

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 25 JULY 2012**

Present:- Councillor J Cheetham - Chairman.
Councillors C Cant, J Davey, K Eden, 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:- N Brown (Development Manager), M Cox (Democratic Services Officer), N Ford (Senior Planning Officer), C Theobald (Planning Officer), A Taylor (Assistant Director Planning and Building Control) and M Tourvas (Principal Planning Officer).

PC11 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence received.

Councillors Eden and Perry declared a non - pecuniary interest in applications 2549/11/FUL, 1168/12/LB, 0954/12/FUL, 0713/12/FUL Saffron Walden as a members of Saffron Walden Town Council.

Councillors Ranger and Mackman declared a non- pecuniary interest in application 2507/11/OP Great Dunmow/Little Easton as the local district member.

Councillor Davey declared a non – pecuniary interest in application 2507/11/OP Great Dunmow/Little Easton as a member of Great Dunmow Town Council.

PC12 MINUTES

The Minutes of the meeting held on 27 June 2012 were received, confirmed and signed by the Chairman as a correct record.

PC13 PLANNING APPLICATIONS

(a) Approvals

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

0770/12/FUL Widdington – variation of condition no.2 on planning consent UTT/1727/11/FUL to allow minor changes to the approved plans to the erection of 4 dwellings – Church View, Church Lane for Grange Builders LLP.

0713/12/FUL Saffron Walden – proposed erection of post mounted CCTV camera – Swan Meadow, Park Lane/New Pond Lane for Saffron Walden Town Council.

(b) Refusals

2549/11/FUL Saffron Walden – demolition of public house and erection of four dwellings with access onto Mill Lane – Axe Public House, Ashdon Road for Green King Retailing Ltd,

Reasons:

- 1 The loss of the public house would be contrary to the National Planning Policy framework in so far as it would result in the loss of a valued facility and service, reducing the community's ability to meet its day-to-day needs.
- 2 The erection of four dwellings on the site would amount to overdevelopment incompatible with surrounding buildings contrary to Policy GEB2 of the Uttlesford Local Plan 2005.
- 3 The erection of four dwellings would result in intensification of traffic using Mill Lane which as a narrow road, would lead to further vehicle conflict. As such traffic generated is not capable of being accommodated safely contrary to Policy GEN1 of the Uttlesford Local Plan 2005.

Marion Gillman spoke against the application. Aaran Smith spoke in support of the application.

1193/12/FUL Stansted - demolition of existing buildings and erection of 14 dwellings, retail and office unit, and associated garages, car parking, landscaping and footpath – Land r/o 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 proposed is therefore contrary to Policies GEN2, GEN4 and E2 of the Uttlesford Local Plan 2005.

Councillor Loughlin (on behalf of Councillor Dean, Councillor Salmon (on behalf of Councillor Evans), Peter Jones, Catherine Dean (parish Council) spoke against the application. Ray Woodcock and John McLarty 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 developments proposed subject to the conditions recorded in the officer's report.

1168/12/LB Saffron Walden – remodel ground floor reception area and first floor lavatory facilities – council offices, London Road for Uttlesford District Council.

With the addition of an informative note to include baby changing facilities within the new lavatory facilities.

0954/12/FUL Saffron Walden – erection of steel framed industrial building – Council Depot, Shire Hill Industrial Estate for Uttlesford District Council.

(c) Planning Agreement

2507/11/OP Great Dunmow/ Little Easton – Demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond. Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref. No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout – Sector 4 Woodlands Park for Bovis Homes Ltd.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report and the following:-

A) Amendments to the following conditions

- i) condition 2 – amend to read ‘application for approval of **all** reserved matters.’
- ii) Condition 4 – extra xi) implementation timetable to be submitted as part of the application.
- iii) Conditions 6, 7, 8 – to delete reference to PPS9
- iv) Condition 10 – delete
- v) Condition 15 – Insert reference to GEN2 and delete reference to ENV15
- vi) Condition 16 – delete
- vii) Condition 25 – amend to read ‘prior to the development commencing’.

