

**EXTRAORDINARY PLANNING COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 10.00 am on 30 APRIL 2014**

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

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

Also Present: David Sprunt, Mathew Bradley and Katherine Wilkinson (Essex  
County Council - Highways).  
Blaise Gammie and Neil Keylock (Essex County Council- Education).

**PC74 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Davey, Eastham, Hicks  
and Loughlin.

**PC75 STATEMENT BY CHIEF EXECUTIVE**

The Chief Executive read the Council's response to two recent letters from We  
are Residents (WAR). The first letter had requested the exclusion of Councillor  
Cheetham from the Planning Committee due to her membership of the Cabinet  
and the Local Plan Working Group. The second had requested that certain  
Members should also be excluded because they were not present on previous  
occasions when consideration of two of the applications on the agenda had  
been deferred.

On the first point, the Chief Executive said that Councillor Cheetham was  
perfectly entitled to chair the meeting. As a general rule the quasi-judicial  
function of council planning committees required that they assess applications  
on their merits having regard to the development plan and any other material  
considerations. Councils themselves were responsible for preparing their local  
plans. The Planning Committee was a committee of the Council so all its  
members would be involved in the planning policy making process and were  
not debarred from doing so. The Council was not aware of any statement made  
by Councillor Cheetham that indicated predetermination.

On the issue raised in the second letter, the Chief Executive confirmed that all  
the applications on the agenda would be considered from first principles so  
there was no need for anyone to be excluded.

PC76

## **UPDATE ON HIGHWAY AND EDUCATION ISSUES**

David Sprunt (Principal Area Transport Coordinator, ECC) gave a short presentation on the overall highway strategy for Saffron Walden and explained the mitigation measures planned in relation to the proposed developments.

Neil Keylock (Pupil Place Planning Manager, ECC) gave a presentation which explained the current school provision in Saffron Walden and the expansion that was planned in relation to the new housing developments.

Members of the Committee asked a number of questions in relation to the highway and education issues.

PC77

## **PRESENTATION AND PUBLIC SPEAKING**

The Planning Officer presented the report on application UTT/13/2060/OP Saffron Walden. The public speaking was heard as follows:

**Supporters** Peter Clayden, Derek Jones, Simon Read

**Objectors** Councillor Watson (District Council), David Rutherford, Hilary Shibata, Eryl Stafford, Philip Kratz, Jessica Wardill, Paul Gadd, Stephen Williams, Jen Beaton, Sharon Morris, Paul Garland, David Hornigold, Paul Doe, Barbara Hughes, Matt North, Anthony Armon- Jones, Richard Gilyead, Wendy Clemens, Joanna Stone, Stephen Thomas, Kirsti Hornigold, Simon Bates, Eleanor Wood, Councillor John Lodge (County Councillor), Jenny Dix, Michael Young, Richard Freeman, Alan Storah, Beryl Wardley, Peter Riding, Councillor Richard Herrington (Town Council).

**Applicant** Ian Mitchell

The meeting was adjourned at 1.35pm  
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The meeting was reconvened at 2.05pm

The Planning Officer presented the report on application UTT/13/3467/OP Saffron Walden. The public speaking was heard as follows:

**Objectors** Eryl Stafford, Philip Kratz, Paul Gadd, Paul Garland, Stephen Williams, Matt North, Anthony Armon- Jones, Richard Gilyead, Kirsti Hornigold, Joanna Stone, Stephen Thomas, Councillor John Lodge (County Councillor), Richard Freeman, Alan Storah, Councillor Richard Herrington (Saffron Walden Town Council)

**Agent** Louise Steele

The Development Manager Team Leader, the Assistant Director Planning and Building Control and the specialist ECC officers answered points raised by the public speakers.

**APPLICATION UTT/13/2060/OP SAFFRON WALDEN**

The Committee considered application UTT/13/2060/OP Saffron Walden - an outline application with all matters reserved except access for a residential development of up to 300 dwellings, pavilion building, extension to skate park and provision for open space/recreational uses at Land south and north of Thaxted Road, Saffron Walden.

