

PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on 5 JUNE 2013

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

Officers in attendance:- M Cox (Democratic Services Officer), M Jones (Planning Officer), C Theobald (Planning Officer), C Oliva (Solicitor), A Taylor (Assistant Director Planning and Building Control) and M Tourvas (Development Manager Team Leader –North)

PC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor J Davey and D Perry.

The following non pecuniary interests were declared in respect of application UTT/13/0749/FUL Stansted:.

Councillor Ranger as Chairman of the Housing Board.

Councillor Loughlin as she lived near to the site and was a member of the Housing Board and the design task group.

Councillors Menell and Mackman as members of the Housing Board.

Councillor Salmon as a member of the design task group.

PC2 MINUTES

The Minutes of the meeting held on 8 May 2013 were received, confirmed and signed by the Chairman as a correct record.

PC3 PLANNING APPLICATIONS

(a) Approvals

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

13/0749/FUL Stansted - demolition of no.30-56 Mead Court/Cannons Mead Stansted and the construction of 29 affordable dwellings including associated roads, parking and open space – Mead Court Stansted for Uttlesford District Council.

Subject to an amendment to conditions 8 to read “prior to the *erection* of the development.....”

Councillor Redfern and Lucy Brown spoke in support of the application. Anna Herbert spoke against the application.

13/0713/FUL Great Chesterford – variation of condition 2 imposed under outline permission UTT/0742/12/OP relating to the change of use of former allotment land to residential use to provide 2 dwellings with provision of cart lodge for resident parking with new vehicle and pedestrian access to extend the time period for submission of reserved matters from 12 months to 36 months – land off Rose Lane for Mr R Bower.

(b) Refusal

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

12/5364/OP Saffron Walden – outline application for the erection of a detached dwelling with some matters reserved except appearance, landscaping and scale – land at De Vigier Avenue for Mr T Doughty.

Alan Storah spoke against the application.

(c) Deferral

RESOLVED that the following applications be deferred

13/0831/DOC Takeley – discharge of condition 11 (remediation details) attached to UTT/12/5438/FUL – Land adjacent to Cranwellian, the Street for Mr T Jones.

Reason: for further consideration to be given to the consultation responses.

Mrs Johnson, Mrs Evans, Jeff Bagnall spoke against the application.

13/0729/DOC Takeley – discharge of condition 9 (foul drainage works) attached to UTT/12/5438/FUL – Land adjacent to Cranwellian, the Street for Mr T Jones.

Reason: to consider additional information that had recently been received.

(d) Planning agreements

12/5198/OP Newport – outline proposal for the demolition of existing buildings, residential development for up to 23 dwellings with new vehicular access and estate road – Carnation Nurseries, Cambridge Road for Mr and Mrs Tiejido.

RESOLVED that the above application be approved subject to

1. The conditions set out in the report to the Planning Committee on 8 May and an additional condition to state 'no more than 23 dwellings erected on the site.'
2. A section 106 agreement as follows
 - (I) The applicant be informed that the committee would be mindful to refuse planning permission for the reasons set out in paragraph (III) unless within 6 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 an agreement to secure the following:
 - (i) the provision of bus stop improvements and provision of residential travel information packs
 - (ii) payment of contributions towards education provision as per the formula for calculating education contributions
 - (iii) provision of affordable housing
 - (iv) pay the 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 agreement, the Assistant Director Planning and Building Control shall be authorised to refuse permission for the following reasons:
 - (i) No contributions for bus stop improvements or travel packs provided
 - (ii) No contributions towards education provision
 - (iii) No affordable housing

It was also agreed to include an informative note that the car parking provision in the reserved matters application should comply with the council' car parking standards.

Ted Denyer spoke against the application. Lawrence Wilbraham spoke in support of the application.

13/0989/OP Felsted – outline application for up to 25 dwellings with infrastructure, play area and landscaping with some matters reserved except access – Land East of Braintree Road Felsted for Mr David Wren.

RESOLVED that the following application be approved subject to

1. The conditions set out in the report and the following additional condition

Condition 13 'No development will commence on site nor any site clearance or on-site investigation works shall take place until the scheme of mitigation /compensation contained in the reptile and great crested newt survey dated May 2013 submitted with the application has been implemented in full or to a stage that is agreed in writing with the local planning authority'.

REASON: in the interests of the protection of the wildlife value of the site in accordance with policy GEN7 of the Uttlesford Local Plan (adopted 2005)

2. A section 106 agreement as follows

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless by the 12th July 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 an agreement to secure the following:
 - (i) Payment of contributions towards Education provision
 - (ii) Provision of 40% Affordable Housing
 - (iii) Creation of Open Space including Local Area for Play (Play Equipment) and appropriate management
 - (v) Pay Councils reasonable costs
- (II) 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
- (III) 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:
 - (i) No contributions towards Education provision
 - (ii) No affordable housing provision
 - (iii) No provision of open space

Penny Learmonth and Tony Saville spoke against the application. Chris Loon spoke in support of the application.

13/0669/FUL Saffron Walden – demolition of existing industrial buildings and erection of 14 dwellings with associated garages, parking and new access arrangements – Goddards Yard, Thaxted Road for Ford Construction Limited.t

RESOLVED that the following application be approved subject to the conditions in the officer's report and a section 106 agreement as follows:-

- (I) The applicant be informed that the committee would be mindful to refuse planning permission for the reasons set out in paragraph (III) unless by 22 June 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 an agreement to secure the following:
 - 1. Prior to development commencing a payment of appropriate contribution to secondary school education as stated within the Essex Developers' Contribution Guidance 2010 (or equivalent at time of commencement of development).
- (II) 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
- (III) 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:
 - 1 No contributions towards education provision.

PC4

APPEAL DECISIONS

The Committee noted the appeal decisions which had been considered since the last meeting.

The meeting ended at 5.00pm.