

**LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am on 2
NOVEMBER 2012**

Present: Councillor J Ketteridge – Chairman.
Councillors S Barker, J Cheetham, K Eden, E Godwin, J Menell,
E Oliver, V Ranger and D Watson.

Officers in attendance: M Cox (Democratic Services Officer), R Harborough
(Director of Public Services), S Nicholas (Senior Planning
Officer), A Storah (Planning Officer) and A Taylor (Assistant
Director Planning and Building Control).

LDF32 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor Rolfe.

LDF33 MINUTES

The minutes of the meeting held on 19 October 2012 were signed by the
Chairman as a correct record.

LDF34 BUSINESS ARISING

i) Minute LDF28 (i) – Gypsy and traveller sites

Councillor Barker asked officers to look at the information held on existing
gypsy and traveller sites, as at a recent meeting of the Housing Board it had
become apparent that there was a discrepancy between the list of traveller
and gypsy sites included in the Housing Strategy and the local plan
information.

ii) Minute LDF28 (iii) Employment Strategy Policies

The Assistant Director Planning and Building Control reported on discussions
that had been held regarding the proposed employment site in the Wendens
Ambo. He advised that it was a matter of judgement for members whether
this site should continue as a draft allocation as there was sufficient
employment capacity elsewhere in the district.

Councillor Menell said that the parish council was still exploring the need for
affordable housing in the village and a meeting had been arranged with the
applicants for the Bearwalden site. There was much opposition in the village
to the new site and she requested that it should be removed from the draft
allocations. Other Members said it was a question of providing the right type

of employment land in the right location. The proposed site would provide high quality office accommodation in a location close to the railway station.

The meeting AGREED that the site should remain as an allocation within the draft Local Plan.

ii) Minute LDF29 – Policy SP16 Access to Stansted Airport

Councillor Cheetham reported from a recent meeting of STAAC where the issue of charging for dropping off passengers at the Airport had been discussed. The Managing Director of the Airport had listened to the comments and confirmed that this policy would be kept under review. She informed the meeting that residents of Uttlesford could request a discount card that would give a 75% reduction on the fee.

LDF35

CONSULTATION RESPONSES AND OFFICER RECOMMENDATIONS ON SELECTED POLICIES

Members considered a report giving details of representations received in response to the Draft Local Plan in respect of the strategic policy on development within development limits, the strategic policy for the phasing and delivery of housing and the development management policies on housing.

The Assistant Director Planning and Building Control took members through the report and explained the officer comments and highlighted where there were recommendations to amend the supporting text and policy.

The Working Group AGREED the officer's recommendations set out in the report, except those highlighted in bold italics below.

Members commented in respect of the following areas:

Policy SP1 – Presumption in favour of sustainable development

In relation to the criteria for permitting development within development limits, Members asked about the provision of amenity space and how the amount of spaces was calculated. The Assistant Director Planning and Building Control said that in relation to the Draft Local Plan the Open Space, Sports Facility and Playing Pitch study had identified where there were deficiencies in the district which would need to be addressed in the strategic allocations.

Members agreed the following amendment to policy SP1 point no.4, so that it was not just restricted to housing development.

Development provides adequate amenity space and does not result in an unacceptable loss of amenity space.

Question 1 – Proposed change to development limits

The working group noted the changes proposed in response to this question and the additional sites suggested. These would be assessed and presented to a future meeting of the working group.

Members discussed two proposed changes to development limits - at Pond Cottage, Hill Green, Clavering and the Mushroom Farm, High Roding. The working group agreed with the officer's recommendations in respect of these sites.

Policy HO1 – Residential development in settlements without development limits

It was agreed to add the words 'the resulting development' to Policy HO1 point (e).

Policy HO5 Affordable housing

Members were pleased that the draft policy would require both the number of dwellings and the size of the site to be taken into account to calculate the threshold for requiring affordable houses. It also allowed for there to be an equivalent financial contribution in cases where the sites were too small for the scheme to be developed. Members asked that the words 'in exceptional circumstances' be inserted in relation to this provision.

Policy HO6 Housing mix

Officers had recommended that the policy be amended to require the mix of houses to reflect the most recent Strategic Market Assessment. Councillor Eden questioned whether the housing mix would in reality be determined by the market. The Assistant Director Planning and Building Control replied that planning policies served to regulate the market as a broad mix of houses was required to cater for demand.

Policy HO7 – Affordable housing on exception sites

In answer to a question from Councillor Menell, it was confirmed that encouragement to parish councils to put forward possible exception sites in their parishes would be set out in the Housing Strategy.

Policy HO8 – Agricultural/rural workers dwellings

The working group noted the change to the draft policy to include 'rural activity' as well as 'agriculture'. Councillor Oliver said that the nature of farming in this district was such that on site workers might be required to prevent theft of equipment rather than to look after livestock. The Assistant Director Planning and Building Control said that there were not many of these cases but applications should include a clear financial justification and the full

time worker should need be available at most times and at short notice. The policy had been amended so that it better reflected the NPPF.

Policy H010 sites for gypsies, travellers and travelling showpeople

Following representations from parish councils, the draft policy had proposed to add an additional criteria for identifying sites, 'education, childcare and health facilities should be accessible'. Councillor Menell requested that the word 'employment' should also be added to this sentence.

Other members were concerned that this additional requirement could prevent a site going ahead or result in the site being located closer to settled communities. The consensus of the meeting was that the criteria should follow the guidelines set out in national policy.

AGREED that bullet point (c) of draft policy H010 be deleted.

LDF36

DATE OF NEXT MEETING

The next meeting would be held on Monday 26 November at 7.00pm. An additional meeting would be required before that date (*now confirmed as Thursday 22 November 2012 at 9.30am*).

The meeting ended at 11.45 am.