During the course of the discussion, it was proposed by Councillor Perry and seconded by Councillor Mackman that the item be deferred in order to obtain further information in relation air quality. This proposal was lost.

After further discussion, it was proposed by Councillor Ranger, seconded by Councillor Salmon that the application be approved. This was put to the vote and was lost by 6 votes to 4.

The voting was as follows.

**For the motion to approve the application** Councillors J Cheetham, V Ranger, J Salmon, L Wells.

**Against the motion to approve the application** Councillors C Cant, K Eden, E Godwin, K Mackman, J Menell, D Perry.

Councillor Mackman proposed refusal of the application and outlined the refusal reasons. This was seconded by Councillor Perry. On being put to the vote the motion was carried and it was

RESOLVED that the application be refused for the following reasons

- 1 The proposal is considered to be an unsustainable form of development in this location as it lies outside the development limits of Saffron Walden within the Countryside, contrary to policies S1 and S7 of the Uttlesford Local Plan 2005.
- 2 The proposal would result in the loss of Grade 2 agricultural land which forms a traditional open space on the approach to Saffron Walden, contrary to policies S7, ENV3 and ENV5 of the Uttlesford Local Plan 2005.
- 3 The proposal by reason of its size and scale would give rise to unacceptable levels of air quality within Saffron Walden which can have a harmful impact on human health, contrary to policy ENV13 of the Uttlesford Local Plan 2005.
- 4 The development hereby permitted would increase the pressure on the local infrastructure within the district, not covering the issues as listed within the schedule of Heads of Terms of the Addendum report presented to the 30th April Planning Committee

(page 7 & 8). 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.

The voting was as follows.

**For the motion to refuse the application** Councillors C Cant, K Eden, E Godwin, K Mackman, J Menell, D Perry.

**Against the motion to refuse the application** Councillors J Cheetham, V Ranger, J Salmon L Wells.

PC79

### **APPLICATION UTT/13/3467/OP SAFFRON WALDEN**

The Committee considered application UTT/13/3467/OP Saffron Walden which was an outline planning application for a residential development of up to 230 dwellings; Class B1 business floorspace, extra care housing within Class C2, provision of public open space or for development of up to 200 dwellings, Class B1 Business floorspace, extra care housing within Class C2, provision of public open space, provision of land for a one form entry primary school; together with associated infrastructure including roads, drainage, access details from Radwinter Road and Shire Hill, with all matters reserved except access at Land South of Radwinter Road for Manor Oak Homes.

Councillor Ranger proposed approval of the application. This was seconded by Councillor Wells.

RESOLVED that the application be approved subject to the conditions tabled at the meeting, set out below, and a S106 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) Education contribution and securing provision of 1.2ha of land for the provision of primary school.
  - (ii) Provision of open space within the development and transfer to Town Council or Management Company.
  - (iii) Financial contribution towards NHS Healthcare Facilities.
  - (iv) Carrying out of any highway works required.
  - (v) Financial contribution towards highway works

- (vi) A financial contribution towards an extension to the existing bus service serving the residential part of the development site and the installation of bus stops/shelters and layby.
  - (vii) Contribution of £112,700 towards the implementation/construction of the Wenden Road cycle path link scheme or 23% of the total cost, whichever is the lower.
  - (viii) Contribution to District Council to provide and enhance sport and recreation facilities on the land south of Thaxted Road to include improved facilities for the existing skate park, rugby pitches, running track, a pavilion/associated building or buildings and car parking.
  - (ix) Contribution towards the maintenance of open space for 20 years if the land is to be maintained by Town or District Council. Town Council or Management Company
  - (x) Provision of 40% affordable housing.
  - (xi) Payment of monitoring fee.
  - (xii) Pay Councils reasonable costs.
  - (xiii) Travel Plan and monitoring fee
  - (xiv) Financial Contribution of £5000 (index linked), to a parking scheme on Shire Hill
  - (xv) Financial contribution of £5000 (index linked), to fund the implementation of a parking scheme along Ashdon Road
  - (xvi) Provision of capacity enhancements on London Road/Borough Lane and Newport Road/Audley End road as outlined by the Uttlesford Local Plan Highway Impact Assessment or a financial contribution towards such works
  - (xvii) Provision of pedestrian and Cycle link to school: to coincide with the opening of the school a 3m pedestrian/cycle link shall be provided between Monks Hill and the school premises
  - (xviii) Pedestrian and cycle link to Tescos: The provision of a 3m pedestrian/cycle link to the southern boundary of Tescos from the pedestrian/cycle network within the planning application area.
  - (xix) Provision of pedestrian and cyclist signs at key points along the appropriate routes to the town centre and railway station from the site
  - (xx) Enter into a Section 278 Highways Agreement with ECC Highways Authority
- (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 30 May 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) Education contribution and securing provision of 1.2ha of land for the provision of primary school
  - (ii) Provision of open space and Transfer of open space

