

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 12 MARCH 2014**

Present: Councillor J Cheetham – Chairman.
Councillors C Cant, J Davey, R Eastham, K Eden, E Godwin, E
Hicks, K Mackman, J Menell, D Perry and L Wells.

Officers in attendance: N Brown (Development Manager), M Cox (Democratic
Services Officer), C Oliva (Solicitor), K Denmark (Development
Management Team Leader) A Howells (Support and Business
Manager) and A Taylor (Assistant Director Planning and Building
Control).

PC63 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Loughlin, V Ranger
and J Salmon.

Councillor Eastham left after the consideration application UTT/14/0047/FUL
Wickham Bonhunt.

PC64 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 12 March 2014 were received, confirmed
and signed by the Chairman as a correct record.

PC65 ITEMS WITHDRAWN

It was noted that applications UTT/13/3029/OP Radwinter and
UTT/14/0075/FUL Great Dunmow had been withdrawn.

PC66 CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that this meeting would be voice recorded. If this trial was
successful it was planned to live- stream future meetings to provide access to
proceedings for members of the public who were unable to attend in person.

Councillor Perry asked if members of the public could ask for their statements
not to be recorded. He was advised that this provision applied to video
recording but was not applicable to voice recording.

Councillor Perry also asked whether it should be committee policy to have a
recorded vote for all major planning applications. The Chairman replied that
under the council's constitution a member of the committee could ask for a
recorded vote on any decision.

He also thought it had been decided that when there was a particularly large application this would be heard on the morning of the committee. The Chairman said this would only be considered when there was a very heavy agenda and this wasn't the case today.

PC67

PLANNING APPLICATIONS

(a) Approvals

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

UTT/13/2836/FUL Elsenham – proposed erection of 6 new dwellings – Land at Alsa Leys for Mr Mark Jones.

Subject to an additional condition for a construction management plan.

UTT13/3462/FUL Felsted – Material alterations to approved application UTT/1677/FUL to church hall annexe – Church of the Holy Cross, Station Road for Felsted PCC.

UTT14/0065/FUL Henham – erection of 16 dwellings with associated garages, parking, access and landscaping with new vehicle and pedestrian access to highway – Land to South west of Lodge Cottages and northwest of Chickney Road Henham for Mr Steve Wood.

Subject to the following revised 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 development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.
REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies
- 3 No demolition or site clearance works or removal of hedgerows or trees shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the local planning authority.

REASON: To protect roosting birds which use the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

- 4 Prior to the erection of the development hereby approved (not including footings and foundations) samples of the 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. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 5 Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

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 Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 7 Prior to occupation of any dwelling, the provision of an access formed at right angles to Chickney Road to include but not limited to: minimum 4.8 metre carriageway width with 2 metre wide footways on both sides visibility splays with dimension of 90 metres x 2.4 metres x 90 metres as measured from and alongside the nearside edge of the carriageway, such visibility splays shall be retained free of any obstruction in perpetuity.

Details shall be submitted to and approved in writing with the Local Planning Authority in consultation with the Highway Authority, prior to commencement of development.

REASON: In the interests of highway safety and providing adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access, in accordance with Uttlesford Local Plan Policy GEN1, adopted 2005.

- 8 Prior to occupation of any dwelling the parking provision for cars, cycles and powered two wheelers should accord with the requirements of the Parking Standards Design and Good Practice guide dated September 2009 unless otherwise agreed by the Local Planning Authority. Details are to be submitted to and agreed in writing with the Local Planning Authority and implemented.

REASON: In the interests of highway safety, efficiency and accessibility, in accordance with Uttlesford Local Plan Policy GEN1, adopted 2005.

- 9 No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems arising from flooding, in accordance with Uttlesford Local Plan Policy GEN3, adopted 2005.

- 10 Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction period. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

REASON: To enhance the sustainability of the development through better use of water, energy and materials, in accordance with Uttlesford Local Plan Policy GEN2, adopted 2005.

