

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON  
ROAD SAFFRON WALDEN at 2.00 pm on 16 JANUARY 2013**

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), L Bunting  
(Democratic Services Officer), K Benjafield (Senior Planning  
Officer) M Jones (Planning Officer) C Oliva (Solicitor) and K  
Denmark (Development Management Team Leader).

**PC41 EGGIE ABRAHAMS**

The Chairman referred to the news of the recent sad death of former Councillor Eggie Abrahams who had been the District member for Clavering ward for many years. He had also been a long serving member of the Development Control Committee.

The Chairman asked those present to stand in silent tribute for one minute.

**PC42 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

There were no apologies or declaration of interest.

**PC43 MINUTES**

The Minutes of the meeting held on 12 December 2012 were received, confirmed and signed by the Chairman as a correct record, subject to the amendment of minute PC36 Planning Applications, (c) Planning Agreements – the end of the item should read “Councillor Davey declared a non-pecuniary interest as a member of Great Dunmow Town Council who had control over the adjoining property.”

The Minutes of the extraordinary meeting held on 17 December 2012 were received, confirmed and signed by the Chairman as a correct record, subject to an amendment with regard to apologies being received from Councillor Menell as she had not attended the meeting.

**PC44 PLANNING APPLICATIONS**

**(a) Approvals**

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

**12/5601/FUL Little Sampford** - Construction of a 29.96 hectare solar park, including installation of solar panels, transformer housings, security fencing and cameras, landscaping and associated works - Land at Spriggs Farm, Thaxted Road, Little Sampford for Hive Energy Ltd.

Subject to an extra condition regarding construction management, green fencing and the addition of wildlife accessories such as bat/bird boxes.

*Peta Donkin, agent for the applicant, and Councillors S Howell and J Freeman spoke regarding the application.*

**12/5508/FUL Elsenham** - Proposed development of 6 no. new dwellings - Land at Alsa Leys for Mr D Wadhams.

Subject to the amendment of Condition 1 with regard to permitted development expiration, which should be changed to two years not three as stated.

**12/5552/FUL Hatfield Broad Oak** - Change of use from agricultural land to pastureland/ paddock and domestic garden. Erection of stables and manage. New access and turning area - Land adjacent Rose Cottage, Pierce Williams, Hatfield Broad Oak, Bishops Stortford for Mr I Brown.

**1385/12/FUL Clavering** - Re-establishment of an agricultural access - Grange Farm, Deers Green, Clavering for C W Abrahams and Sons.

**(b) Refusal**

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

**12/5491/FUL High Easter** - Removal of pergola and erection of garden room - 1 Parsonage Farm Barns, Barnston Road, High Easter for Dr M Beer

**12/5492/LB** - Removal of pergola and erection of garden room - 1 Parsonage Farm Barns, Barnston Road, High Easter for Dr M Beer

*Dr M Beer spoke in favour of the above applications.*

**(c) Planning Agreements**

**12/5754/FUL Thaxted** - Development scheme of 60 dwellings together with new access, associated car parking, landscaping and open space - Land south of Sampford Road, Thaxted for Knight Developments.

RESOLVED that conditional approval be granted for the above application subject to the conditions as set out in the report with an amendment to Condition 1 with regard to permitted development expiration, which should be changed to two years not three as stated, and 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 7 February 2013 the freehold owners enter 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:
  - (i) Pro-rata uplift in the community payment for education of £343,893 to provide additional primary school places.
  - (ii) Provision of 23 units for affordable housing
  - (iii) The provision and future maintenance of the public open space and the allotments.
  - (iv) Construction and provision of footpaths and cycleways
  - (v) Pay Council's reasonable costs.
- (II) In the event of such an amended 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 owners 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:
  - (vi) No uplifted community payment
  - (vii) No provision of affordable housing
  - (viii) Lack of provision of open space and allotments
  - (ix) Lack of footpath and cycleways linking the development to the settlement.

*Michael Culkin spoke against the application and Councillor J Freeman spoke for the Parish Council.*

PC45

## **APPEAL DECISIONS**

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

The meeting ended at 3.58pm.