- (iii) Financial contribution towards NHS Healthcare Facilities
- (iv) Carrying out of highway works required by the Essex Highways Assessment
- (v) Financial contribution towards highway works and public transport
- (vi) A financial contribution towards the implementation/construction of the Wenden Road cycle path link scheme
- (vii) Contribution to District Council to provide and enhance sport and recreation facilities
- (viii) Contribution towards the maintenance of open space for 20 years
- (ix) Provision of 40% affordable housing
- (x) Travel Plan and monitoring fee
- (xi) Financial Contribution of £5000 (index linked), to a parking scheme on Shire Hill
- (xii) Financial contribution of £5000 (index linked), to fund the implementation of a parking scheme along Ashdon Road
- (xiii) Provision of capacity enhancements on London Road/Borough Lane and Newport Road/Audley End road as outlined by the Uttlesford Local Plan Highway Impact Assessment or a financial contribution towards such works
- (xiv) Provision of pedestrian and Cycle link between Monks Hill and the school premises
- (xv) Pedestrian and cycle link to Tescos: The provision of a 3m pedestrian/cycle link to the southern boundary of Tescos from the pedestrian/cycle network within the planning application area.
- (xvi) Provision of pedestrian and cyclist signs at key points along the appropriate routes to the town centre and railway station from the site

**Conditions:**

1. Approval of the details of the layout, strategic highway master plan for the link road, scale, landscaping, landscape management plan, appearance and public open space (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.  
REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 2 years from the date of this permission.

(B) The development hereby permitted shall be begun later than the expiration of 1 years from the date of approval of the last of the Reserved Matters to be approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Before the commencement of development detailed scheme relating to measures to protect neighbouring resident's air quality during the construction phase shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.  
REASON: To ensure the protection of residential amenity in accordance with Policy GEN4 of the Uttlesford Local Plan (adopted 2005).
4. Before the commencement of the development (excluding demolition) hereby permitted, an accessibility statement/drawing shall be submitted to and approved in writing by the local planning authority. The details submitted shall set out measures to ensure that the buildings are accessible to all sectors of the community. The dwellings shall be designed as 'Lifetime Homes' and with one Plot to be designed to be capable of being adapted for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.  
REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005.
5. No development shall take place until a Wildlife Protection Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The details shall include how mitigation measures for Legally Protected Species and Priority Species will be implemented prior to and during construction of the development in accordance with appropriate wildlife legislation. This shall include Method Statements where appropriate. Should pre-construction inspections identify the presence of Legally Protected Species and/or Priority Species not previously recorded, construction works shall cease immediately until such time as further surveys have been completed (during the appropriate season) and mitigation measures have been agreed in writing with the Local Planning Authority.  
REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
6. No development shall take place until a Biodiversity Mitigation and Enhancement Plan has been submitted to and approved in writing by the Uttlesford Planning Authority. The Plan shall include provision for habitat creation and management during the life of the development hereby

permitted, as outlined in the Environmental Impact Assessment, dated July 2013 and shall, without prejudice to the foregoing, include:

