

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 7 MAY 2014**

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

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

PC81 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors R Eastham, J Loughlin
and D Perry.

Councillor Cheetham declared a pecuniary interest in application
UTT/14/0866/HHF Great Chesterford as the applicant was doing some work for
her.

Councillor Mackman left the meeting after the consideration of application
UTT/14/0243/FUL Stansted.

PC82 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 9 April 2014 were received, confirmed and
signed by the Chairman as a correct record.

PC83 PLANNING APPLICATIONS

(a) Approvals

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

UTT/14/0073/FUL Debden – demolition and removal of seven utilitarian
buildings and replacement with a single dwelling house – Land at Hamperden
End, Henham Road for Mr M Brock.

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 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).

- 3 Before the development hereby permitted commences details of the access into the site shall be submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

REASON: In the interests of highway safety, in accordance with Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

- 4 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]:-

- i. proposed finished levels or contours;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas;
- v. hard surfacing materials;
- vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- vii. proposed and existing functional services above and below ground (e.g. drainage power,
- viii. communications cables, pipelines etc. indicating lines, manholes, supports.);
- ix. retained historic landscape features and proposals for restoration, where relevant.

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).

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no development within Classes A to F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place without the prior written permission of the local planning authority.
REASON: To prevent the site becoming overdeveloped and in the interests of the amenity of the locality and the wider countryside, in accordance with Policies GEN2 and S7 of the Uttlesford Local Plan (adopted 2005).
- 6 All buildings on site shall be completely demolished and all materials removed from the site before the dwelling hereby permitted is occupied.
REASON: In the interest of the preserving the development hereby permitted and surrounding locality, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005)

Mark Brunt spoke in support of the application.

UTT/14/0186/FUL Little Sampford - Application to vary condition 5 (fencing plan) and condition 6 (external finish of control room and inverter stations) of approved planning application UTT/13/1472/FUL relating to a proposed 29.96ha solar park with associated plant, equipment and works - Land at Spriggs Farm, Thaxted Road, Little Sampford for Spriggs Solar Limited.

Owen Harrell spoke in support of the application.

UTT/14/0621/FUL Little Bardfield - Construction of 18.65 ha solar park, including installation of solar panels, transformer and inverter housings, security fencing, landscaping and associated works – revised scheme to that approved under UTT/13/2207/FUL relating to relocation of substation, adjusted route of grid connection and change to inverter and transformer housing design – L Hydes Farm, Little Bardfield for Push Energy Ltd.

Philip Kratz spoke in support of the application.

UTT/14/0994/FUL Saffron Walden – change of use from opticians to beauticians – 5A Market Row for Mrs J Redfern.

UTT/14/0866/HHF Great Chesterford – erection of single storey rear and first floor extensions – Fairview, Carmen Street for Mr A Bower.

Councillor Cheetham and the Assistant Director Planning and Building Control left the meeting for the consideration of this item.

(b) Refusal

RESOLVED that the following applications be refused.

UTT/14/0243/FUL Stansted – proposed two storey extension of existing offices – Bentfield Place, Bentfield Road for City and Country Group

Reasons

1. The proposed development would lead to an intensification of use of the existing shared vehicular access point onto Bentfield Road where this is likely to give rise to an exacerbation of existing traffic conflict experienced between commercial and residential users of Bentfield Place/Bentfield Barns contrary to ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
2. The proposed development by reason of its size, scale and close proximity onto the rear (south-west) boundary with the residential property known as The Garden House would have a significant overbearing effect on this property and as such would have a materially adverse effect on the reasonable occupation and enjoyment of its occupants contrary to ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Councillor Rich, Donna Allison, David Morrey, Sheila Rowntree and Vivian Foster spoke against the application. Richard Winsborough spoke in support of the application. A statement was read on behalf of Councillor Dean in support of the application.

UTT/14/0634/FUL Great Easton and Tilty – temporary change of use of part of agricultural building for domestic occupation by agricultural worker's family – Wilshers Farm, Andrews Farm Lane for Mr N Wilsher.

Reason

The proposed extension would result in a level of residential accommodation which would be disproportionately large for the functional needs of the agricultural enterprise, in conflict with Policy H12 of the Uttlesford Local Plan (adopted 2005).

Suzie Rowbotham and Mike Barker spoke against the application. Edwin Gittins spoke in support of the application.

(c) Deferral

UTT/14/0244/LB Stansted – proposed two storey extension of existing offices – Bentfield Place, Bentfield Road for City & Country Group.

Reason: Defer until a new application for extension of the offices is submitted.

Richard Winsborough spoke in support of the application.

(c) Planning Agreements

UTT/14/0127/FUL Great Dunmow – erection of 99 dwellings, including 40 percent affordable housing, facilitated by new vehicular and pedestrian access from the roundabout junction of Ongar Road and Clapton Hall Lane, public open space including a children’s play area, green corridors, associated parking and landscaping.- Land South of Ongar Road for Taylor & Ms.J.R.Mortimer, Ms S.M.Staines & Ms C.A.Stoneman.

