

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 4 JUNE 2014**

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

Officers in attendance: N Brown (Development Manager), M Cox (Democratic
Services Officer), C Oliva (Solicitor), S Heath (Planning Officer), M
Jones (Planning Officer), L Mills (Planning Officer), K Mathieson
(Senior Planning Officer), A Taylor (Assistant Director Planning and
Building Control) and C Theobald (Planning Officer).

PC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors R Eastham, J Loughlin
and L Wells.

Councillor Cheetham declared a pecuniary interest in application
UTT/14/1188/LB Takeley as the applicant was her husband.

Councillor Davey declared a pecuniary interest in application UTT/14/0265/DFO
Great Dunmow as he lived opposite the site.

PC2 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the meeting held on 7 May 2014 and the extraordinary meeting
on 30 April 2014 were received, confirmed and signed by the Chairman as a
correct record subject to the correction to the minutes of the meeting on 7 May
to show the name of the agent for application UTT/14/0127/FUL Great Dunmow
as Edward Gittins.

PC3 MATTERS ARISING

Minute PC83 (c) – Application UTT/14/0127/FUL Great Dunmow

Councillor Perry asked the Legal Officer to clarify the position with regard to
members reading prepared statements at the meeting.

The Solicitor said it was important that members were not perceived to have
pre-determined an application, and so should not make a statement without
taking into account what they had heard at the meeting. However, there was
nothing wrong with members, after reading the officer's reports, to prepare
notes of points that they wished to cover when they addressed the committee,
as long as they came to the meeting with an open mind.

In relation to application UTT/14/0127/FUL Great Dunmow, Councillor Mackman quoted a number of paragraphs where he considered the officer's report omitted certain facts or contained false information. The Chairman asked him to submit these matters to officers, who would consider these issues and reply to the points raised.

PC4

PLANNING APPLICATIONS

(a) Approvals

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

UTT/14/0265/DFO Great Dunmow – Details following outline approval UTT/13/0847/OP – details of layout, scale, appearance and landscaping including an amendment to the visibility splays of the proposed access to the proposed junction to St Edmunds Lane – Brick Kiln Farm, St Edmunds Lane for Wickford Development Company.

Subject to an additional condition relating the implementation of the landscaping works and the proposed footbridge, as follows:

All hard and soft landscape works shall be carried out in accordance with the approved details. The proposed footbridge shall be implemented in accordance with the approved details before the occupation of the 10th dwelling. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

Councillor Ranger requested a recorded vote and the voting was as follows:-

For the proposal for approval: Councillors Cant. Cheetham, Eden, Godwin, Hicks, Menell, Ranger, Salmon.

Against the proposal for approval: Councillor Mackman.

Abstention: Councillor Perry

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

UTT/14/0731/FUL White Roding – change of use from garden of domestic dwelling to grassed seating area to Black Horse Inn – land to rear of 1 Bretts Villas, Marks Hall Lane for Mr M Deakin.

Subject to the amendment of condition 2 as follows:

Within 2 months of the date of this permission, the entirety of the western, northern and eastern boundaries of the application site shall be provided with feather-edged timber fencing of 2 metres in height.

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

Councillor Susan Barker spoke against the application on behalf of Mr Joyce. Mark Deakin spoke in support of the application.

UTT/14/1188/LB Takeley – relime plastering of fireplace – Beech Cottage, Smiths Green for Mr R Cheetham.

Richard Cheetham spoke in support of the application.

Councillor Cheetham left the meeting for the consideration of this item.

(b) Refusal

RESOLVED that the following applications be refused.

UTT/14/0305/FUL Little Sampford – erection of new dwelling with associated outbuilding. Removal of existing buildings which were habitable historically – Small Farm, Hawspur Green for Mr R Crowe.

Mike McGarr spoke in support of the application.

(c) Deferral

RESOLVED that the following application be deferred

UTT/14/0749/OP Debden – outline application with all matters reserved for erection of 2 dwellings with associated access and garaging –land south-west of Wisteria House Debden Green for Mt H Palmer.

Reason: to ask the applicant to provide an ecological assessment.

Lucy Carpenter spoke in support of the application.

(c) Planning Agreements

UTT/13/3105/FUL Little Canfield – erection of 7 dwellings and associated infrastructure – site at Warwick Road for Mr C Hitchcock

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 by 12 January 2014 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 financial contribution in respect of affordable housing to the sum of £65,000
 - (iii) Pay the Council's reasonable costs
 - (iv) 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 below
- (III) If the freehold owner shall fail to enter into such an obligation by 13th 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) Lack of payment of Island site financial contribution
 - (ii) Lack financial contribution in respect of affordable housing

Councillor Ranger requested a recorded vote and the voting was as follows:-

For the proposal for approval: Councillors Cant, Cheetham, Davey, Eden, Godwin, Hicks, Menell, Perry, Ranger, Salmon.

Against the proposal for approval: Councillor Mackman.

(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/14/1219/DC Chrishall – application of external cladding to provide thermal insulation – 5 & 7 Crawley End for Uttlesford District Council

PC5

DEVELOPMENT MANAGEMENT LOCAL VALIDATION CHECKLIST

The Committee received a revised version of the planning application checklist. This was used by officers in the validation of planning applications submitted on the national standard application form. The list included both national and locally required documents.

In 2013, legislation had been introduced whereby an applicant could challenge the information required to be submitted as part of an application. In the light of this the list had been reviewed and updated to make it clearer and to update some additional matters.

Members expressed concern that the health impact assessment was only required for developments with over 50 units, whereas the approval of a number of smaller application in a given area would have the same cumulative impact. The Assistant Director Planning and Building Control said he appreciated this point but the council was obliged to follow the stated requirements of the relevant professional bodies.

He suggested that the issue of health provision in relation to new developments could be pursued in a different arena through the Council's Scrutiny Committee and the Health and Wellbeing Board.

RESOLVED that the development management local validation checklists and associated documents be adopted for development management validation.

PC6

APPEAL DECISIONS

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

PC7

PLANNING AGREEMENTS

The Committee received the list of outstanding section 106 agreements.

In relation to Land west of Woodside Way Great Dunmow, Councillor Ranger asked about progress with the provision of the open space and the community building on the site.

The Solicitor explained that the agreement was at an early stage of drafting and at an early stage in the development, Great Dunmow Town Council would be asked to indicate whether it wished to take over the community items and enter into an agreement to do so with UDC. If the Town Council didn't wish to do this the developer would set up a management company to deal with these items.

The meeting ended at 3.50 pm