

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 17 SEPTEMBER 2014**

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

Officers in attendance: E Allanah (Senior Planning Officer), N Brown
(Development Manager), M Cox (Democratic Services Officer), S
Heath (Planning Officer), L Mills (Planning Officer), C Oliva
(Solicitor), M Shoemith (Development Management Team Leader)
and C Theobald (Planning Officer).

Councillor Mackman left the meeting after item 4.2

PC27 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Wells.

Councillor Godwin declared a non - pecuniary interest in applications
UTT/14/1902/FUL, UTT/1903/LB and UTT/14/1898/FUL Birchanger, as a
member of Birchanger Parish Council but advised that she had not been at the
meeting where this application had been discussed.

Councillor Cant declared a pecuniary interest in application UTT/14/1169/OP
Stebbing due the proximity of her property to the application site.

PC28 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the meeting held on 20 August 2014 were received, confirmed
and signed by the Chairman as a correct record.

PC29 PLANNING APPLICATIONS

(a) Approvals

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

UTT/14/1887FUL Stansted – proposed two storey extension to existing offices
with associated car parking and new vehicular access and minor
internal/external changes to the existing listed building – Bentfield Place,
Bentfield Road for City and County Group.

Richard Winsborough spoke in support of the application.

UTT/14/1888/LB Stansted – proposed two storey extension to existing offices and minor external changes to existing listed building – Benfield Place, Bentfield Road for City and Country Group.

UTT/14/2223/FUL Great Easton – change of use of land from paddock to residential. Demolition of outbuildings and erection of a single storey bungalow – Homefield, Mill End for Miss M Felton.

UTT/14/1902/HHF Birchanger – removal and infilling of 2 no. windows to side elevations and 2 no. new windows to the rear elevation – Green Farm Cottage, 275 Birchanger Lane for Mrs A Farr.

UTT/14/1903/LB Birchanger – removal and infilling of 2 windows to side elevations and 2 new windows to the rear elevation – Green Farm Cottage, 275 Birchanger Lane for Mrs A Farr.

UTT/14/1898/LB Birchanger – erection of 1 no. dwelling – Land at Green Farm Cottage, 275 Birchanger Lane for Mrs A Farr.

Lesley Robins and Maria Davey (statement read) spoke against the application. Ian Abrams spoke in support of the application.

UTT/14/2101/FUL Takeley – extension of an existing single storey building along the southern boundary of the Weston Group Business Centre, Parsonage Road for Miss R Clifford.

UTT/14/2383/HHF Great Chesterford – proposed front (garage) and rear single storey extension – 4 Ash Green for Mr and Mrs T Greenwood.

UTT/14/2461/NMA Saffron Walden – non-material amendment to UTT/14/1111/HHF – widening of no. ground floor and 1 no. 1st floor window – 31-33 Thaxted Road for Ms Swain and Mr Harvey.

(b) Approvals with legal obligations

UTT/14/1069/OP Stebbing - outline application for up to 30 dwellings, public open space, landscaping, new access and ancillary development with all matters reserved except access - Land to the North of Stebbing Primary School and rear of Garden Fields and Parkside Garden Fields for Mr David Rich – Jones.

RESOLVED that conditional approval be granted for the above application

1. subject to the conditions set out in the report and an additional condition to require a construction management plan.
2. 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 by the

24th September 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 contributions towards Education provision
- (ii) Provision of 40% Affordable Housing
- (iii) Creation of Open Space including Local Area for Play (Play Equipment) and appropriate management
- (iv) Creation and long term delivery of mitigation and enhancement measures for relocation of Reptiles
- (v) Pay Councils reasonable costs
- (vi) Pay monitoring costs

(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, the Assistant Director Planning and Building Control shall be authorised to refuse permission for the following reasons:

- (i) No contributions towards Education provision
- (ii) No affordable housing provision
- (iii) No provision of open space
- (iv) Failure to provide adequate mitigation and enhancement for protected species

3 An informative note to the Council's Landscape Officer to consider the merit of the Elm tree when considering the landscape scheme
An informative note to the applicant to safeguard the grassed area at the entrance to the site.

Roger Bye and Jane Goodwin (Stebbing parish Council) spoke against the application.

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

UTT/14/1819/FUL Little Canfield – Demolition of former motel/ restaurant, associated outbuildings and no.2 Hamilton Road. Erection of 13 dwellings with associated access off Dunmow Road – Stansted Motel and 2 Hamilton Road for Bushmead Homes Ltd.

RESOLVED that conditional approval be granted for the above application subject to

1. The conditions set out in the report and an additional condition requiring a revised drawing for a covered walkway linking the parking space with the disabled dwelling
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 freeholder 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) secure contributions towards education
 - (ii) to market one plot as a wheelchair accessible with a contribution of £8500
 - (iii) pay Council reasonable legal costs
 - (iv) pay monitoring costs
- (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 10 October 2014 by the Assistant Director of Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:
- (i) Lack of contributions towards education
 - (ii) Failure to market one plot as a wheelchair accessible dwelling.

(c) 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 in the officer's report.

UTT/14/2112/LB Saffron Walden - replacement of 3 no. floor to ceiling windows with 2 no. windows and 1 no. door – council offices , London Road for Uttlesford District Council.

(d) Refusals

RESOLVED that the following applications be refused

UTT/14/1108/FUL Saffron Walden – change of use from class A1 (retail) to class A5 (hot food take-away), installation of 1 compressor unit, 1 no. extract grill and 1 no. fresh air intake grill – 1 – 2 Market Walk for DPGS Ltd.

Reason: The proposed development by reason of its location and insufficient parking provision would result in unacceptable on-street parking to the detriment of pedestrian and highway safety, also affecting the character and appearance of the Conservation Area, contrary to Policies GEN1, GEN4 and ENV1 of the Uttlesford Local Plan (adopted 2005) and NPPF.

UTT/14/1999/FUL Stansted – erection of 1 dwelling – land at 40 Bentfield Road for Mrs M Luther.

Reason: The proposed development by reason of its size, scale and design is unacceptable resulting in a cramped form of development out of keeping with the surrounding area and harm to the residential and visual amenities of the adjacent residential occupiers, contrary to Policies GEN4 and GEN2 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

Mr Yarnold spoke against the application and read a statement from Denise Wright. Simon Howard Dobson read a statement against the application by Janet Dow. Eleanor Luther spoke in support of the application.

(e) Site visit

RESOLVED to visit the site of the following application.

UTT/14/0425/OP Great Chesterford – outline planning with all matters reserved for residential development of up to 14 dwellings – land north of Bartholomew Close for Mr Hamilton.

Councillor Redfern and Victoria Choat spoke against the application. Saffron Garner spoke in support of the application.

PC30 **APPEAL DECISIONS**

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

PC31 **PLANNING AGREEMENTS**

The Committee received the schedule of outstanding section 106 agreements.

The meeting ended at 5.30 pm.