- (i) Aims and objectives of mitigation and enhancement;
- (ii) Extent and location of proposed works;
- (iii) A description and evaluation of the features to be managed;
- (iv) Sources of habitat materials;
- (v) Timing of the works;
- (vi) The personnel responsible for the work;
- (vii) Disposal of wastes arising from the works;
- (viii) Selection of specific techniques and practices for preparing the site and/or creating/establishing vegetation;
- (ix) Appropriate management options for achieving aims and objectives;
- (x) Prescriptions for management actions;
- (xi) Ecological trends and constraints on site that may influence mitigation and enhancement measures;
- (xii) Personnel responsible for implementation of the Plan;
- (xiii) The Plan shall include demonstration of the feasibility of the implementation of biodiversity mitigation plan for the period specified in the Plan;
- (xiv) Monitoring and remedial / contingencies measures triggered by monitoring to ensure that the proposed biodiversity gains are realised in full. Monitoring shall review agreed targets at five year intervals and allow for remedial action to be agreed with the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved plan.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

7. No fixed lighting shall be erected or installed until details of the location, height, design, sensors, and luminance have been submitted to and approved in writing by the Planning Authority. The details shall ensure the lighting is designed in such a way to minimise any potential impacts upon nocturnally mobile animals. The lighting shall thereafter be erected, installed and operated in accordance with the approved details.  
REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
8. Should the development hereby approved not have been commenced within one year of the date of this planning permission, a further biodiversity survey of the site shall be carried out to update the information previously submitted with the application [Extended Phases 1 Habitae Survey, updated March 2014] together with an amended mitigation strategy to mitigate the impact of the development upon the identified protected or priority species. The new biodiversity survey and mitigation strategy shall be submitted to and be approved in writing by the Planning Authority prior to the commencement of the development



hereby permitted and thereafter the development shall be implemented in accordance with the approved biodiversity survey and mitigation/compensation strategy.

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

9. Before the commencement of development details of the link road and timing for its completion, that shall be constructed to adoptable standards and to a minimum width of 6.75 meters up to and including the boundary of the site to allow for future extension, shall be submitted to and approved in writing by the Local Planning Authority, in consultation with ECC Highways Authority. The Link Road shall thereafter be completed in accordance with the approved details.  
REASON: To ensure that an appropriate means of access is provided to the development and to ensure roads/footways are constructed to an appropriate standard in the interests of highways safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
10. The number of parking spaces shall be in accordance with those standards set down within Essex County Council's Parking Standards – Design and Good Practice, September 2009 and Uttlesford Local Residential Parking Standards, February 2013. Parking bays to measure 5.5m x 2.9m minimum. All single garages to have minimum internal measurements of 7m x 3m and to be provided with vehicular doors a minimum width of 2.3m.  
REASON: To ensure that adequate parking is provided for the development standard in the interests of highways safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
11. No development or preliminary groundworks can commence until a programme of targeted archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the planning authority. A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority following the completion of this work.  
REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).
12. No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.  
REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

13. A post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority) shall be submitted to and approved by the Local Planning Authority. This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.  
REASON: A programme of archaeological investigation has already been completed on this site. This has included desk based assessment, fieldwalking and geophysical survey which has shown the presence of archaeological deposits in specific areas within the development. The reports are very thorough and provide a detailed assessment of the significance of the historic environment assets which are likely to be impacted by the proposed development. This office supports the view within this report that a programme of targeted trial trenching, followed by open area excavation will be required if the application receives permission. A professional team of archaeologists should undertake the archaeological work. It is recommended that an initial series of trial trenches is excavated followed by open area excavation if archaeological deposits are identified. This is in accordance with in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).
14. Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA), ref. R-FRA-R6694PP-01, dated December 2013, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:  
- Evidence that preference has been given to the use of infiltration drainage where possible.  
- A restriction in run-off and surface water storage on site, as outlined in the FRA.  
Details of how the scheme shall be maintained and managed after  
REASON: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Policy GEN3 and GEN7 of the Uttlesford Local Plan (adopted 2005)
15. No occupation of dwellings approved by this permission shall occur until the agreed scheme for improvement and/or extension of the existing sewage system has been submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.  
REASON: There is insufficient capacity within the existing sewerage infrastructure to accommodate additional foul flows from this site. ii. The development could create and/or exacerbate foul flooding and spills from existing overflows in the absence of improvements to the sewer system, in accordance with Policy GEN3 of the Uttlesford Local Plan (adopted 2005).