B) A section 106 legal obligation

(I) The applicant be informed that the committee gives delegated powers to the Assistant Director Planning and Building Control in his discretion to refuse planning permission for the reasons set out in paragraph (III) unless by 21 September 2012 the freehold owner(s) enters into a binding obligation to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive – Legal, in which case he shall be authorised to conclude such an agreement to secure the following:

- (i) completion and opening of the northwest bypass (clause to include the submission of detailed drawings for the Highway Works to Essex County Council for approval within 4 months of the date of the decision notice and to complete the Highway Works within 10 months of

the date Essex County Council approve the detailed drawings), provision of appropriate signage, footway and cycleways.

- (ii) provision of a Travel Information and Marketing Scheme for sustainable transport
- (iii) provision of Public Transport contribution of £50,000
- (iv) provision of and maintenance of public open space
- (v) payment of contributions towards education provision
- (vi) payment of financial contribution of £225,000 to be used by Helena Romanes School for bus turning/bus parking and/or playing fields enhancement
- (vi) provision of 40% units of affordable housing
- (vii) payment of the Council's reasonable costs

(II) In the event of such an agreement being made, the Assistant Director Planning and Building Control shall be authorised to grant planning permission subject to the conditions set out below:

(III) If the freehold owner shall fail to enter into such an obligation, the Assistant Director Planning and Building Control shall be authorised to refuse permission for the following reasons:

- (i) The required completion and opening of bypass has not been forthcoming and as such the proposal would be contrary to policy S7 of the Uttlesford Local Plan 2005 which protects against unacceptable development within the countryside.
- (ii) The provision of travel packs and public transport contributions has not been forthcoming and as such the proposal would be contrary to policy GEN1 of the Uttlesford Local Plan 2005 which requires that development encourages movement by means other than driving a car.
- (iii) The required education contribution has not been forthcoming and as such the proposal would be contrary to policy GEN6 of the Uttlesford Local Plan 2005 which requires an element of affordable housing on such schemes.
- (iv) The required bus turning/bus parking and/or playing fields enhancement for Helena Romanes School has not been forthcoming and as such the proposal would be contrary to policy GEN1 and GEN2 of the Uttlesford Local Plan 2005 which requires development to mitigate the impact on the road network of development and meet the needs of all potential users.
- (v) The required affordable housing provision has not been forthcoming and as such the proposal would be contrary to policy H9 of the Uttlesford Local Plan 2005 which requires an element of affordable housing on such schemes.

Councillor Barker spoke in support of the application. Mr Greg, Sarah Dines, Wendy Barron (Great Dunmow TC), Sue Gilbert (Little Easton PC) spoke against the application.

PC10

ENFORCEMENT STRATEGY REPORT

The Enforcement Team Leader presented a report which reviewed the operation of the Enforcement Strategy which had been adopted by the Committee on 29 June 2011. The strategy had been prepared to assist members of the public in understanding the role of planning enforcement. The report set out the current process of dealing with complaints and member noted the improvements in reporting that were expected with the introduction of the Council's new planning software system.

Members asked a number of questions about the enforcement process, in particular in relation to the often lengthy time scales involved in resolving cases. It was noted that there had been a reduction in the number of formal notices issued in the last few years. This was due to officers placing greater emphasis on negotiation and resolving complaints in ways other than taking enforcement action.

It was agreed that the Enforcement Strategy should be reviewed again in 12 months time.

RESOLVED that the Committee notes the report and endorses the Planning Enforcement Strategy for ongoing use.

PC11

DEVELOPMENT MANAGEMENT LOCAL VALIDATION CHECK LIST

The Committee was advised that as part of the process of introducing the Standard Planning Application Form the Council had the ability to set local validation requirements, in addition to requirements which were set by the Government. These were intended to assist with the submitting and processing of applications. The proposed validations check lists and advice notes set out in the report had been subject to consultation and had been altered to include the specific comments that had been made.

RESOLVED that the amended Development Management Local Validation Checklists and associated documents be adopted for Development Management validation purposes.

The meeting ended at 5.15 pm