RESOLVED that conditional approval be granted for the above application

- 1 subject to the conditions in the report and an additional condition for a slab level agreement.
- 2 An informative note requesting the planting of mature trees on the boundary with the A120.
- 3 A legal obligation as follows

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 agreement to secure the following:

- (i) the provision of 40% affordable housing split 70:30 between rented units and shared equity units
 - (ii) to provide public open space and a LEAP before first occupation and offer it to the Town Council for adoption with a contribution to ongoing maintenance for 20 years
 - (iii) Primary education contribution of £294,013.00
 - (iv) Secondary education contribution of £289,854.00
 - (v) Highway contribution of £27,183 toward improvements of the Hobblings junction
 - (vi) Bus stop improvement works to the Gatehouse Villas and Chelmsford Road stops
 - (vii) Healthcare contribution of £16,800.00
 - (viii) Travel Plan
 - (ix) Council’s reasonable legal costs
 - (x) Monitoring contribution
- (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 by 30 June 2014, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion any time thereafter for the following reasons:
- (i) Lack of contributions to essential healthcare and primary and secondary education facilities
 - (ii) Lack of provision of 40% affordable housing
 - (iii) Lack of open space and play equipment
 - (iv) Lack of improvements to Hobblings junction, local bus stops
 - (v) Failure to provide a Travel Plan

Councillor Mackman proposed refusal of this application, which was seconded by Councillor Davey. The motion was lost by 2 votes to 9.

The voting was as follows:

For the proposal for refusal: Councillors J Davey and K Mackman.

Against the proposal for refusal: Councillors C Cant, J Cheetham, K Eden, E Godwin, E Hicks, J Menell, V Ranger, J Salmon, L Wells.

It was then proposed by Councillor Ranger, seconded by Councillor Hicks that the application be approved, and the motion was carried by 9 votes to 2.

The voting was as follows:

For the proposal for approval Councillors C Cant, J Cheetham, K Eden, E Godwin, E Hicks, J Menell, V Ranger, J Salmon, L Wells.

Against the proposal for refusal Councillors J Davey and K Mackman

Sandra Lloyd, Dr Smite Price, Gerry Carden, Mike Dines, Will Lloyd, Ann Diezall, Dave Taylor, Barry Goodey, Sarah McCathy, Richard Elliott, Alan Storah, Philip Milne (Great Dunmow Town Council) spoke against the application. David Lander spoke in support of the application.

UTT/14/0481/FUL Little Canfield - Variation of condition 5 (use of renewable/low carbon energy technologies) of planning permission UTT/1398/11/FUL (erection of 7 dwellings and associated infrastructure) to remove all reference to 10 % renewable, and variation of condition 2 (The development hereby permitted shall be implemented in all respects strictly in accordance with the approved plans listed in the schedule of plans) of UTT/1398/11/FUL approved 04/05/2012. To be varied to refer to revised site layout showing amended location for double garage to plot 7 and two visitor parking spaces - Land adjacent to Warwick Road, Warwick Road, Little Canfield for Mr O Hookaway.

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) Payment of Island Sites financial contribution
 - (ii) Payment of monitoring fee
 - (iii) Pay Council’s reasonable costs
 - (iv) Construction of bus stop on Stokes Road
- (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 below
- (III) If the freehold owner shall fail to enter into such an obligation by 30th June 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) No island sites financial contribution
 - (ii) No construction of bus stop

(d) District Council development

RESOLVED that pursuant to the Town and Country Planning (General Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the officer’s report.

UTT/14/0844/HHF Wendens Ambo – installation of thermal insulation to be finished in painted render – 25 and 27 Station Road for Uttlesford District Council.

UTT/14/0905/DC High Roding – retrospective application of external cladding to provide insulation – 1B and 4 School Villas, Dunmow Road for Uttlesford District Council.

UTT/14/0900/DC Great Easton – retrospective application of external cladding to provide insulation – 16 Abbey View, Duton Hill for Uttlesford District Council.

UTT/14/0910/DC Thaxted - retrospective application of external cladding to provide insulation – 4 Mayes Place for Uttlesford District Council.

UTT/14/1064/NMA Saffron Walden – new cycle shelter with retaining wall behind – UDC Offices, London Road Saffron Walden for Uttlesford District Council.

PC84 TREE AT VICARAGE MEAD THAXTED

The Committee was asked to approve the lopping back of a willow tree at Vicarage Mead, Thaxted. The tree was subject to a TPO and in district council ownership.

RESOLVED that approval be granted for the lopping of branches back to previous pruning points.

PC85 TREE AT BLYTHWOOD GARDENS STANSTED

The Committee considered a request for the proposed crown lifting and reduction of branches of an oak tree in the grounds of 24 Blythwood Gardens, Stansted.

RESOLVED that approval be granted for the lopping back to previous pruning points and the pruning of lower lateral branches to lift the crown to provide up to 7m clearance above the surrounding ground level.

PC86 APPEAL DECISIONS

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

PC87 CHAIRMAN'S URGENT ITEM

The Chairman raised a concern regarding the meeting on 30 April which had lasted for 10 hours and where a large part of the proceedings had been taken up with public speaking. Whilst it was important that the community had an opportunity to put their views, this had to be balanced with the efficient running of the meeting and members' ability to make clear decisions.

Members felt that the current arrangement should reviewed and it was

RESOLVED to ask the Constitution Working Group to consider the issue of public speaking at the Planning Committee.

The meeting ended at 6.15pm