

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 16 NOVEMBER 2011**

Present:- Councillor J Cheetham – Chairman.
Councillors C Cant, R Eastham, K Eden, E Godwin, E Hicks, 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), M Perry (Assistant Chief Executive – Legal), M Ovenden (Head of Development Control), J Pine (Policy and Development Control Liaison Officer) A Taylor (Assistant Director Planning and Building Control) and M Tourvas (Development Management Team Leader).

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APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Davey and J Loughlin.

Councillor Menell declared a prejudicial interest in application 1926/11/FUL Elmdon as she was related to the agent. She also declared a personal interest in application 1357/11/FUL Leaden Roding as a Member of the Housing Board.

Councillor Foley declared a prejudicial interest in application 1609/11/FUL Thaxted as he lived close to the site. He would make a statement in respect of the application and then leave the meeting.

Members declared the following personal interests:-

Councillor Eden in item 5, Friends School Saffron Walden as a member of Saffron Walden Town Council.

Councillor Mackman in application 1357/11/FUL Leaden Roding as a member of the Housing Board.

Councillor Perry in application 1357/11/FUL Leaden Roding as a member of the Housing Board and in item 5, Friends School Saffron Walden as a member of Saffron Walden Town Council.

Councillor Ranger in application 1357/11/FUL Leaden Roding as Chairman of the Housing Board and Deputy Portfolio Holder for Housing.

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

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MINUTES

The Minutes of the meeting held on 19 October 2011 were received, confirmed and signed by the Chairman as a correct record.

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.

1944/11/OP Hatfield Heath – erection of two dwellings with vehicular access from Chelmsford Road – land rear of Applegate and the Rowans for Applegate & the Rowans.

Subject to

- i) An amendment to condition 11 to insert the word 'ecological'.
- ii) An additional condition to require details of the contractor's parking.

Mr Page spoke against the application.

0893/11/FUL Swards End – refurbish existing two storey dwelling, construct cart lodge, replacement dwelling – off Cole End Lane for EJB Developments.

Subject to

- i) An amendment to condition 7 to insert the word 'ecological'.
- ii) An additional condition to require details of contractor parking.
- iii) An additional condition to require submission of a revised plan for design and location of the cart lodge.

A representative of the residents of Cole End Lane and Kelly Rutherford (parish council) spoke against the application. Dr Wickham spoke in support of the application.

1926/11/FUL Elmdon – single storey extension to rear – Blackbird Cottage, Ickleton Road for Mr P Kay.

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

1592/11/FUL Stansted – erection of two storey and single storey extensions to hanger with new access and security hut, demolition of part of hanger – hanger 1, London Stansted Airport.

(b) Refusals

1609/11/FUL Thaxted – erection of 5 two bedroom dwellings and four 3 bedroom dwellings with associated garages and carports – Land to the rear of Brooklyns, Weaverhead Lane for Pineview Ltd.

Reasons:

- i) Overdevelopment (too many units) which with the removal of the trees and the flint wall would lead to a harmful impact on the general area and on the character of the conservation area.
- ii) inadequate provision of amenity space.
- iii) unsuitable design of access.

Councillor Foley spoke against the application and then left the room for the consideration of the application. Tom Rodda and William Brazier (parish council) spoke against the application. John Overy spoke in support of the application.

(c) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the Officer's report.

1357/11/FUL Leaden Roding – demolition of 17 dwellings, warden's house and common facilities, erection of 8 affordable dwellings for Uttlesford District Council.

Subject to

- i) An amendment to condition 7 to insert the word 'ecological'.
- ii) An additional condition requiring details of contractor's parking
- iii) An informative note to the housing department requesting allocation to local residents as per the policy for exception sites.

Councillor S Barker made a statement in respect of the application. Mr Blackwell and Jo Walters (parish council) spoke against the application.

d) Certificate of Lawful Use

RESOLVED the Certificate of Lawful Use is granted

1699/11/CLP Aythorpe Roding – Certificate of lawful use for proposed use of building for Class B2 (general industrial) with ancillary storage – Windmill Works, Keeres Green for Alloy Fabweld Ltd.

Councillor Barker spoke against the application; John Grayson spoke in support of the application.

e) Site visit

RESOLVED that the Committee visit the site of the following application on Wednesday 14 December 2011.

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

Reason: to consider the impact of the development on the conservation area and the adjacent listed buildings.

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

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FRIENDS SCHOOL SAFFRON WALDEN

The Committee considered a report which sought authorisation to vary the Section 106 Agreement on planning permission UTT/0188/10/FUL relating to the residential development of part of the Friends School site. This would allow the occupation of affordable housing without being tied to the timing of works to the junction of Debden and Peaslands Road.

There was currently a single trigger point for the three elements of highway works which precluded occupation of the development before the specified highway works had been carried out. The proposal would remove this single trigger and replace it with two triggers which would allow occupation of the affordable housing before the signalisation works - but not the occupation of the open market housing. Members were assured that the agreement would maintain the current prohibition on occupation of either affordable or market housing prior to the carrying out of highway works specified in sections two and three.

The changes would allow the junction improvement works to be carried out during school holidays without compromising the handing over of the school buildings and affordable housing.

RESOLVED that the Section 106 Agreement dated 31 March 2011 made between Uttlesford District Council, Essex County Council, Friends School Saffron Walden, Hill Residential Ltd and Barclays Bank Ltd relating to the Friends School at Debden Road and Mount Pleasant Road, Saffron Walden shall be amended by deed of variation as set out in the report.

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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