

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON
ROAD SAFFRON WALDEN at 2.00 pm on 10 APRIL 2013**

Present:- Councillor J Cheetham – Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden,
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), N Ford (Senior Planning
Officer), M Jones (Planning Officer), C Theobald (Planning
Officer), M Perry (Assistant Chief Executive - Legal), A
Taylor (Assistant Director Planning and Building Control)

PC57 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor E Godwin.

In relation to application 13/0464/AV Saffron Walden, Councillor Perry declared his interest as a neighbour of the site but confirmed that he had been given dispensation by the Council's Monitoring Officer to speak and vote on the application.

Councillor Davey declared a pecuniary interest in application 13/0209/FUL Wimbish as he knew the applicants.

Councillor Menell declared a pecuniary interest in application 13/0031/HHF Littlebury as tenant of Audley End Estate.

PC58 MINUTES

The Minutes of the meeting held on 13 March 2013 were received, confirmed and signed by the Chairman as a correct record subject to the deletion of Councillor Salmon from the list of those present at the meeting.

PC59 PLANNING APPLICATIONS

(a) Approvals

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

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.

Councillor Rolfe and Mrs Daw spoke against the application. Brian Christian spoke in support of the application.

13/0388/FUL Felsted – proposed erection of new boarding house, car park extension and associated landscaping – Felsted School, Braintree Road for Felsted School.

Mrs McKenna spoke in support of the application.

13/0261/HHF Felsted – proposed two storey rear extension and relocation of existing garage – 1 Park View, Hartford End for Mr and Mrs Flood.

Michael Thorpe and Paul Vanner spoke against the application.

Councillor Ranger declared a non-pecuniary interest in this application as he had undertaken some freelance work for the agent.

13/0031/HHF Littlebury – erection of hay barn as w/c cloakroom – Nunns Farm, Catmere End for Mr S Murray.

Subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The building hereby approved shall be used in association with the existing domestic stabling use of the site in connection with Nunns Farm and shall not be used for any separate commercial, industrial or warehousing use of any kind.

REASON: Permission is granted solely for the domestic stabling needs of the applicant where any separate commercial, industrial or warehousing use of the building is likely to give rise to rural and residential amenity harm in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

3. Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels for the approved building
- b) hard surfacing, other hard landscape features and materials
- c) existing site frontage boundary trees, hedges or other soft features to be retained

- d) planting plans, including full specifications of species, sizes, planting centres, number and percentage mix showing a planting enhancement for the existing site frontage hedgrows
- e) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- f) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with ULP Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

4. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interests of the appearance of the site and surrounding area in accordance with ULP Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

5. Before development commences samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

Sam Sproul spoke against the application. Mr Murray spoke in support of the application.

Councillor Menell left the meeting for the consideration of this item.

13/0464/AV Saffron Walden –car parking signage (sign 3) – the Crocus, Pleasant Valley for Tesco Stores Ltd.

(b) Refusal

RESOLVED that the following applications be refused for the reasons set out in the officers report

13/0209/FUL Wimbish – proposed erection of dwelling upon completion of a six year stud farm viability test for permanent accommodation and existing time limit for use of a caravan as temporary accommodation while the dwelling is being constructed – Home Pasture Stud, Top Road for Mr and Mrs L R Eyers.

Councillor Knight, Michael Young spoke against the application. Peter Norden and Clare Eyres spoke in support of the application.

Councillor Davey left the meeting for the consideration of this item.

13/0275/FUL Great Chesterford – erection of dwelling – Land adjacent to Carmel Street Chapel, Carmel Street for Mr John Huggins.

Reason:

The proposed dwelling is unacceptable because the loss of a visually important space within the Conservation Area would cause harm to its character as it is an essential feature contributing to the space between buildings and therefore its appearance and the street scene contrary to the National Planning Policy Framework and Policies GEN2 and ENV1 of the Uttlesford Local Plan adopted 2005.

The proposed development is unacceptable because it would not provide an environment which would meet the need of potential users by virtue of insufficient garden amenity areas indicating overdevelopment of the site contrary to Policy GEN2 of the Uttlesford Local Plan adopted 2005 and the Essex Design Guide 2005.

The proposed development is unacceptable because it would provide insufficient parking provision of occupiers, which would likely lead to on street parking and obstruction to other highway users contrary to Policy GEN8 of the Uttlesford Local Plan adopted 2005 and Uttlesford Local Residential Parking Standards adopted 19 February 2013.

Councillor Redfern, Neil Patterson and Councillor Rolfe spoke against the application. Tim Poulson spoke in support of the application.

13/0464/AV Saffron Walden –free standing gantry and car parking signage (signs 1 and 2) – the Crocus, Pleasant Valley for Tesco Stores Ltd.

Reason: Inappropriate in a residential area due to the impact on the amenity of surrounding properties.

(c) Planning agreements

13/0177/OP Elsenham – erection of up to 130 dwellings with associated green space, play areas, land for educational use and other ancillary works. All matters reserved except for access – Land west of Hall Road for Canton Limited.

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

1. subject to the following amendments
 - i) Condition 2 – add words, ‘begun **no** later than’.
 - ii) Delete conditions 3,4,5
 - iii) Condition 10 – new wording ‘The dwellings shall achieve Level 3 of the ‘Code for Sustainable Homes’. No dwelling shall be occupied until the Post Construction Submission for that dwelling has been submitted to the appropriate Regulatory Body and the Final Certificate shall be submitted to the Local Planning Authority within 5 working days of receipt’
 - iv) Condition 22 – delete and include in the legal agreement
2. 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 before 30 April 2013 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 an appropriate and agreed sum for education purposes
- (ii) Contribution of 31% of cost of community facility up to a maximum of £310,000.
- (iii) Development not to commence on site until transfer of land for affordable housing, open space including LEAP and LAPs, and education has taken place.
- (iv) Pay Council’s reasonable costs
- (v) In the event of such an agreement being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below.
- (vi) 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 payments
 - (b) No provision of affordable housing or education land.
3. An informative note to ECC Education, at the reserved matters stage to consider a drop off point for the new school.

Petrina Lees spoke against the application. Richard Murdoch spoke in support of the application.

(d) Site Visits

RESOLVED to visit the sites of the following applications on Wednesday 8 May 2013.

13/0182/HHF Clavering – demolition of rear porch/utility room. Erection of two-story side extension, loft conversion incorporation of new dormer windows and gables, detached garage and creation of new vehicular and pedestrian access – Belmont, Arkesden Road for Mr Seb Valance.

13/0183/FUL Clavering – erection of a detached dwelling and garage – Belmont, Arkesden Road for Mr Seb Valance.

Councillor Oliver and Stephanie Gill spoke against the application. Seb Valance spoke in support of the application.

PC59

TREES AT THE DELLES GREAT CHESTERFORD

The Committee considered a request to fell 7 beech trees in the grounds of the Delles, Carmen Street, Great Chesterford that were subject to a tree preservation order. The Landscape Officer had concluded that the trees should be felled as they were in a poor condition and posed a risk but replacement trees would be provided.

RESOLVED that consent is granted for the proposed tree felling subject to following conditions:

Prior to any felling of trees on the site a scheme of replacement tree planting to be submitted to the local planning authority for approval in writing. The approved scheme of tree planting shall be fully implemented during the first planting season (Oct - March) following felling.

Reason: The reason for applying this condition is to maintain tree cover in the interests of visual amenity.

PC60

APPEAL DECISIONS

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

The meeting ended at 5.20pm.