

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 17 OCTOBER 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:- N Brown (Development Manager), M Cox (Democratic Services Officer), K Denmark (Principal Planning Officer) R Harborough (Director of Public Services), C Oliva (Solicitor), M Tourvas (Principal Planning Officer).

PC25 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Cheetham declared a non – pecuniary interest in application 1615/12/FUL Stansted as her husband had business dealings with the applicant.

Councillor Eastham declared a non – pecuniary interest in application 1615/12/FUL Stansted as he knew the applicant and 1522/12/FUL as a member of English Heritage.

Councillors Eastham and Menell declared a non – pecuniary interest in application 1615/12/FUL Stansted as members of English Heritage.

PC26 MINUTES

The Minutes of the meeting held on 19 September 2012 were received, confirmed and signed by the Chairman as a correct record, subject to the fourth paragraph of minute PC21 recording the interests of Councillors Cheetham, Eden and Godwin as non- pecuniary.

PC27 PLANNING APPLICATIONS

(a) Approvals

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

1615/12/FUL Great Chesterford – erection of dwelling with triple garage – site adjacent to The Delles, Carmen Street for Mr and Mrs Redfern.

Richard Freeman and Joanna Frances (Parish Council) spoke against the application. Brian Christian spoke in support of the application.

1633/12/FUL Saffron Walden – Demolition of rear extension, erection of single storey and two storey front and rear extensions – 53 Landscape View for Mr A Ketteridge.

(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.

1368/12/DC Saffron Walden – Proposed footbridge and new pedestrian access – Swan Meadow car park, New Pond Street for Uttlesford District Council.

(b) Planning Agreements

1522/12/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 179 car parking spaces and 8 coach spaces – 2 Lower Street for Hilton Group.

RESOLVED that conditional approval be granted for the above application subject to

- I) the conditions set out in the report, and the following amendments
 - i) Condition 2 to read 'the works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been entered into'....'
 - ii) An additional condition to read;
The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and flood flow calculations (Halcrow, July 2011, and MLM October 2012) and the following mitigation measures within the FRA:
 - 1. Provision of an overland flood flow route of sufficient capacity to convey the 100 year flood (with an allowance for climate change) across the site and into Stansted Brook. The channel shall be designed in accordance with MLM calculations and drawing number 074/16A. A scheme should be agreed to ensure the channel remains clear and in situ for the lifetime of the development.
 - 2. Finished floor levels are set no lower than 68.15m above Ordnance Datum (AOD)
- REASON:
- 1. To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water provided.
 - 2. To reduce the risk of flooding to the proposed development and future occupants.

II) A 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 II unless by 30 April 2013 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. No development until lease for letting of health centre secure with Primary Care Trust (or its successor body)
2. No occupation of either the retail or residential element until the health centre element has been provided and Operated by PCT.
3. Highway Improvements Prior to Occupation:
 - a. The provision and implementation of improvements to the junction of B1051 Chapel Hill/B1351 Lower Street/Station Road/Church Road/car park access road, as shown in principle on the submitted drawing numbered: HTTC/KAB/55. Such improvements are to include but are not restricted to the realignment of the kerb lines on Station Road, Church Road and the car park access road, widening of the car park access road to 5.5m minimum together with a new 1.8m minimum footway on the north side and a new 2.8m minimum footway on the south side, carriageway reconstruction, surfacing and drainage, provision and implementation of a new zebra crossing on the B1351 Lower Street and the provision and installation of all TROs, street lighting, signing and lining deemed necessary in connection with the improvements proposed. All details are subject to the necessary safety audits and design checks and are to be agreed by the Highway Authority.
 - b. The removal of the existing on-street car parking area on the west side of the B1351 Lower Street and the revision of the existing TRO as required in relation to such, to facilitate the safe manoeuvre of large vehicles turning out of the car park access road. All details to be agreed by the Highway Authority
 - c. The existing parking area to be redesigned and laid out in accordance with Essex County Council's Parking Standards Design and Good Practice document published September 2009. The parking area is to include the provision of bus/coach parking spaces together with adequate turning space for all vehicles regularly visiting the site. Details of the provision of CCTV and a lighting scheme within the car park to be submitted for approval. All details to be agreed by the Local Planning Authority.
 - d. Provision of convenient, covered and secure cycle parking spaces within the proposed development site in

accordance with the Parking Standards – Design and Good Practice, September 2009.

4. Provision and implementation of a Travel Plan for sustainable transport in connection with the retail and medical centre aspects of the proposed development, together with £3000 non-returnable monitoring fee to be deposited to Essex County Council.
 5. Contributions to Primary School Education
- (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 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 the provision of infrastructure such as school places to accommodate the cumulative impact of such schemes upon school places.
 - (ii) The provision of travel plan 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 highway and parking improvements has not be forthcoming in order to facilitate in the scheme being acceptable in terms of provision a good quality design scheme, the number of parking spaces and their sizes, and protecting highway and pedestrian safety and as such the proposal would be contrary to Policy GEN1, and GEN2 of the Uttlesford Local Plan 2005 and the Essex County Council's Parking Standards Design and Good Practice document published September 2009.

A Statement was read on behalf of Councillor Dean. Janet Harris spoke against the application. Councillor Rich, Janet Hollis, Dr Humphrey, Peter Jones and Bill Bampton spoke in support of the application.

1519/12/FUL Great Dunmow – Demolition of existing building and erection of 10 residential dwelling and associated development – Barnetson Court, Braintree Road for Newstraid Benevolent Fund and Stonebound Properties Ltd.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report, and a legal obligation as follows:-

- (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 17 March 2013 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) Education Contribution
 - (ii) Pay 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 reason:
- (i) 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.

Michael Calder spoke in support of the application.

PC28

TPO – 53 LANDSCAPE VIEW SAFFRON WALDEN

The Committee was advised of an objection that had been received to the making of a tree preservation order in respect of a walnut tree in the grounds of 53 Landscape View, Saffron Walden. The Committee considered the details of the objection but were of a view that tree met the criteria for protection and that the order should be confirmed.

RESOLVED that Tree Preservation Order No. 4/12 is confirmed with an amendment to the order map.

The meeting ended at 4.00pm.