

EXTRAORDINARY PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on 4 JULY 2013

Present: Councillor J Cheetham – Chairman.
Councillors C Cant, J Davey, E Hicks, J Loughlin, K Mackman, J Menell, D Perry, V Ranger, J Salmon and L Wells.

Officers in attendance: N Brown (Development Manager), K Denmark (Development Management Team Leader), R Dobson (Democratic Services Officer), R Harborough (Director of Public Services), C Oliva (Solicitor), M Tourvas (Development Manager Team Leader – North).

PC11 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors R Eastham, K Eden and E Godwin.

Councillor Cheetham declared a pecuniary interest in respect of application UTT/13/1203/OP Stansted, as she knew one of the owners of the land. She proposed that for the consideration of this item Councillor Cant should chair the meeting.

RESOLVED that Councillor Cant chair the meeting for the determination of application UTT/13/1203/OP Stansted.

Councillor Salmon also declared a pecuniary interest in respect of application UTT/13/1203/OP Stansted, as he knew one of the owners of the land.

Councillor Davey declared a pecuniary interest in respect of application 13/0847/OP Great Dunmow as he lived opposite the site.

PC12 PLANNING APPLICATIONS

(a) Planning agreements

13/0847/OP Great Dunmow – demolition of 3 dwellings, outbuildings and derelict farm buildings and outline application for the erection of up to 68 dwellings with associated infrastructure and public open space with all matters reserved except for access – Brick Kiln Farm, St Edmunds Lane, Great Dunmow for Knight Developments Ltd.

RESOLVED that the application be approved subject to

1. the conditions set out in the report amended and with an additional condition as follows

- amendments to condition 2 that the reserved matters application be made no later than 2 years from the date of this permission; and that the development hereby permitted shall not be begun later than the expiration of 1 year from the date of approval of the last of the reserved matters to be approved.
- the addition of condition 11, that prior to occupation of any dwelling, the provision of improvements to bus stop infrastructure to the northbound bus stop on St Edmunds Lane to the south of the site access. Features to include but not limited to raised kerb, shelter, seating, real time information, flag and timetable casing. Details shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority prior to commencement of development and implemented as approved. REASON: in the interests of highway safety, efficiency and accessibility.

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 14th 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) Community payment for education
- (ii) Provision of 40% affordable housing
- (iii) Provision and transfer of open space
- (iv) Contribution towards maintenance of open space for 20 years
- (v) Pay 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 permission subject to the conditions set out below

(III) If the freehold owner shall fail to enter into such an agreement, the Divisional Head of Planning and Building Control shall be authorised to refuse permission for the following reasons:

- (i) Community payment for education
- (ii) Provision of 40% affordable housing
- (iii) Provision and transfer of open space
- (iv) Contribution towards maintenance of open space for 20 years

Antony Brown, Tony Clark and Councillor Milanovic spoke against the application. Cliff Neale spoke in support of the application.

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

(b) Approvals

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

13/0964/FUL Saffron Walden – alterations to existing layout and creation of additional internal first floor accommodation to provide warehousing, offices and research facilities – nos. 1-6 Carton Place, Shire Hill Industrial Estate for Contamac Ltd.

(c) Refusals

RESOLVED that the following applications be refused

13/1203/OP Stansted – erection of up to 140 dwellings, primary school, allotments, public open space, sports pavilion and associated parking, village green provision, landscaping and associated infrastructure and access – land at Bentfield Green, Bentfield End Causeway, Stansted – for Taylor Wimpey UK Ltd.

Reason:

- 1) The proposed development by reason of its size and scale and its locality would have an unacceptable impact upon the countryside and the character and appearance of the adjacent Conservation Area due to the introduction of noise and additional traffic, contrary to Policies S1, S7 and ENV1 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
- 2) The proposed development would result in the loss of productive agricultural land, contrary to Policy ENV5 of the Uttlesford Local Plan (adopted 2005).

Councillors A Dean, J Rich, I Evans, Essex County Councillor R Gooding, Nigel Collingwood, Alan Storah, Catherine Dean, Ray Woodcock, Gail Hogg, Councillor Valerie Trundle and Councillor Geoffrey Sell of Stansted Mountfitchet Parish Council spoke against the application. Andrew Blackwell and Neil Marshall spoke in support of the application.

Councillors Cheetham and Salmon left the meeting for the consideration of this item.

13/0956/FUL Clavering – demolition of existing bungalow and erection of three detached dwellings with associated garages – Oaklands, Middle Street – for Mr M Shaw.

Reason:

The proposed development, by reason of its size, scale, design, and siting, forms an overdevelopment of the site to the detriment of the character and appearance of the Conservation Area and the Protected Lane, contrary to Policies ENV1 and ENV9 of the Uttlesford Local Plan (adopted 2005).

Councillor Oliver, Laura Clare and Councillor Gill of Clavering Parish Council spoke against the application.

The meeting ended at 4.55pm.