

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 15 JANUARY 2014**

Present: Councillor J Cheetham – Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden, E Godwin,
J Loughlin, K Mackman, J Menell, D Perry, V Ranger and J Salmon.

Officers in attendance: N Brown (Development Manager), L Bunting
(Democratic Services Officer), M Jones (Planning Officer), M Perry
(Assistant Chief Executive – Legal), K Denmark (Development
Management Team Leader), M Shoemith (Development
Management Team Leader) and C Theobald (Planning Officer).

PC49 **CHAIRMAN'S STATEMENT**

The Chairman opened the meeting with the following statement.

'At the meeting of the Planning Committee on 20 November proceedings were disrupted by members of the public applauding, cheering, jeering and heckling speakers.

I wish to make it clear that such behaviour is totally unacceptable. Members of the public, the applicant, officers and members of the committee should be treated with respect. If there is any inappropriate behaviour today I shall not hesitate to suspend the meeting. If the behaviour continues after the meeting resumes I shall require those responsible to leave the room under the Council's Procedure Rules. Should they not do so I shall clear the meeting room and therefore the meeting will continue in the absence of the public.'

PC50 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors E Hicks and L Wells.

Councillor Perry declared a non-pecuniary interest in application 13/3206/FUL Saffron Walden as ward member and living in the same road although not close to the application site.

Councillor Mackman left the meeting after the discussion on application 13/3206/FUL Saffron Walden.

Councillor Menell left the meeting after the discussion on application 13/3289/DC Saffron Walden.

Councillor Cant left the meeting after the discussion on application 13/3123/FUL Strethall.

PC51 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 11 December 2013 were received, confirmed and signed by the Chairman as a correct record.

PLANNING APPLICATIONS

(a) Approvals

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

13/2937/FUL Swards End – erection of 4 dwellings – land at 18A Cole End Lane for Mr Julian Cooper.

RESOLVED that conditional approval be granted for the above application

- 1 subject to the conditions in the report and the following amendments.
- 2 A legal obligation 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 the freehold owner enters into a binding obligation to cover the matters set out below under Section 106 of the Town & Country Planning Act 1990, as amended by the Planning & 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 obligation to secure the following:
 - (i) Contribution equating to 80% of 1 full plot value for that locality
 - (ii) Payment of monitoring fee
 - (iii) Pay Council's reasonable costs.
 - (II) In the event of such an obligation being made, the Assistant Director Planning & 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 by 28 February 2014 the Assistant Director Planning & Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reasons:
 - (i) Absence of equitable contribution towards the future provision of off-site affordable housing.

Councillor Mackman requested that a recorded vote be taken. The voting was as follows:

For the proposal – to approve the application:

Councillors J Cheetham, C Cant, J Davey, R Eastham, K Eden, E Godwin, J Loughlin, J Menell, V Ranger, J Salmon.

Abstain:

Councillors K Mackman, D Perry.

*Roger McNaught (parish council) and Paul Ward spoke against the application.
Robert Wickham spoke in support of the application.*

13/3206/FUL Saffron Walden – demolition of existing dwelling and erection of 3 dwellings with associated garages and new vehicular access and service road – 44 Landscape View for Carr Lillywhite Ltd.

RESOLVED that conditional approval be granted for the above application subject to the amendment of the conditions in the report as follows and a legal obligation:

- 1 Condition 5 - Prior to commencement of development section details of earthworks showing dropped slab levels for Plots 1, 2 and 3 showing a minimum drop of 250cm shall be submitted to and approved in writing by the local planning authority.

REASON: In order to minimise the visual impact of the development on the street scene and on the property situated to the rear of the site in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 2 Condition 14 - Prior to commencement of development, a further site layout drawing shall be submitted to the Council for prior approval showing the provision of a single parking space for Plot 3 in addition to the double car port already shown for this plot.

REASON: To ensure that all dwellings for the development hereby permitted comply with current parking standards in accordance with ULP Policy GEN8 of the Uttlesford Local Plan (adopted 2005).

- 3 a legal obligation 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 the freehold owner enters into a binding obligation 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 obligation to secure the following:
 - (i) Affordable Housing Financial Contribution
 - (ii) Pay the Council's reasonable costs
- (II) In the event of such an obligation 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 by 28 February 2014, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reasons:
- (i) Lack of affordable housing financial contribution.