- 11 Prior to the commencement of development, a scheme for the provision and implementation of rainwater harvesting shall be submitted and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

REASON: To enhance the sustainability of the development through efficient use of water resources, in accordance with Uttlesford Local Plan Policy GEN2, adopted 2005.

12 No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 - Trees in Relation to Construction - Recommendations has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- All tree work shall be carried out in accordance with British Standard BS3998 - Recommendations for Tree Work.
- No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within [1-5 years] from [the date of the occupation of the building for its permitted use], other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.
- If any retained tree is cut down, uprooted or destroyed or dies another tree shall be planted at the same place and that tree shall be of such size and species and planted, in accordance with condition (3), at such time as may be specified in writing by the local planning authority,
- No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
- No equipment, machinery or structure shall be attached to or supported by a retained tree.
- No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
- No alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority.

The development shall be carried out in accordance with the approved details.

REASON: To ensure the protection of trees within the site in accordance with Policies GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

UTT/14/0047/FUL Wicken Bonhunt – engineering operations to provide an upgraded bridge and access improvements – Howland Farmyard for Mr John Boyne.

Mr Jennings spoke in support of the application.

UTT/13/3360/HHF Debden – demolition of single storey rear extension and erection of two storey extension – Victoria Cottage, Deynes Road for Mrs J Millership.

(b) Deferment

UTT/13/2423/OP Saffron Walden - Outline application for redevelopment of the site to provide up to 1.25 ha of land to be used as a Builders Merchants and Yard (use Class B8), up to 0.47 ha of land to be used for offices and/or

Research Development and/or Light Industrial (Use Class B1 (a), (b) and (C)), up to 1.16 ha of land for use as Business, general Industrial and Storage and Distribution uses (Use Class B1, B2 and /or B8), a Local Centre of up to 0.86 ha for uses falling within Use Class A1, including a local retail store (with the net A1 retail floor space limited to 279m2), a café/ restaurant/ public house (Use Class A3 and A4), a hotel (Use Class C1), up to 167 dwellings including affordable housing (Use Class C3) to be provided on 4.78 ha of land, together with public open space, landscaping and the provision of supporting infrastructure including replacement substations, and the demolition of existing buildings, with all matters reserved except for access - Ashdon Road Commercial Centre, Ashdon Road for Ridgeon Properties Limited.

Reason: for further information in relation to highways, education and phasing.

Public speakers

Against the application: Dan Starr (WAR), Matt North, John James, Emily Fretton, Josie Ridgewell, Reg Smallwood, Paul Garland, David Hornigold, Steve Thomas, Mavis Gray, Julie Fuller , Diana Hoy, Kirsti Hornigold, Howie Fiddy, Paul Chinnock, Alan Storah.

In support of the application: Paul Belton, Angela Rushford.

(c) Planning Agreements

UTT/13/2340/OP Little Dunmow – removal of existing earth bunds and demolition of 1 and 2 Pit Cottages and other buildings/hard standings on site. Outline application for the erection of 40 dwellings with associated access parking and garaging and provision of public open space. All matters reserved except access – former Dunmow Skips Site, Station Road Felsted for Dunmow Skips

RESOLVED that conditional approval be granted for the above application

- 1 subject to the conditions in the report and an amendment to condition 2 (B) to read 'shall be begun no later than'.
- 2 legal obligation as follows
 - (l) 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) Financial contribution towards primary and secondary education provision

- (ii) Provision of two groups of affordable housing comprising 5 and 5 dwellings respectively.
 - (iii) Maintenance of public open space
 - (iv) Pay the Council's reasonable costs
 - (v) Pay monitoring charge
- (II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out in the report
- (III) If the freehold owner shall fail to enter into such an obligation by 30 April 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 education provision
 - (ii) Lack of affordable housing provision
 - (iii) Lack of provision of public open space
- 3 An informative note that the committee would like a to see a bungalow included in the reserved matters application.

PC68 **APPEAL DECISIONS**

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

PC69 **PLANNING AGREEMENTS**

The Committee received the schedule of outstanding section 106 agreements.

The meeting ended at 4.45pm.