

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 24 AUGUST 2011**

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

Officers in attendance:- M Cox (Democratic Services Officer), C Oliva (Solicitor
– Litigation and Planning), A Taylor (Divisional Head of Planning and
Building Control) M Jones (Planning Officer) and M Tourvas
(Principal Planning Officer).

DC20 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors R Eastham, E Godwin
and D Perry.

Councillor Davey declared a prejudicial interest in application 1151/11/FUL
Great Dunmow as he was acquainted with one of the neighbours.

Members declared the following personal interests:-

Councillor Eden in application 2208/10/REN Saffron Walden as a member of
Saffron Walden Town Council.

Councillor Loughlin in application 1032/11/FUL Stansted as a member of
Stansted Parish Council.

Councillor Cheetham in application 2208/10/REN Saffron Walden as she
knew the previous owner of the site.

DC21 MINUTES

The Minutes of the meeting held on 27 July 2011 were received, confirmed and
signed by the Chairman as a correct record subject to an amendment to minute
D12 to state that Councillor Menell received the ‘ Red Cow’s weekly moosletter’
and not ‘the parish newsletter’ as stated in the minute.

DC22 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.

1210/11/FUL Hatfield Broad Oak – change of use of open pasture land to
public amenity area including new vehicular access and parking area – land
west of Dunmow Road for Lindy Livings and Howes.

David Smith spoke against the application. Councillor Artus spoke on behalf of the applicant in support of the application.

1151/11/FUL Great Dunmow – 2 detached dwellings (resubmission of application UTT/0624/11/FUL) – Land between the Downs and Coppice Close, Great Dunmow for Wild Boar Properties Limited.

Subject to an additional condition

'Prior to development commencing on the site details of the new access to the Downs, including details of visibility splays and site lines, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.'

Councillor Davey left the room for the consideration of this item.

1064/11/FUL & 1065/11/LB Widdington – single storey rear extension – Roseley Barn, High Street, Widdington for Mr C Peacock.

Lucy Carpenter spoke in support of the application.

1308/11/LB Great Chesterford – replacement of 3 windows – the Gables, Carmel Street for Mr and Mrs A Taylor.

The Divisional Head of Planning and Building Control left the meeting for this item.

(c) Planning Agreements

2208/10/REN Saffron Walden – renewal of application UTT/1788/07/OP for outline application (including layout, scale and access) for mixed use redevelopment comprising Class B1 offices, class B1/B2/B8 industrial, storage and distribution and trade park, retail warehouse park and associated landscaping, access and internal roads and cycle/footways, access to existing and proposed adjoining uses and demolition of all buildings – site at Thaxted Road (former civic amenity site/Granite building for Granite Property Development.

RESOLVED that the Divisional Head of Planning and Building Control be authorised to approve the above application, subject to

1) amendments of the following conditions.

- i) Condition 4 – add ' unless otherwise agreed in writing by the local planning authority.'
- ii) Condition 13 – change the word 'extension' to 'buildings'.
- iii) Conditions 20, 22, 26 delete and insert into section S106/278 agreement.
- iv) Condition 27 add 'for the parking of cars, powered two wheelers'.

2) the completion of an amended agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following

- i) Submission of travel plan.
- ii) Payment of monies relating to travel plan monitoring
- iii) Highway works
- iv) Pay Council's reasonable costs.

1398/11/FUL Little Canfield – erection of dwellings and associated infrastructure – land adjacent to Warwick Road for Go Planning Ltd.

RESOLVED that the Divisional Head of Planning and Building Control be authorised to approve the above application subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 requiring contributions in accordance with the Takeley/Little Canfield SPG.

1031/11/FUL Chrishall – conversion and extension of existing garage and workshop to residential annex - Green Den, Broad Green for Mrs Jasmyn Weatherston.

RESOLVED that the Divisional Head of Planning and Building Control be authorised to approve the above application subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to prevent the sale or occupation of the outbuilding separately from the main house.

1032/11/FUL Stansted – 2 detached dwellings – phase G, Foresthall Park, Forest Hall Road for Persimmon Homes.

RESOLVED that the Divisional Head of Planning and Building Control be authorised to approve the above application subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following

- i) Payment of pro rata increased highway contribution.
- ii) Payment of pro rata community payment
- iii) Pay Councils reasonable costs.

DC23

PLANNING AGREEMENTS

The Committee received the schedule of the outstanding section 106 Agreements.

DC24

APPEAL DECISIONS

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

Members noted a trend for the Inspector to allow a number of appeals relating to applications for relatively large extensions or new dwellings that were over the Council's policy threshold. The Inspector had concluded that in the particular circumstances of the application there was no material harm.

Planning officers would be advised to bear this in mind when assessing future marginal cases in this area.

DC25

UTT/1500/09 ELSNHAM –UNILATERAL UNDERTAKING WITH REGARD TO SOCIAL RENT

A request had been received for the Council to enter into a deed of variation to amend a legal agreement concerning the Unilateral Planning Obligation relating to land at the Orchard, Station Road Elsenham.

The proposed changes were to

- Delete the reference to 21 affordable dwellings and define the affordable housing provision as 40% of the total number of dwellings that are permitted on the site (in accordance with policy H9 of the Uttlesford Local Plan).
- Update the reference to affordable housing to include the option for either social rents and affordable rents to be charged on the affordable homes on the site.

The amendments had been requested by the landowner on the grounds that it would make the scheme more attractive to registered providers and improve the possibility of the scheme being viable and deliverable.

RESOLVED that the Committee agree to the deed of variation, subject to the landowner paying the Council's costs

The meeting ended at 4.00 pm