/18/0392/HHF - 3 WHITEGATES, HOLDERS GREEN ROAD, LINDSELL**

Planning permission was sought for the construction of a single storey front, side and rear extension to the existing dwelling house.

In response to a Member question, the Chairman said he estimated that the proposed extension had been reduced in size by 10% from the previous application. He agreed that a definitive measurement could not be given by Officers.

Councillor Fairhurst said this was a difficult situation but the significant overbearing issue present in the previous application UTT/18/0392/HHF had not been resolved.

Councillor Chambers said the extension would have a major impact on the applicant's neighbours.

Councillor Fairhurst proposed to refuse the application.

Councillor Chambers seconded the motion.

RESOLVED to refuse permission for the following reasons:

1)The proposed single storey rear extension as a result of its inappropriate size and scale would amount to a development that would appear excessive in terms of its bulk and massing and thereby be detrimental to the character and appearance of the original dwelling house contrary to local policies GEN2 and H8 of the Uttlesford District Local Plan as Adopted (2005) and the National Planning Policy Framework.

2)The proposed extension would by reason of its inappropriate size, scale and close proximity to the adjoining property known as No. 4 Whitegates, Holders Green Road, Lindsell, would result in an intrusive and unneighbourly development which would cause an overbearing and harmful impact to the amenities of the adjoining property occupiers contrary to policy GEN2 of the Adopted Local Plan and the National Planning Policy Framework.

*Paul Maisey-Young, Robert Sach and Sally Weston spoke in support of this application. Andrew Dearn, Stuart Menhinick and Julie Petchey spoke against this application.*

PC122 **UTT/18/0395/NMA - THE DELLES, CARMEN STREET, GREAT CHESTERFORD**

The application was for a Non-Material Amendment to a planning permission for a new dwelling, which was granted in October 2017 (UTT/17/2167/FUL). The proposed amendment related to the porch design.

The Chairman proposed to approve the application.

Councillor Wells seconded the motion.

RESOLVED to approve the application subject to the conditions in the report.

PC123 **CHIEF OFFICER'S REPORT - UTT/17/1896/FUL**

The Development Manager presented the Chief Officer's report on application UTT/17/1896/FUL. He said application UTT/17/1896/FUL had been recommended for refusal by officers but Members had resolved to approve the



application, subject to suitable conditions that would be approved at a later date. These conditions were outlined in the report presented to Members.

RESOLVED to approve the conditions set out in the Chief Officer's report.

PC124 **CHIEF OFFICER'S REPORT - UTT/18/0722/TCA**

The Development Manager sought the Committee's consideration of a notification of intent to re-site twelve ornamental pear trees from the paddock area at The Delles, Carmen Street, Great Chesterford.

RESOLVED to approve the application in the Chief Officer's report.

The meeting ended at 6.30pm.