

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 30 MAY 2012**

Present:- Councillor J Cheetham – Chairman.
Councillors C Cant, 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), K Benjafield (Senior Planning Officer), N Brown (Development Manager), K Denmark (Principal Planning Officer), N Ford (Senior Planning Officer), C Olivia (Solicitor), J Pine(Planning Policy/ Development Liaison Officer) A Taylor (Assistant Director Planning and Building Control), C Theobald (Planning Officer) and M Tourvas (Principal Planning Officer).

PC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor J Davey.

Councillor Cheetham declared a personal interest in application 2384/11/FUL Stansted as she knew one of the objectors to the application and also in 0158/12/FUL Ashdon as she has attended a presentation from Hastoe Housing Association.

Councillors Menell and Eastham declared a personal interest in application 2384/11/FUL Stansted as members of English Heritage.

Councillor Salmon declared a personal interest in application 2384/11/FUL Stansted as a member of Stansted Parish Council but he had taken no part in the discussion on this item.

Councillors Godwin and Loughlin declared a personal interest in application 2384/11/FUL Stansted as patients at the Stansted surgery.

Councillor Ranger declared a personal interest in application 0158/12/FUL Ashdon as he had attended an award dinner hosted by Hastoe Housing Association and also in application 0215/12/FUL Stansted as he had previously worked for Bellway Homes.

PC2 MINUTES

The Minutes of the meeting held on 2 May 2012 were received, confirmed and signed by the Chairman as a correct record.

PC3 PLANNING APPLICATIONS

(a) Approvals

RESOLVED that the following applications be approved subject to the conditions set out in the officer's report.

0376/12/LB Thaxted – Proposed installation of secondary glazing to front windows – 2 Fishmarket Street for Miss H Whiteley.

Subject to the amendment to condition 3 to read
'All existing windows shall be retained undamaged by this work'

0158/12/FUL Ashdon – Two storey side extension – 4 Tredgetts, Carters Croft for Mr and Mrs Bidwell.

Mr Bidwell spoke in support of the application.

2473/11/FUL Manuden – Single dwelling with detached cartlodge – 40 The Street for Mr R Spearing.

Subject to the deletion of the words 'PPS5' in condition 11.

0768/12/FUL Great Chesterford – Installation of 12 photovoltaic panels to detached barn – the Gables, Carmel Street for Andrew Taylor.

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

0769/12/LB Great Chesterford – Installation of 12 photovoltaic panels to detached barn – the Gables, Carmel Street for Andrew Taylor.

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

0513/12/FUL Newport – Erection of new dwelling and garage – Willowchase, London Road for Mr Bishop.

Subject to the deletion of condition 3, and incorporating the provision of wheel washing facilities into condition 5.

Councillor J Rose, Carole Read and John Smith (parish council) spoke against the application.

(b) Refusal

2384/11/FUL Stansted – Demolition of existing commercial buildings, construction of building to accommodate Class A1 retail space, Class D1 medical centre and 14 Class C3 residential apartments with dedicated off site parking spaces. Closure of existing vehicular access and off site alterations to access and highway arrangements, re-alignment and upgrading of culvert, reconfiguration of public car park to provide 188 car parking spaces and 3 coach spaces – 2 Lower Street for Hilton Group.

Reason: The proposed development by way of its design and massing constitutes overdevelopment out of keeping with the street scene and causes material harm to the character of the area including the setting of the adjacent Conservation Area contrary to policies GEN2 and ENV1 of the Adopted Uttlesford Local Plan 2005.

Councillor A Dean, Janet Harris and Catherine Dean (Parish Council) spoke against the application.

Councillor J Rich, Janet Hollis and Bill Bampton spoke in favour of the application.

0215/12/FUL Stansted – demolition of existing buildings and erection of 14 No. dwellings, retail and office unit, including associated garages, car parking and landscaping – Land r/o of 14 Cambridge Road for Bellway Homes Ltd.

Reason: The proposed development would be unsuitable on land which could otherwise be used for employment purposes. The proposed scheme would lead to an overdevelopment of the site contrary to the general character of the area. The proposal is therefore contrary to policies GEN2, GEN4 and E2 of the Uttlesford Local Plan 2005.

Councillor A Dean, Councillor J Rich, Lynn Cowely and Catherine Dean (parish council) spoke against the application. John Mclarty spoke in support of the application.

PC4

APPLICATION UTT/1960/11/FUL FORESTHALL PARK STANSTED

The Section 106 agreement attached to the planning permission for 4 dwellings on phase H, Foresthall Park Stansted had included provision for the safeguarding of land in the event that a shop was required. Unfortunately the wording of the resolution and that in the agreement had referred to 'dwellings' and not the particular plot where the shop would be located. It was not necessary to prevent the erection of houses on the other 3 plots in the event that a shop was required, but the resolution prevented the draft agreement from being reworded unless the resolution was changed.

RESOLVED that point iii) of the Committees resolution of 14th December 2011 is amended to "safeguarding of Plot 164 as shown on drawing PH085-02-27 in the event that a shop is required".

PC5

APPEAL DECISIONS

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

It was agreed that a future workshop would provide members with training on their role at a public inquiry in cases where the Committee had voted against the officer's recommendation.

PC6

PLANNING AGREEMENTS

The Committee noted the list of outstanding section 106 agreements.

The meeting ended at 5.55pm