

EXTRAORDINARY PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on 6 JUNE 2013

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

Officers in attendance:- L Bunting (Democratic Services Officer), A Howells (Support and Advice Manager), C Oliva (Solicitor), A Taylor (Assistant Director Planning and Building Control), M Tourvas (Development Manager Team Leader –North), S Wellard (Planning Officer).

PC5 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Davey and D Perry. There were no declarations of interest.

PC6 PLANNING APPLICATIONS

(a) Approvals

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

13/0561/FUL Felsted – Installation and operation of a ground mounted solar photovoltaic facility – Land east of Milch Hill Lane for Lightsource Renewable Energy Ltd.

13/0108/OP Thaxted- Proposed residential development for 8 no. dwellings including access – Land east of Barnard's Field for Misses E A and H C Barnard.

13/0926/OP Barnston – Outline application for the erection of 4 no. detached dwelling and garages with all matters reserved except access – Land at High Easter Road for Mr and Mrs S Smith.

*Jennifer Carroll and Stephen Bryant spoke against the application.
Hilary Lock spoke in support of the application*

(b) Refusals

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

13/0386/OP Stansted – Demolition of existing livery buildings and construction of a residential development with access from Church Road and comprising circa 58 units together with flood alleviation works and landscape re-profiling. Wider proposals in the adjoining Stansted Park to improve public access and management including: the provision of 2.55 ha of public open space, community allotments and new public footpath routes, cycleways and bridleways – Elms Farm, Church Road for Knight Developments and Gemmill Bros Ltd.

REASONS:

- 1 The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development. The proposal represents inappropriate development and no very special circumstances have been demonstrated that would outweigh the harm to the Green Belt. The proposal would cause demonstrable harm to the Green Belt and is contrary to Policy S6 of the Uttlesford Local Plan 2005 and Government guidance contained within the National Planning Policy Framework.
- 2 The development would provide an unacceptable layout which would extend residential development into the open countryside and into the historic Stansted Park. The development would be unduly prominent and would have an adverse impact upon the character and visual amenities of the area. The application is therefore contrary to policies GEN2 and ENV9 of the Uttlesford Local Plan 2005 and Government guidance contained within the National Planning Policy Framework.
- 3 The residential development of this site would increase the pressure on local education facilities within the district. In the absence of any legal agreement to address this, the application fails to fully mitigate the impacts of the development contrary to Policy GEN6 of the Uttlesford Local Plan 2005 and Government guidance contained within the National Planning Policy Framework.

District Councillor A Dean spoke in favour of the application. District Councillor J Rich spoke against the application. Ray Woodcock spoke against the application. Ruth Clifford on behalf of Stansted Parish Council spoke in favour of the application. Will Gemmill spoke in favour of the application.

13/0692/FUL Little Canfield – Erection of 7 dwellings – Land north of 4 Hamilton Road for Shire Hall Homes Ltd.

REASONS:

- 1 The proposed development by reason of its design, layout, siting and number of units would be a cramped form of development to

the detriment of the locality and the amenity of the future occupiers of the dwellings contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 2 The residential development of this site would increase the pressure on community facilities, education facilities and access to transport. In the absence of any legal agreement to address this, the application fails to fully mitigate the impacts of the development contrary to Policy GEN6 and Takeley/Little Canfield Policy 3 – Priors Green of the Uttlesford Local Plan 2005.

(c) Planning Agreements

13/1123/FUL Flitch Green – Erection of 9 no. residential units and 1 no. retail unit (Use Class A1) with associated parking and access – Land at Webb Road and Hallett Road, Little Dunmow for Runton Developments (Flitch Green) Limited.

RESOLVED that the above application be approved subject to

- 1 the conditions as set out in the report and the amendment of condition 4 to read as follows:

‘The retail use hereby permitted shall not be open to the public other than between the hours of 0600 and 2300 Mondays to Saturdays and 0700 and 2200 on Sundays.

- 2 a legal 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 1 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) The construction and provision for use of the shop unit before the occupation of any of the dwellings approved under this application
 - (ii) Highways contribution
 - (iii) 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) Lack of facilities to serve the community of Flich Green

Jenny Bean spoke in support of the application.

(d) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General Regulations 1992, permission be granted for the following applications subject to the conditions recorded in the Officer's report

13/1003/DC Farnham - Retrospective application for the retention of an Air Source Heat Pump – 7 Globe Crescent for Uttlesford District Council.

13/0995/DC Manuden - Retrospective application for the retention of an Air Source Heat Pump – 12 Stewarts Way for Uttlesford District Council.

13/0999/DC Great Sampford - Retrospective application for the retention of an Air Source Heat Pump – 7 Robletts Villas, Walden Road for Uttlesford District Council.

13/1000/DC Saffron Walden - Retrospective application for the retention of an Air Source Heat Pump – 72 Petlands, Little Walden Road for Uttlesford District Council.

13/1001/DC Farnham - Retrospective application for the retention of an Air Source Heat Pump – 31 Rectory Lane for Uttlesford District Council.

13/1004/DC Great Hallingbury - Retrospective application for the retention of an Air Source Heat Pump – 2 The Poplars for Uttlesford District Council.

13/1005/DC Debden - Retrospective application for the retention of an Air Source Heat Pump – 17 Smiths Green Thaxted Road for Uttlesford District Council.

13/1006/DC Debden - Retrospective application for the retention of an Air Source Heat Pump – 10 Smiths Green Thaxted Road for Uttlesford District Council.

13/1007/DC Debden - Retrospective application for the retention of an Air Source Heat Pump – 3 Smiths Green Thaxted Road for Uttlesford District Council.

13/1008/DC Farnham - Retrospective application for the retention of an Air Source Heat Pump – 10 Rectory Lane for Uttlesford District Council.

13/0997/DC Great Sampford - Retrospective application for the retention of an Air Source Heat Pump – 10 Robletts Villas. Walden Road for Uttlesford District Council.

The meeting ended at 4.20 pm.