

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 14 DECEMBER 2011**

Present:- Councillor J Cheetham – Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden, 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), N Ford (Senior
Planning Officer), C Oliva (Solicitor) and A Taylor (Assistant Director
Planning and Building Control).

PC41 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Salmon declared a prejudicial interest in application 1861/11/FUL
Stansted as knew the owner of the site. He would leave the meeting for the
consideration of this application.

Members declared the following personal interests:-

Councillors Menell, Eastham and Davey in application 1727/11/FUL Widdington
as members of English Heritage.

Councillor Loughlin in applications 1861/11/FUL and 1960/11/FUL Stansted as
a member of Stansted Parish Council.

Councillor Godwin in application 1960/11/FUL Stansted as a member of
Birchanger Parish Council.

PC42 MINUTES

The Minutes of the meeting held on 16 November 2011 were received,
confirmed and signed by the Chairman as a correct record.

PC43 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.

1721/11/FUL Widdington – erection of four dwellings and garages – Church
View, Church Lane, Widdington for Grange Builders LLP.

Subject to

- i) amendment to condition 3 to replace the words 'within the area indicated'
with 'on the application site'.
- ii) Amendment to condition 12 to replace the word 'extension' with
'development'.

Ken Kemp and Seb Orr (parish council) spoke against the application. Jane Orsborn spoke in support of the application.

2036/11/FUL High Easter – retrospective change of use for private gypsy site and stationing of caravans for residential occupation with associated development – the Two Willows, Grange Road, High Easter for Mr R Price.

Mrs Birdseye and Paul Sutton (parish council) spoke against the application. Liz Swink spoke in support of the application.

1861/11/FUL Stansted – conversion of stables to dwelling – The Stables, High Lane for Mr and Mrs Butterfield.

Subject to the following conditions:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

The development hereby permitted shall be constructed entirely of the materials details of which are shown on the schedule of materials on the planning application form unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

If within a period of 5 years from the date of planting any hedge or tree (or any hedge or tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that

originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.

REASON: To ensure the suitable provision of landscaping within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to E of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.

REASON: To prevent the site becoming overdeveloped and to ensure that the conversion works respect and conserve the characteristics of the building in accordance with Policies H6 and GEN2 of the Uttlesford Local Plan adopted 2005.

The development hereby permitted shall incorporate all measures set out in the accessibility statement/drawing which accompanied the application.

REASON: To ensure that the premises can be readily used by people with physical disabilities in accordance with SPD Lifetime Homes and Accessible Play space.

No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

REASON: To avoid the displacement of loose material onto the highway in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

Before development commences a vehicular turning facility, of a design to be submitted to and approved in writing by the Local Planning Authority, shall be constructed, surfaced and maintained free of obstruction within the site for that sole purpose.

REASON: To ensure that vehicles can enter and leave the highway in forward gear in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

The vehicular hardstandings shall have dimensions of 2.9 x 5.5 metres.

REASON: To ensure adequate space for parking off the highway is provided in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the nearside edge of the footway.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed and to allow parking off street and clear from obstructing the adjacent footway in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

Before occupation, the developer shall be responsible for the provision and implementation of a Travel Information and Marketing Scheme for sustainable transport which shall previously have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

The public's right and ease of passage over the public footpath no. 19, Stansted Mountfitchet shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005.

The development hereby permitted shall be implemented in accordance with the ecological scheme of mitigation/enhancement submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of protected species in accordance with Policy GEN7 of the Uttlesford Local Plan adopted 2005.

Brian Christian spoke in support of the application.

Councillor Salmon left the meeting for the consideration of this item.

(b) Planning Agreement

1960/11/FUL Stansted – 4 detached dwellings with paths, drives and garages – phase H, Foresthall Park, Forest Park Road for Persimmon Homes.

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) Pro-rata uplift in highways contributions.
- ii) Pro-rata uplift in community payment.
- iii) Safeguarding of the land in the event that a shop is required.
- iv) Pay Council's reasonable costs.

Michael Smith spoke in support of the application.

PC44

PLANNING COMMITTEE DELEGATION

The Committee was asked to approve a change to the delegation arrangements for those matters delegated to the Assistant Director Planning and Building Control. It was proposed to alter the scheme so that all applications (set out in a schedule) should be delegated unless they fell into a number of listed categories. This would simplify the scheme and give a clearer set of rules for officers to follow and be more accessible for the public.

It was also proposed to remove the requirement for all enforcement activity to be authorised by the Chairman or Vice Chairman of the Committee. Members were reassured that the changes would not erode the power of the Committee and it remained the case that any district councillor could call in any planning application within the agreed timescale.

RESOLVED that the revised delegation to the Assistant Director Planning and Building Control be adopted by the Planning Committee

PC45

APPEAL DECISIONS

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

The meeting ended at 4.45 pm