

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 14 JANUARY 2015**

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

Officers in attendance: E Allanah (Senior Planning Officer), N Brown
(Development Manager), D Malins (Housing Development
Manager), C Oliva (Solicitor), A Rees (Democratic and
Electoral Services Officer) and M Shoesmith (Development
Management Team Leader).

PC57 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Eden, Loughlin and
Mackman.

PC58 MINUTES

The minutes of the meeting held on 10 December 2014 were signed by the
Chairman as a correct record.

PC59 BUSINESS ARISING

(i) PC51 – Business Arising

Councillor Ranger said an e-mail had been sent to members regarding his
query about the conditions attached to application UTT/2412/HHF Felsted.

(ii) PC56 – Affordable Housing Contributions

The Development Manager informed members the advice they had received
about updates relating to the Government's Planning Practice Guidance had
been incorrect.

In December, Cabinet had adopted a revised Developer Contributions
Guide. At the meeting on 15 January, Cabinet was going to decide whether
to revise the Developer Contributions Guide again, to bring it into
accordance with the Guidance.

The Development Manager said no part of Uttlesford was considered a
designated rural area under Section 157 of the Housing Act and therefore
affordable housing contributions could only be sought for developments of
more than ten units. Members had previously been told financial
contributions, but not housing contributions, could be sought for
developments of more than five units everywhere in the district, with the

exceptions of Great Dunmow, Saffron Walden and Thaxted where the ten unit threshold would apply.

The Development Manager said following this, the Section 106 requirement for UTT/14/2387/FUL Takeley related to affordable housing contributions needed to be removed as they did not adhere to the Guidance.

Councillor Cheetham declared a non-pecuniary interest in application UTT/14/2387/FUL Takeley as a member of Takeley Church.

Members discussed the Government's Guidance on affordable housing contributions. Councillor Cant said she felt the Guidance contradicted the Government's aim to provide more affordable housing, as small developments made an important contribution to affordable housing provision. Members agreed the Government should be asked to clarify its position on affordable housing.

RESOLVED that:

- (i) The conditions attached to UTT/14/2387/FUL Takeley are amended to remove conditions (I) (i) and (III) (i).
- (ii) The Government would be asked to clarify its position on affordable housing

(iii) PC54 – Tree Preservation Order 04/14 Thaxted Churchyard

The Development Officer said the Landscape Officer had been in contact with all the relevant parties.

PC60

PLANNING APPLICATIONS

(a) Deferments

RESOLVED that the following application be deferred.

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 a single storey sub-station to serve application and adjacent site – Site at 119 Radwinter Road, Saffron Walden.

Reason: For further discussion about the purpose of extra care schemes and report back to the next meeting.

Sue Mayer (Agent) spoke in support of the application.

(b) Authority to the Assistant Director Planning and Building Control

RESOLVED that the application be approved subject to no consultees raising new issues. This application is delegated with

authority being passed to the Assistant Director Planning and Building Control to issue the decision after consultation period has expired.

UTT/14/3620/HHF Saffron Walden – Erection of detached garage – 6 Friends Walk, Saffron Walden

PC61 **NOTIFICATION OF WORKS TO A TREE – UTT/14/3813/TCA CARMEL STREET, GREAT CHESTERFORD**

Members were asked to consider the proposed crown reduction and thinning of two sycamore trees by thirty-three percent. The Development Manager said both trees fell within a conservation area. Both were mature specimens and in close proximity to one another. There were no significant defects with the trees at the time of the inspection; however an adjacent low rubble and flint boundary wall had suffered damage. This was probably caused by the trees. The trees were not prominent from public vantage points.

The Development Manager said the conclusion of the inspection was that the proposed crown reduction and thinning would not adversely affect the health of the trees, or cause a significant loss of amenity.

RESOLVED that no objection be raised to the proposed works.

PC62 **APPEAL DECISIONS**

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

Councillor Perry said he was pleased the Inspector had upheld the Committee's decision regarding application UTT/14/1391/FUL.

PC63 **PLANINNG DECISIONS**

The Committee received the schedule of outstanding 106 agreements.

The meeting ended at 3.20pm.