

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 21 SEPTEMBER 2011**

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

Officers in attendance:- K Benjafield (Senior Planning Officer) M Cox
(Democratic Services Officer), C Oliva (Solicitor – Litigation and
Planning), A Taylor (Assistant Director Planning and Building
Control) M Jones (Planning Officer) C Theobald (Planning Officer)
and M Tourvas (Principal Planning Officer).

DC26 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor V Ranger.

Members declared the following personal interests:-

Councillor Eden in applications 1321/11/AV and 1342/11/LB Saffron Walden
as a member of Saffron Walden Town Council.

Councillor Perry in applications 1321/11/AV and 1342/11/LB Saffron Walden
as a member of the Uttlesford Access Group and the Saffron Walden Town
Council.

Councillor Loughlin in application 1275/11/FUL Stansted as a member of
Stansted Parish Council.

Councillor Cheetham in application 1251/11/FUL Takeley as she knew the
owner of the next door bungalow.

Councillors Mackman and Davey in item 5 advanced report for application
1255/11/OP Ongar Road, Great Dunmow as members of Great Dunmow
Town Council.

DC27 MINUTES

The Minutes of the meeting held on 24 August 2011 were received, confirmed
and signed by the Chairman as a correct record.

DC28 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.

1209/11/FUL Lindsell – two storey and single storey extensions and
remodelling of facades to existing dwelling – Lindsell House, Lindsell for Mr and
Mrs Thorpe.

Subject to the following conditions

- 1) Time limit
- 2) Materials
- 3) Landscaping
- 4) The property to remain as one dwelling
- 5) Removal of PD rights

Mrs Thorpe spoke in support of the application.

1321/11/AV Saffron Walden – replacement of externally illuminated fascia sign, externally illuminated hanging sign and wall mounted sign – 14A High Street for Mr F Djemal.

1342/11/LB Saffron Walden – replacement of externally illuminated fascia sign, externally illuminated hanging sign and wall mounted sign – 14A High Street for Mr F Djemal.

1494/11/FUL Hempstead – proposed change of use from agricultural building to single dwelling – Barn at Wincelow Hall Road for Mr D Haylock.

1520/11/FUL Great Chesterford – Demolition of existing single storey rear extension and erection of two storey rear extension – The Gables , Carmel Street, Great Chesterford for Mr and Mrs A. Taylor.

The Assistant Director Planning and Building Control left the meeting for the consideration of this item.

1521/11/LB Great Chesterford – Demolition of existing single storey rear extension and erection of two storey rear extension – the Gables, Carmel Street, Great Chesterford for Mr and Mrs A Taylor.

The Assistant Director Planning and Building Control left the meeting for the consideration of this item.

(b) Refusals

RESOLVED that planning permission be refused for the following developments for the following reasons.

1251/11/FUL Takeley – Demolish garage of Woodbriar, erection of dwelling and garage and new vehicular access – Land rear of Woodbriar, The Street , Takeley for Mr G Silvester.

Reason:

1. The proposed development, by reason of its backland nature would be out of character with, and harmful to, the established character of the area. The long and narrow access road is a feature of the inappropriate design. The proposal is therefore contrary to policy GEN1 of the Uttlesford Local Plan
2. The development proposes an unacceptable and contrived access way which passes very close to established residential properties and their

amenity areas. The traffic movements would give rise to an unacceptable impact on the amenities of adjacent residents due to the impact of noise. The proposal is therefore contrary to Uttlesford Local Plan Policy GEN4.

Mr Budden spoke against the application. Mr B Christian spoke in support of the application.

(c) Planning Agreements

1562/11/OP Thaxted – outline application for residential development of 55 units with all matters reserved – land off Wedow Road, Thaxted for Endurance Estates Strategic Land Ltd.

RESOLVED that the Assistant Director Planning and Building Control be authorised to approve the above application, subject to

- 1) amendments of the following conditions.
 - i) Condition 3 to read '18 months'.
 - ii) A new condition requiring a limited contaminated land survey for the adjoining land.

- 2) Completion of an agreement under Section 106 of the Town and Country Planning Act 1990 as amended by the planning and compensation Act 1991 to secure the following
 - i) Payment of contributions towards education provision.
 - ii) Provision of affordable housing
 - iii) Contribution towards provision of drainage mitigation measures.
 - iv) Provision of travel packs and local highway improvements.
 - v) Transfer and maintenance of open space
 - vi) A contribution of £10,000 towards improvements to Walnut Tree Meadow.
 - vii) Pay councils reasonable costs.

Mr M Culkin and Ruth Ship (Parish Council) spoke against the application. A representative from Endurance Estates spoke in support of the application.

1275/11/FUL Stansted – conversion of existing garage to habitable accommodation – Penrose Cottage, Bentfield Bower for Mrs S Foster.

RESOLVED that the Assistant Director 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) prevent the sale or occupation of the double-garage separately from the main house.
- ii) Pay the Council's reasonable costs.

DC29

APPLICATION 1255/11/OP ONGAR ROAD ADVANCED REPORT

The Committee received a report which outlined the main issues relating to application 1244/11/OP Ongar Road Great Dunmow for the erection of up to

100 dwellings, new vehicular and pedestrian access with all matters reserved except access. The application would be considered by the Planning Committee on 13 October and members were asked if there were any additional matters they would like to be included within the Committee report.

The following issues were raised

- The impact on the surrounding residential properties.
- Possible contamination and pollution with the A120 being close to the site
- The number of play areas for the number of properties.
- The type of parking arrangements that are planned.
- The size of the amenity land for individual properties.
- Landscaping requirements.

DC30 **APPEAL DECISIONS**

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

The meeting ended at 5.00 pm