

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD  
SAFFRON WALDEN at 2pm on 11 FEBRUARY 2015**

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

Officers in attendance: E Allana (Senior Planning Officer), N Brown  
(Development Manager), M Cox (Democratic Services Officer),  
C Oliva (Solicitor), S Stephenson (Planning Officer), A Taylor  
(Assistant Director Planning and Building Control), C Theobald  
(Planning Officer) and L Trevillian (Senior Planning Officer)

**PC64 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor Lemon.

Councillor Menell declared a pecuniary interest in application  
UTT/14/3257/HHF Littlebury as her son was the applicant. She would leave  
the room for the consideration of this item.

**PC65 MINUTES**

The minutes of the meeting held on 14 January 2015 were signed by the  
Chairman as a correct record.

**PC66 BUSINESS ARISING**

**(i) PC60 – Application UTT/14/3182/FUL Saffron Walden**

Councillor Perry said that following the deferment of this application at the  
last meeting, the housing department had produced a useful pamphlet that  
explained the concept of extra-care provision and this had been sent to all  
Members.

**PC67 PLANNING APPLICATIONS**

**(a) Approvals**

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

**UTT/3295/DFO Takeley** - Details following outline application  
UTT/13/1393/OP. Proposed residential planning application for the erection  
of up to 100 dwellings, to include provision for 6.3 hectares of public open

space, details of appearance layout and scale - Brewers End Takeley for Bovis Homes Ltd.

Subject to an additional condition for a slab level agreement.

**UTT/14/3506/DFO Newport** - Details following outline application UTT/12/5198/OP for the construction of 21 dwellings, including 8 affordable housing (following demolition of existing building) including access, parking, garaging, drainage and all ancillary works - Carnation Nurseries, Cambridge Road, Newport for Bloor Homes Eastern.

*Councillor Parry, Councillor Rose, and Ted Denyer (parish council) spoke against the application. Andrew Wisby and Trevor Faulkner spoke in support of the application.*

**UTT/14/3257/HHF Littlebury** – erection of open sided car port – Chestnut Barn, Green, Littlebury Green Road for Mr P and Mrs S Menell.

*Councillor Menell left the meeting for the consideration of this item.*

**(b) Approvals with legal obligation**

**UTT/14/3182/FUL Saffron Walden** - Demolition of existing buildings and the erection of part two storey and part three storey building comprising 73 extra care apartments with associated communal facilities, hard and soft landscaping and parking spaces together with single storey sub-station to serve application and adjacent site.- Site at 119 Radwinter Road Saffron Walden for East Thames Group

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 the 27 February 2015 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) Transfer of cleared land to the Council, free from contamination and with services and infrastructure, including access provided to the boundary of the site.
- (ii) In the event that a care home cannot be built on the site, that the site should be used for affordable housing.
- (ii) Payment of health care contributions
- (iii) Pay monitoring costs
- (iv) Pay Councils reasonable 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 in his discretion at any time thereafter for the following reason:

- (i) Lack of provision of Care Facility
- (iii) Lack of affordable/social housing
- (iv) Lack of health care contributions

*Mr Reeve spoke in support of the application.*

#### **(c) Deferments**

RESOLVED that the following applications be deferred.

**UTT/14/3270/DFO Elsenham** – details following outline application UTT/0142/12/OP (erection of 155 dwellings with associated infrastructure) – details of access. Appearance, landscaping and scale – Land North of Stansted Road for David Wilson homes.

Reason: For further discussion around the proposed garden sizes and amenity space and report back to the next meeting.

*Dr Graham Mott and Peter Johnson (parish council) spoke against the application. Sean Martin spoke in support of the application.*

#### **(d) Site visits**

RESOLVED to visit the sites of the following applications on Monday 9 March 2015

**UTT/14/3791/FUL Little Bardfield** – erection of 1 detached dwelling – Land east of Guivers, west of Three Chimneys, Little Bardfield Road for Mr R Jones.

Reason: To assess the impact of the dwelling on the surrounding area.

*Michael Edridge spoke against the application. John Judson and Ray Jones spoke in support of the application.*

**UTT/3464/OP Widdington** – outline application for the demolition of the existing detached dwelling to be replaced with 3 dwellings and new access with all matters reserved except access, layout and scale – Churchmead , Church Lane for the Ellis Campbell Group.

Reason: To assess the visual impact of the development.

*Councillor Rose, Ken Kemp, Juliet Bickerton, Sandie Turner and Margaret Hudson (parish council) spoke against the application. Toni Hilton spoke in support of the application.*

*Councillor Davey declared a non-pecuniary interest as he knew the occupier of one of the neighbouring properties*

The meeting ended at 5.25pm.