

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 1 JUNE 2011**

Present:- Councillor J F Cheetham – Chairman.
Councillors C Cant, J Davey, R Eastham, E Godwin, E Hicks, J Loughlin, K Mackman, J Menell, D Perry, V Ranger, J Salmon and L Wells.

Officers in attendance:- M Cox (Democratic Services Officer), K Hollitt (Principal Planning Officer), M Jones (Planning Officer) C Oliva (Solicitor – Litigation and Planning), M Ovenden (Head of Development Control) J Pine (Policy and Development Control Liaison Officer), A Taylor (Divisional Head of Planning and Building Control) and M Tourvas (Principal Planning Officer).

DC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillors K L Eden.

Councillor Godwin declared a personal interest in application 0432/11/FUL Birchanger as a member of Birchanger Parish Council.

DC2 MINUTES

The Minutes of the meeting held on 27 April 2011 were received, confirmed and signed by the Chairman as a correct record.

DC3 PLANNING APPLICATIONS

(a) Approvals

RESOLVED that planning permission be granted for the following developments, subject to the conditions, if any, recorded in the officer's report.

0498/11/FUL Great Dunmow– Erection of 1st floor extension to rear and single storey garage – 1 High Stile Great Dunmow for Mr A Thomason

(b) Refusal

RESOLVED that the following application be refused.

0477/11/OP Thaxted - outline application for residential development with all matters reserved – Land off Wedow Road for Endurance Estates Strategic Land Ltd.

Reasons:

- 1) The application proposes market housing outside development limit.
- 2) The application does not include a mechanism for addressing or mitigating a shortfall in the provision of primary education.

- 3) The application would result in an unacceptable impact on natural species within the site.
- 4) The application contains no measures to address or mitigate downstream flooding.

Councillor Foley, Michael Culkin and Ruth Ship (parish council) spoke against the application. Ben Hooton spoke in support of the application.

(d) Planning Agreement

0432/11/FUL Birchanger– erection of 39 dwellings including access, parking and landscaping – additional school land, Foresthall Park, Birchanger/ Stansted Mountfitchet for Taylor Wimpy North Thames and Persimmon Homes Essex.

RESOLVED that the Divisional Head of Planning and Building Control, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officer's report (with the deletion of the last sentence in condition 14) and the completion of an amended agreement under Section 106 of the Town and Country Planning Act to secure

- i) pro rata increased highway contributions of £49,523.
- ii) Pro rata increased contribution towards the provision of early years and childcare and primary school places of £138,438.
- iii) Pro rata increased community payment of £61,904.
- iv) Provision of 16 units of affordable housing.
- v) Pay council's reasonable costs.

If the freeholder fails to enter into the agreement, the Divisional Head of Planning and Building Control is authorised to refuse the application for the reason that items i)-iv) above would not be provided.

Marcus Lambert spoke in support of the application.

0435/11/REN Takeley – Renewal of approved planning application UTT/1421/04/OP for erection of single dwelling with all matters reserved except layout and access – Land South of the Laurels, Dunmow Road for Messrs R and D J E McGovan.

RESOLVED that the Divisional Head of Planning and Building Control, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officer's report and the completion of an agreement under Section 106 of the Town and Country Planning Act requiring contributions in accordance with those agreed in outline application UTT/1421/04/OP.

DC4

WAITROSE HILL STREET SAFFRON WALDEN

The Committee was asked to approve various amendments to conditions imposed on planning permission UTT/2012/10/FUL Saffron Walden following approval of the application for the extension of the Waitrose Store and associated works on 6 April 2011. The amendment sought to clarify the

requirement of the conditions and to ensure that they were capable of compliance.

RESOLVED that planning conditions relating to 10,11,13,15,18,29,20 and 23 of UTT/2012/10/FUL approved at the meeting of 6 April 2011 be amended as detailed in the report.

DC6 **PLANNING ENFORCEMENT STRATEGY**

At the meeting on 6 April 2011 the Committee had agreed the draft Planning Enforcement Strategy, subject to consultation with Parish and Town Councils. This had resulted in 6 responses that were generally in support of the strategy. It was agreed that the strategy should be adopted but reviewed in a year's time to examine the need for any amendments.

During the course of the discussion Councillor Menell mentioned an increase in private parking outside Audley End station and officers agreed to look at this issue.

RESOLVED that the Planning Enforcement Strategy be adopted, and be reviewed in 12 months time.

DC7 **APPEAL DECISIONS**

The Committee noted details of the appeal decisions that had been received since the last meeting.

The meeting ended at 4.00 pm