

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 11 JANUARY 2012**

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), N Brown (Development Manager).

PC46

APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Eden declared a prejudicial interest in application 2154/11/FUL Saffron Walden as he had predetermined the application.

Councillor Salmon declared a prejudicial interest in agenda item 4, TPO at Brewery lane Stansted as he was a friend of the applicant.

Members declared the following personal interests:-

Councillor Cheetham in application 2251/11/FUL Clavering as she knew the owners and in application 2154/11/FUL Saffron Walden as she knew some teachers at the school.

Councillor Loughlin in item 4, TPO Brewery Lane Stansted as a member of Stansted Parish Council.

Councillor Ranger in application 2154/11/FUL Saffron Walden as he was acquainted with the designer.

Councillor Salmon in application 2251/11/FUL Clavering as he knew the applicant.

Councillor Godwin in application 2251/11/FUL Clavering as the agent had been at school with her children.

Councillor Perry in application 2154/11/FUL Saffron Walden as he was a member of Saffron Walden Town Council.

PC47

MINUTES

The Minutes of the meeting held on 14 December 2011 were received, confirmed and signed by the Chairman as a correct record.

PC48

PLANNING APPLICATIONS

(a) Planning Agreement

2154/11/FUL Saffron Walden – revision on plots 41-52 to form one terrace of four X 3 bedroom dwelling, two x detached 4 bedroom dwellings and one terrace of six x3 and 4 bedroom dwellings with single storey rear extensions to plots 41 – 43 and 45 – 52 and revised fenestration details – plots 41 – 45 the

Avenue , Mount Pleasant Road, Saffron Walden for Hill Residential and Friends School. .

RESOLVED that the Assistant Director Planning and Building Control be authorised to approve the above application, subject to the completion, by 1 February 2012, of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following

- i) Payments of contributions towards affordable housing (minimum of £2000)
- ii) Payments of contributions towards education provision.
- i) Payment of contribution towards air quality monitoring.
- ii) Completion of Highway works.
- iii) Pay the Council's reasonable costs.

Teresa Borsuk spoke in support of the application.

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

(b) Refusal

RESOLVED that the following application be refused.

2251/11/FUL Clavering – erection of 14 dwellings – Land rear of Oxley Close for Messrs J Noble, J Noble and J R Tee.

Reason: The proposed development is unacceptable because 14 dwellings would lead to an intensification of the existing access to Oxleys Close which does not benefit from separate pedestrian footpaths. The width of the existing access would mean that refuse vehicles would have difficulty accessing the proposed housing leading to potential for vehicle conflict. The application is therefore inadequate in providing reasonable pedestrian and vehicle safety to all users contrary to Policy GEN1 of the Uttlesford Local Plan adopted 2005.

*Melody Carter and Stephanie Gill (parish council) spoke against the application.
Clare Hutchinson spoke in support of the application.*

PC49

TREE PRESERVATION ORDER 07/11 BREWERY LANE STANSTED

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

The Committee was advised that a Tree Preservation Order (TPO) had been made on 12 October 2011 protecting two mature lime trees on the road frontage of 27, Brewery Lane, Stansted. The owner of 27 Brewery Lane had objected to the making of the TPO on the following grounds; "the trees were in no danger from me and that, anyway, these are not the sort of trees on private land and a private road which provide sufficient amenity value. There was no need for UDC to proceed in the way it did against me, and no need for them to be protected. There is no need for UDC to mire itself, and my family, in this regulatory mechanism."

The lime trees had been previously protected under an Essex County Council TPO which had since been revoked. UDC was resurveying all trees previously covered by ECC orders to see whether they merited protection. Government advice was that TPO's should be used to protect selected trees if their removal would have a significant impact on the local environment and its enjoyment by the public. Although Brewery Lane was a private road, both trees were clearly visible from the public highway. Their size and form was considered to contribute to the quality and character of the surrounding area.

Councillor Rich, the owner of the property, spoke to meeting and asked why a TPO was being considered for this particular tree when there were other, better specimen trees on Brewery Lane that were not subject to protection. He questioned whether the resurveying process in Stansted had been sufficiently comprehensive to lead to a fair assessment of the trees to be protected.

Councillor Rich then left the meeting for the consideration of this item.

Councillor Mackman proposed that the item be deferred until the committee could look at the trees in the context of the whole area and be provided with details of the previous history of the site and other TPO's in the area.

RESOLVED that the item be deferred and members visit the site prior to the next meeting on 8 February 2012

PC50

APPEAL DECISIONS

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

The meeting ended at 3.50 pm