16. Prior to the commencement of any development, a scheme for the provision and implementation of water pollution control shall be submitted and agreed in writing with the Local Authority. The development hereby permitted shall be constructed and completed in accordance with the approved plans/specifications.  
REASON: To prevent the increased risk of pollution to the water environment, in accordance with Policy ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005).
17. Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, also full details of renewable energy schemes 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 and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with the agreed timetables.  
REASON: To enhance the sustainability of the development through better use of water, energy and materials, and to ensure the development does not endanger the safe movement of aircraft or the operation of Stansted Airport through interference with Communication, navigational aids and surveillance equipment, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and Supplementary Planning Document for Energy Efficiency and Renewable Energy (October 2007).
18. 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. Thereafter the development hereby permitted 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 Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and Supplementary Planning Document for Energy Efficiency and Renewable Energy (October 2007).
19. In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An investigation and risk assessment to assess the nature and extent of the contamination must be completed and submitted to and approved in writing by the Local Planning Authority. If identified as being necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health and other relevant receptors must be submitted to and approved in writing by the

Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s). Remediation of the site shall be carried out in accordance with the approved scheme. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to the Local Planning Authority.

REASON: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policies GEN2, GEN4 and ENV14 of the Uttlesford Local Plan (adopted 2005).

20. Before the commencement of development details of a plant/machinery, noise (which would incorporate the exposure of noise from Radwinter Road upon the residential properties) and dust mitigation (which shall incorporate the identified mitigation measure within Table 19 of the Air Quality Assessment, submitted 12 March 2014) shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in accordance with the approved details.  
REASON: In the interest of protecting the residential amenity of existing and future residents and the amenity of the locality, in accordance with Policy GEN4 and GEN2 of the Uttlesford Local Plan (adopted 2005).
21. No development shall commence until details of all the estate roads and footpaths, including layout, visibility splays, radii, turning, levels, gradients, surfacing, means of surface water drainage, lighting, bus stops and any necessary Road Safety Audits, have been submitted to and approved in writing by the Local Planning Authority in consultation with Highway Authority. Thereafter implemented in accordance with the approved details.  
Reason: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety, efficiency and accessibility in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005)
22. Prior to the commencement of the development a construction traffic management plan and details of the internal estate roads, including visibility splays, in connection with the demolition/construction operations shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details during the construction phase  
REASON: In the interest of highway and pedestrian safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
23. Before the commencement of development details of the following;
  - i) The link road and its construction to adoptable standards;
  - ii) The link road timings for completion
  - iii) The link road designed to a minimum width of 6.75m up to and including the boundary of the site to allow for future extension, with a 2m footway on one side and a 3m cycleway on the other on a

north – south alignment from the proposed access Radwinter Road access to the site boundary,

iv) The state road to the school site constructed to adopted standards and to a minimum width of 6.75m to allow for buses access to the site Details shall include means of surface water drainage, lighting, signing and Road Safety Audits have been submitted to and approved in writing by the Local Planning Authority in consultation with Highway Authority. The link road shall be thereafter implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

REASON: To ensure that an appropriate means of access is provided to the development and to ensure roads/footways are constructed on an appropriate standard in the interest of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

24. Before the commencement of development details of the provision of the proposed ghost island junction on to Radwinter Road as shown in principle on the submitted drawing number R6694/E11/F to include a 6.75m carriageway and 2m footway; access treatment to include a gateway feature to the east of the site including town entrance signs, and lighting, including, means of surface water drainage, signing and Road Safety Audits, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, implemented in accordance with the approved details.  
REASON: To provide highway safety and 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 Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
25. Before the commencement of development details of the provision of the proposed pedestrian and cycle access on to Radwinter Road as shown in principle on the submitted Master Plan drawing, to consist of a shared use footway/cycleway 3m wide to include appropriate facilities to allow cyclists to enter and exit Radwinter Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, implemented in accordance with the approved details.  
REASON: To provide a convenient access for pedestrians and cyclists from the development to local amenities in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).
26. Before the commencement of development details of the provision of the proposed priority junction on to Shire Hill as shown in principle on the submitted drawing number R6694PP/E50B to include a 6.75m carriage way a 3m cycleway and 2m footway, including, means of surface water drainage, lighting, signing and Road Safety Audits, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, implemented in accordance with the approved details.

