

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 27 JUNE 2012**

Present:- Councillor K Eden – Vice Chairman in the Chair.
Councillors C Cant, J Davey, R Eastham, K Eden, E Hicks, J
Loughlin, K Mackman, J Menell, D Perry, J Salmon and L Wells.

Officers in attendance:- M Cox (Democratic Services Officer), K Benjafield
(Senior Planning Officer), N Brown (Development Manager), C
Theobald (Planning Officer) and M Tourvas (Principal Planning
Officer).

PC7 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Cheetham, E Godwin
and V Ranger.

Councillors Eden and Perry declared a personal interest in applications
0900/12/FUL and 0914/12 /FUL Saffron Walden as a member of Saffron
Walden Town Council.

PC8 MINUTES

The Minutes of the meeting held on 30 May 2012 were received, confirmed and
signed by the Chairman as a correct record.

PC9 PLANNING APPLICATIONS

(a) Approvals

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

0978/12/FUL Hatfield Heath – 2 dwellings with garages and carports and new
vehicular and pedestrian access – land R/O Applegate and Rowans,
Chelmsford Road for Clearwater Homes Ltd.

Subject to the following additional conditions

- i) details of landscaping to be submitted and agreed
- ii) details of slab levels
- iii) Upstairs windows overlooking adjacent garden to be opaque and non –
opening.

Mr Davis spoke against the application.

0310/12/FUL Stansted – demolition of engineering works and erection of care
home (class C2) with other ancillary works – Braefield Precision Engineers Ltd,
High Lane for Asbri Planning Ltd.

David Page spoke in support of the application.

(b) Refusals

0454/12/FUL & 0455/12/LB Little Hallingbury – 1) conversion of existing granary/barn and stables to provide mixed residential and D1 business use; 2) conversion of existing granary/barn and internal alterations – The Barn, Stone Hall, Stortford Road for Mr and Mrs Roberts.

Councillor Artus and Richard Bettison spoke in support of the application.

0579/12/FUL Great Chesterford – dwelling with triple garage – site adjacent to the Delles, Carmen Street for Mr and Mrs Redfern.

Brian Christian spoke in support of the application.

0900/12/FUL Saffron Walden – retrospective application for the erection of front boundary wall – 72 Walden Road for Mr E Rooney

John Ready spoke in support of the application.

(c) Planning Agreement

0142/12/OP Elsenham – residential development comprising 155 homes, 55 extra-care units, land for the provision of a multi-use community building and associated on and off site infrastructure provision, following demolition and clearance of Essex Autospray and associated residential property – land at Station Road for Crown Estates.

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

- (i) development not to commence until full details of the boundary treatment with Hill Croft are submitted and approved,
- ii) the number of houses on the site to be limited to 155 and a S106 legal obligation as follows:-

(I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph III unless by 27 December 2012 the freehold owner enters into a binding agreement 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 agreement to secure the following

1. Delivery of Extra Care Facilities
2. 35% of all dwellings (not including extra care facility) to be affordable units
3. Delivery of Community Facility.
4. Within two years of the commencement of development delivery of extended recreational facility and payment of financial contribution towards ongoing maintenance.

5. The provision of a two children's plays spaces (LAPs) within one year of the commencement of development and payment of financial contribution towards ongoing maintenance.
6. Prior to development the provision of a management plan for Alsa Wood.
7. Prior to development payment of appropriate contribution to primary school education as stated within the Essex Developers' Contribution Guidance 2010 (or equivalent at time of commencement of development)
8. Prior to development payment towards early years and childcare provision as stated within Essex Developers' Contribution Guidance 2010 (or equivalent at time of commencement of development)
9. Pay Council reasonable legal costs

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

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

To ensure the provision of extra care facilities, affordable housing, community facilities and contribution to education provision as set out in points 1 – 7 above.

Dr Graham Mott spoke against the application. Steve Melligan spoke in support of the application.

0914/12/FUL Saffron Walden – removal of condition C.90L of approved planning application UTT/0503/10/FUL “prior to the occupation of the development hereby permitted the provision of a zebra crossing on Peaslands Road shall be made, at a location to be agreed between Hop Fields and the Lord Butler Leisure Centre. Details of the zebra crossing provision shall be submitted to and approve in writing by the local planning authority” – land east of former Bell Language School, Peaslands Road for David Wilson Homes.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report and a S106 legal obligation to transport the existing S106 agreements provided that any provision of the existing planning agreements satisfied in respect of planning permissions UTT/0969/09/FUL and UTT/0503/10/FUL are satisfied in respect of the permission.

PC10

APPEAL DECISIONS

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

The meeting ended at 4.30 pm