

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON
ROAD SAFFRON WALDEN at 2.00 pm on 13 MARCH 2013**

Present:- Councillor K Eden – Vice-Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden,
E Godwin, E Hicks, J Loughlin, K Mackman, 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), S Wellard (Planning Officer), C Theobald (Planning
Officer), C Oliva (Solicitor), A Taylor (Assistant Director
Planning and Building Control) and M Tourvas (Development
Management Team Leader).

PC52 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillors Cheetham and Salmon.

Councillor Davey declared a non - pecuniary interest in applications UTT/1359/12/OP, 13/0026/FUL and 13/0027/OP Quendon and Rickling as he knew the applicant.

Councillor Eden declared a non-pecuniary interest in application 13/0266/DC Saffron Walden as a Director of Saffron Walden Museum Society Limited.

PC53 MINUTES

The Minutes of the meeting held on 13 February 2013 were received, confirmed and signed by the Chairman as a correct record.

PC54 PLANNING APPLICATIONS

(a) Approvals

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

12/5881/FUL Wimbish – erection of 175 units of single living accommodation for officers, Senior Non- Commissioned Officers (SNCOs) and junior ranks with associated plant room and parking – Carver Barracks, Elder Street for Defence Infrastructure Organisation.

13/0026/FUL Quendon and Rickling – change of use of a piece of land within the grounds attached to Foxley House to be used for educational purposes - Foxley House, Green Road for Mrs J Rich.

12/6120/OP Takeley – outline permission for erection of one and a half storey dwelling – Sunny View, School Lane for Mr James Salmon.

James Salmon spoke in support of the application.

(b) Refusal

RESOLVED that the following applications be refused

12/5809/FUL Great Canfield – use of land by local traveler family for the stationing of two static caravans and two trailer caravans (2 pitches) including the construction of hardstanding and provision of associated landscaping – Land north of Bullocks Lane for Mr B Humphreys.

Reason

1. Insufficient information has been submitted to demonstrate that the proposed development would not unnecessarily sterilise mineral resources or conflict with the effective workings of Little Bullocks Farm, Little Canfield, such that there would not be harm to the amenity of the occupants of the proposed development by virtue of noise, dust and/or visual impact resulting from the working of Preferred Mineral site A23, contrary to the Replacement Minerals Local Plan Pre-Submission Draft (published January 2013) Policy S8 (Safeguarding mineral resources and mineral reserves) and paragraphs 143 and 144 of the National Planning Policy Framework 2012.
2. By reason of its nature, form and appearance, the proposal would have a detrimental impact on the open rural character of the area and detract from the appearance of the countryside, contrary to Policy S7 of the Uttlesford Local Plan (2005).

Councillor Jones, James Kellerman, Jenny Jewell, Susan Ball and Jon Sams spoke against the application. Brian Humphreys spoke in support of the application.

12/5904/FUL Newport – amendments to previously approved application UTT/12/5904/FUL for the erection of a dwelling - Willow Chase, London Road for EJ Bishop Homes Ltd.

Reason

The proposed development is unacceptable because the additional scale and amended design of the dwelling would cause harm to the

residential amenity of neighbouring properties contrary to Policy GEN2 of the Uttlesford Local Plan adopted 2005.

Councillor Rose, Gillian Warburton and John Smith spoke against the application.

(c) Deferment

12/6006/OP Great Chesterford – outline application for the erection of 2 dwellings with garages and associated vehicular access – Land rear of Geldards, High Street for Mr and Mrs Gamble.

Reason: to obtain further information from ECC Highways.

*Councillor Rolfe and Mrs Dawn spoke against the application.
Katherine Monroe spoke in support of the application.*

(d) Planning agreements

1359/12/OP Quendon and Rickling – outline application for erection of 14 dwellings with access, layout and scale to be determined – Foxley House, Green Road for Mrs J Rich.

RESOLVED that conditional approval be granted for the above application subject to the conditions as set out in the report,
- and an amendment to condition 2 that the reserved matters application be made no later than 2 years from the date of the permission, and that the development begin no later than 1 year from the date of approval of the last of the reserved matters to be approved.
- and a legal agreement as follows:-

The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph II unless within 3 months of being invited to do so 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:

- (i) Pro-rata uplift in the community payment for education of £43,520 to provide secondary school places.
- (ii) Transfer of the land which is the subject of application UTT/13/0026/FUL for education purposes, the transfer not to take place until the private right of way from Foxley House to the footpath leading to Rickling Green Road has been extinguished or re-routed so that it does not pass through the land transferred.

- (iii) Development not to commence on site until transfer of land for affordable housing, playground and education purposes has taken place.
- (iv) Pay Council's reasonable costs

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

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

- (a) No uplifted community payment.
- (b) No provision of affordable housing.

David Turner spoke against the application. Alan Price and Alexander Rich spoke in support of the application.

13/0027/OP Quendon and Rickling – outline application for 5 affordable dwellings with adjoining area of land for a public play area and new access – Foxley House, Green Road for Mrs J Rich.

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

The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph II unless within 3 months of being invited to do so 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:

- (i) Transfer of the free serviced land identified for affordable housing and playground prior to development commencing on UTT/1359/12/OP.
- (ii) The transfer of the land in (i) above shall include:
 - a) The provision of vehicular access to the development from the B1383.
 - b) The completion of the vehicular access 6 months after the date of transfer OR the date of a binding contract to transfer the land and affordable dwellings.
- (iii) Grant of a public right of way to and from the affordable

housing land to Rickling Green Road along the existing footpath and maintain the footpath to a reasonable standard.

- (iv) Pay the Council's reasonable costs.

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

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

- (a) No provision of affordable housing

(e) 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 in the officer's report.

13/0263/DC Saffron Walden – insertion of 3 no. windows to end elevation of workshop to enable creation of additional office area – Council Depot, Shire Hill for Uttlesford District Council.

13/0266/DC Saffron Walden – erection of steel framed storage building – Council Depot, Shire Hill for Uttlesford District Council.

Councillor Eastham declared a non-pecuniary interest in the above item as a member of the Saffron Walden Museum Society.

PC55 **APPEAL DECISIONS**

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

PC56 **URGENT ITEMS**

i) Highway Issues

Councillor Perry raised concern about the comments on planning applications that were being received from Essex County Council Highways. He said that the comments lacked detail and did not provide sufficient information as to why a scheme was considered to be acceptable.

The Assistant Director said that this issue would be raised with ECC, and the Highways Officer would be invited to attend the next meeting to clarify the comments in respect of the application at Great Chesterford that had been deferred earlier in the meeting.

ii) Workshops

Councillor Eden suggested that officers prepare a schedule of future workshops.

iii) Meeting dates

22 March 2013 – Presentation to members of the Planning Committee.
16 July 2013 – Planning tour of sites.

The meeting ended at 5.20pm.