REASON: To provide highway safety and 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 Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

27. No occupation of any dwelling shall take place until the developer has provided Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local operators.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

28. No occupation of any dwelling shall take place until the provision of electronic vehicle charging points at all properties with garages and charging points to be provided within the commercial car parking areas. Details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the residential dwellings hereby permitted and thereafter shall be implemented in accordance with the approved details.

REASON: To provide residents and commercial development users with access to more sustainable forms of transport in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

The voting was as follows.

**For the application:** C Cant, J Cheetham, K Eden, E Godwin, J Menell, V Ranger, J Salmon, L Wells.

**Against the application:** K Mackman, D Perry.

The meeting was adjourned at 4.30pm.

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The meeting was reconvened at 4.45pm

PC80

**APPLICATION UTT/13/3467/OP SAFFRON WALDEN**

Councillor Wells was not present for this item.

The Committee considered application UTT/13/3467/OP, an outline application for redevelopment of the site to provide up to 1.25 ha of land to be used as a uilders 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 at Ashdon Road Commercial Centre, Ashdon Road for Ridgeon Properties Limited.

The Committee heard statements from members of the public as follows.

**Objectors:** Councillor Watson (District Council), Dan Starr, Philip Kratz, Emily Fretton, Paul Gadd, Paul Garland, Matt North, Steve Williams, David Hornigold, Kirsti Hornigold, Reg Smallwood, Eryl Stafford, Richard Freeman, Mavis Gray, Richard Gilyead, Jessica Wardill, Joanna Stone, Alan Storah, Councillor John Lodge (County Councillor), John James, Mr Hyatt, Councillor Sandra Eden (Saffron Walden Town Council Council)

**Applicant/Agent:** Paul Belton and Patrick Lanaway.

Councillor Ranger, seconded by Councillor Cheetham proposed that the application be approved.

RESOLVED that the application be approved subject to

- 1 The conditions in the report.
- 2 An informative note that the committee would like to see in the reserved matters application the amalgamation of the open space areas to form a larger area for public sports use.
- 3 A 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) Contribution to NHS of up to £38,400 for up to 167 dwelling units or pro rata per dwelling
    - (ii) Highway works contribution (£120K)
    - (iii) Travel Plan
    - (iv) Travel Plan monitoring
    - (v) Contribution towards Education
    - (vi) Open space provision and maintenance, including long term maintenance of habitat, and transfer to Town Council or Management company
    - (vii) 40% affordable housing provision

- (viii) Contribution of £80,000 towards the implementation/construction of the Wenden Road cycle path link scheme £80,000 (index linked) or 29% of the total cost, whichever is the lower;
  - (ix) A financial contribution of £5,000 (index linked), to fund the implementation of a parking scheme along Ashdon Road;
  - (x) Provision of enhancements of mini roundabout Ashdon Road/Church Street/Castle Hill/Common Hill or financial contribution towards the scheme
  - (xi) Gateway treatment to be provided to the east of the site, to include town entrance signs; any necessary Traffic Regulation Orders and a system of street lighting
  - (xii) Bus service to the development through the enhancement and/or extension of existing services
  - (xiii) Phasing Plan
  - (xiv) Pay Councils reasonable costs;
  - (xv) S106 monitoring fee
- (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 2 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) Financial contribution towards NHS
  - (ii) Provision/Financial contribution towards highway works and bus service enhancement and/or extension
  - (iii) Travel plan
  - (iv) Education contribution
  - (v) Provision of open space and Transfer of open space
  - (vi) A financial contribution towards the implementation/construction of the Wenden Road cycle path link scheme
  - (vii) Provision of 40% affordable housing
  - (viii) Financial contribution towards the implementation of a parking scheme along Ashdon Road

The voting was as follows:

**For the application:** C Cant, J Cheetham, K Eden, E Godwin, K Mackman, J Menell, V Ranger, J Salmon.

**Against the application:** D Perry.

The meeting ended at 7.40 pm