

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 14 NOVEMBER 2012**

Present:- Councillor J Cheetham - Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden, E Godwin, E Hicks, K Mackman, J Menell, D Perry, V Ranger, J Salmon and L Wells.

Officers in attendance:- M Cox (Democratic Services Officer), K Denmark (Principal Planning Officer), C Oliva (Solicitor) A Taylor (Assistant Director Planning and Building Control), M Tourvas (Principal Planning Officer) and C Theobald (Planning Officer).

PC29 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor Loughlin.

Councillor Perry declared a pecuniary interest in application 5202/12/FUL Saffron Walden as ward councillor and neighbour to the application. He reported that he had applied for and had been granted dispensation and would participate and vote on this application.

PC30 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 deletion of the second paragraph of the legal obligation relating to application 1522/12/FUL Stansted.

PC31 PLANNING APPLICATIONS

(a) Approvals

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

5202/12/FUL Saffron Walden – installation of new shop front, access ramp and works to elevations – The Crocus Public House, Pleasant Valley for Tesco Stores Ltd.

It was also agreed to add an informative note to highlight the concerns raised by the local community.

Councillor Watson and Paul Gadd spoke against the application. Mr Mumby spoke in support of the application.

1576/12/DFO Saffron Walden - Details following outline application UTT/0407/09/OP (for Erection of 15 No. Units of affordable Housing, and Land Set aside for provision of two football pitches, public opens space and

community use, flood attenuation measures, landscaping and associated ancillary works with all matters reserved except access) – Land at Little Walden Road for Persimmon Homes.

An informative note was added as follows:-

The permission shall be read in conjunction with the outline planning approval granted under UTT/0407/09/OP and the obligation made under Section 106 of the Town and Country Planning Act 1990, relating to this site.

Michael Smith spoke in support of the application.

1617/12/FUL Great Canfield – two additional pitches at existing gypsy caravan site – Tandans, Canfield Drive, Canfield Road for Mr and Mrs Boswell

Subject to two additional conditions as follows:-

9. The pitches on the site shall only be occupied by gypsies and traveler as defined by Annex 1, paragraph 1 of “Planning Policy for Travellers sites” produced by the Department for Communities and Local Government (March 2012)

REASON: The development is acceptable in order to meet the District’s shortfall in provision for gypsy and traveler sites in accordance with “Planning Policy for Travellers Sites”.

10. The site shall only comprise these pitches.
REASON: In the interests of visual and residential amenity to ensure that the use of the site remains compatible with the site and surroundings and to comply with policy GEN2 and to Uttlesford Local Plan 2005.

Tricia Clifton and Mr Sams spoke against the application. Mr Perrin spoke in support of the application.

1319/12/OP Manuden – outline application for erection of detached dwelling with 2 parking spaces – No.24 Stewarts Way for Mr C Green.

Helen Morson spoke against the application.

(b) Refusal

RESOLVED that the following application be refused for the reasons stated in the officer’s report.

0458/12/OP Hadstock – outline proposal for replacement of existing mobile home with agricultural workers dwelling – Little Bowers Farm, Bowers Lane for Mr C Barker.

Jill Eltrem and Mr Barker spoke in support of the application.

(c) Delegation to Assistant Director Planning and Building Control

1572/12/DFO Saffron Walden – Details following outline application UTT/040009/OP (for mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works) with all matters reserved except access – Land at Ashdon Road for Persimmon Homes.

RESOLVED that the Assistant Director Planning and Building Control in consultation with the Assistant Chief Executive – Legal be authorised to approved the above application subject to a S106 legal obligation requiring £96.250 for disabled adaptations being completed and signed.

The following informative note was added

The permission shall be read in conjunction with the outline planning approval granted under UTT/0400/09/OP and the obligation made under Section 106 of the Town and Country Planning Act 1990, relating to this site.

Michael Smith spoke in support of the application.

(d) Planning Agreements

UTT/1252/12/OP Saffron Walden – demolition of existing buildings and erection of 24 dwellings, with all matters reserved except access – Tudor Works, Debden Road for LPA Ltd.

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

- i) an amendment to Condition 11 to specify the provision of a total of 6 lifetime homes and for details of the lifetime homes in the development to be submitted to the Local Planning Authority
- ii) the acceptance of a unilateral obligation providing a financial contribution of £100,000 towards the Council funding affordable housing provision elsewhere, subject to there being no requirement for on-site provision.

Jane Orsborn spoke in support of the application.

PC32

PLANNING AGREEMENTS

The Committee received the schedule of outstanding Section 106 agreements.

PC33

APPEAL DECISIONS

Members noted the appeal decisions which had been received since the last meeting.

The meeting ended at 5.10pm.