Councillor Perry requested that a recorded vote be taken. The voting was as follows:

For the proposal – to approve the application:

Councillors J Cheetham, J Davey, K Eden, E Godwin, J Menell, V Ranger.

Against the proposal – to approve the application

Councillors R Eastham, K Mackman, D Perry, J Salmon.

Abstain:

Councillors C A Cant, J Loughlin.

*Councillor Watson (ward member), Nick Cain, Gill Schaffer, Janice Stockton, Amanda Thomas and Sean Hayde spoke against the application.
Mary Williams and Phillip Kratt spoke in support of the application.*

13/3084/FUL Henham - Variation of condition 4 of application UTT/13/0909/OP (Prior to the commencement of development, details of the pedestrian footway shall be submitted to and approved in writing with the local planning authority in consultation with the Highway Authority. The footway shall have a minimum width of 1.8 metres from the site access in a westerly direction to tie in with the existing footway in front of No.17 Chickney Road. The development shall accord with the approved details and be implemented prior to occupation of any dwelling.) To be changed to a footway for residents of the proposed development would be created on the south western side of the land with direct access onto Chickney Road - Land at Chickney Road, Chickney Road for Ms Vanessa Day.

RESOLVED that conditional approval be granted for the above application subject to the previously agreed conditions set out in the report and a legal obligation 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 the freehold owner enters into a binding obligation 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 obligation to secure the following:
 - (i) Affordable Housing provision
 - (ii) Education contribution
 - (iii) Pay the Council's reasonable costs

- (II) In the event of such an obligation 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 by 12 February 2014, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reasons:
 - (i) Lack of affordable housing provision
 - (II) Lack of education contribution

13/2839/FUL Takeley – Extension, alteration and conversion of existing dwelling to create a pair of semi-detached dwellings – Silverdale, The Street for Mr and Mrs Jones.

RESOLVED that conditional approval be granted for the above application subject to the conditions in the report and a legal obligation 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 the freehold owner enters into a binding obligation 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 obligation to secure the following:
 - (i) Affordable Housing Financial Contribution
 - (ii) Pay the Council's reasonable costs
- (II) In the event of such an obligation 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 by 29 January 2014, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reasons:
 - (i) Lack of affordable housing financial contribution.

Gareth Edwards spoke in support of the application.

(b) Deferment

13/2917/FUL Eisenham - Demolition including site clearance of 32 Hailes Wood and redevelopment of site and land adjacent to provide 32 dwellings, public car park, public play area: all association access, parking, landscaping and highway improvements - Land adj Hailes Wood, Hailes Wood Eisenham Charles Church for Charles Church..

Councillor Morson spoke against the application. A statement was read on behalf of Councillor Parr against the application. Robert Bayley (parish council) spoke against the application. Nicky Parsons spoke in support of the application.

(c) District Council applications

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

13/3242/HHF Henham – vehicular cross over and hard standing – 28 Mill Road for Uttlesford District Council.

13/3289/DC Saffron Walden – new cycle shelter with retaining wall behind – UDC Offices, London Road for Uttlesford District Council.

13/3388/NMA Saffron Walden – non material amendment to UTT/13/0266/DC- reorientation of building following internal re-layout- moving roller door and windows from front to side, removal of escape stair – UDC depot, Shire Hill for Uttlesford District Council.

(d) Site Visits

RESOLVED to visit the site of the following application;

13/3123/FUL Strethall – new dwelling – Ryders Barns, Strethall Lane for Mr Michael Vanoli.

Dr D Melford, Mr J Morse, Mr R Kitchen and R Harcourt spoke against the application. R Harcourt also read a statement from Kelvin Whitfield (parish meeting) against the application. Michael Vanoli spoke in support of the application.

The Chairman stated that site visits would be held on Mondays in the future.

PC53

APPEAL DECISIONS

The Committee noted the appeal decisions that had been received since the last meeting.

PC54

PLANNING AGREEMENTS

The Committee noted the schedule of outstanding S106 agreements.

The meeting ended at 5.50 pm.