

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2.00 pm on 12 NOVEMBER 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, J
Salmon and L Wells.

Officers in attendance: E Allanah (Senior Planning Officer), M Cox (Democratic
Services Officer), K Denmark (Development Management Team
Leader), S Heath (Planning Officer), C Oliva (Solicitor), M Shoosmith
(Development Management Team Leader) L Smith- Evans (Planning
Officer), A Taylor (Assistant Director Planning and Building Control)
and C Theobald (Planning Officer).

PC40 WELCOME

The Chairman welcomed members from Antrim and Newtonabbey District
Council who were on a study visit and observing the meeting.

She reported changes to the committee membership. Councillor Mackman was
now representing Residents 4 Uttlesford. Councillor Lemon would be replacing
Councillor Godwin as the Independent Group's representative. The Committee
thanked Councillor Godwin for the valuable contribution she had made to the
committee throughout her 10 years of membership.

PC41 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Lemon.

Councillors Perry, Menell, Ranger and Loughlin declared non - pecuniary
interests in application UTT/14/2948/FUL Saffron Walden as members of the
Housing Board.

Councillor Hicks declared a non- pecuniary interest in application
UTT/2412/HHF Felsted as he knew the applicant.

PC42 MINUTES OF THE PREVIOUS MEETINGS

The minutes of the meeting held on 15 October 2014 were received, confirmed
and signed by the Chairman as a correct record.

PC43 BUSINESS ARISING

i) **Minute PC 37 – TPO/2749 Landscape View Saffron Walden**

Councillor Perry said that the website was still showing this application awaiting determination. The Assistant Director said he would follow this up.

PC44

PLANNING APPLICATIONS

(a) Approvals

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

UTT/14/2812/OP Takeley – outline application with some matters reserved for the development of a hotel comprising 8670sqm of accommodation space (329 bedrooms) and associated parking and vehicle access – Land south west of Enterprise House, Stansted Airport.

Subject to the following additional condition

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) hours of working on the construction site
 - ii) route of construction traffic including proposed signage for the approved route
 - iii).the parking of vehicles of site operatives and visitors
 - iv).loading and unloading of plant and materials
 - v).storage of plant and materials used in constructing the development
 - vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - vii) measures to control the emission of dust and dirt during construction
 - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of the amenity of surrounding locality and business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

UTT/14/2370/FUL Berden – removal of existing storage buildings and erection of 1 new residential dwelling (alternative proposal to that approved under UTT/13/2888/FUL) land at Frances Farm, Pelham Road for Mr John Poulter.

Subject to the following amendments to conditions

- i) Condition 2 to read

Prior to the erection of the dwelling hereby permitted (not including footings and foundations) samples of the materials to be used in the construction of the external surfaces of that dwelling and its enclosing garden wall as 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)."

ii) Condition 3 – remove from conditions and add as an informative note

iii) An additional condition to read

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 occupiers of adjoining dwellings/buildings, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

George Ford spoke in support of the application.

UTT/14/2412/HHF Felsted – proposed demolition and replacement of two storey extension – the Old Post House for Mr Alan Mills.

Subject to the following additional condition

The first floor corner obscured glazed window to the gable extension shown on plan 14/04/04 REV B is to be removed and replaced with weather boarding to match the proposed external construction materials

REASON: To avoid overlooking of the adjacent property in the interests of residential amenity in accordance with Policies GEN2 and H8 of the Uttlesford Local Plan (adopted 2005).

UTT/14/2413/LB Felsted – proposed demolition and replacement of two storey extension - The Old Post House for Mr Alan Wells.

UTT/14/2545/FUL Little Bardfield – site security system for monitoring The Hydes solar park comprising 23 no. wooden poles and CCTV cameras (retrospective) – Hydes Farm for Lightsource Renewable Energy Ltd.

Subject to an additional condition to require the landscaping planting to commence within 4 months.

Jonathon Wright spoke in support of the application

UTT/14/2951/HHF Ashdon – replacement single storey side extension – 1 Crown Hill, Barlow Road for Ms Rachel Linton.

UTT/14/2952/LB Ashdon – replacement single storey side extension – 1 Crown Hill, Barlow Road for Ms Rachel Linton.

UTT/14/3121/NMA Saffron Walden – non material amendment to UTT/14/1111/HHF – All elevations changed to render, existing window to study (south elevation) blocked up, lean to roof front and side elevations reduced in height and separated from main roof on north side – 31 -33 Thaxted Road for Ms Swain and Mr Harvey.

UTT/14/3181/NMA Saffron Walden – non material amendment to UTT/1633/12/FUL– Additional window to ground floor front elevation, removal of internal wall in kitchen and installation of RSJ to support. Installation (temporarily prior to rear extension) of a velux window to current, rear extension, kitchen roof – 53 Landscape View for Mr Ketteridge.

(b) Approvals with legal obligations

UTT/14/2333/FUL Debden – erection of 2 detached dwellings with associated access and garaging – land south of Hill House, Church Lane for Mr and Mrs McCahill.

RESOLVED that conditional approval be granted for the above application

- 1 subject to the conditions set out in the report and the following amendments and additions
 - i) Condition 2 a) - to read 'slab levels'
 - ii) Remove conditions 3
 - ii) An additional condition as follows

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 together with a 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 ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

- 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 contribution towards affordable housing
- (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 28 November 2014, 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 contribution towards affordable housing

A statement was read on behalf of Councillor Knight. Lord Vernon, Jane Pearce, Ilse Pedlar, and Roy Pedlar (statement on behalf of Henry Blackie and Ursula Lyons) spoke against the application. Mr McCahill spoke in support of the application.

(c) Deferral

UTT/14/2655/FUL Henham – Erection of 21 dwellings with associated garages, parking and landscaping with two vehicular accesses to highway – Land south of Chickney Road for Crest Nicholson Eastern.

Reason: for further discussions on the layout of the scheme and report back to the next meeting

Council Morson and Nick Baker (Parish Council) spoke in support of the application. Andy Butcher (agent) spoke in support of the application.

(d) District Council development

UTT/14/2948/FUL Saffron Walden – proposed additional sheltered residential unit, extensions and external alterations to the existing building with associated alteration to external areas Hatherley Court, Chaters Hill for Uttlesford District Council

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.

Subject to the amendments to the following conditions

- i) Condition 2(d) to read 'no fires shall be lit.'
- ii) Condition 4 to read 'The clay pantiles shall be used unless otherwise first agreed in writing by the local planning authority'.
- iii) Condition 5 to read 'The specified walls to the development hereby permitted shall have a smooth rendered surface and brick works shall match existing.'

Andrew Collet spoke in support of the application

PC45 **UTT/14/3000/TCA SOUTH STREET SAFFRON WALDEN**

The Committee considered a request to reduce in overall size and height 1 no. Rhus tree located at 1 Alpha Place South Street, Saffron Walden in order to clear telegraph lines and a public walkway.

RESOLVED that no objection be raised to the proposed works.

PC46 **APPEAL DECISIONS**

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

PC47 **PLANNING AGREEMENTS**

The Committee received the schedule of outstanding 106 agreements.

The meeting ended at 5.05 pm.