

**Committee:** Planning

**Agenda Item**

**Date:** 29 April 2015

**6**

**Title:** West of Woodside Way, Great Dunmow -  
LPA ref UTT/13/2107/OP

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Item for decision

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## Summary

1. Members will recall that this application was reported to Planning Committee on 12 February 2014. Members resolved to approve the planning permission subject to a S106 legal obligation.
2. The applicants have requested an extension of the commencement condition from 1 year to 3 years.
3. The purpose of this report is to seek the Committees endorsement for this alteration.

## Recommendations

4. It is recommended that condition 2 of the application read as follows:  
  
(A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 year from the date of this permission.  
(B) The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## Financial Implications

5. None. There are no costs associated with the recommendation.

## Background Papers

6. Report to Planning Committee 12 February 2014.

## Impact

7.

Communication/Consultation	None
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None
Sustainability	None
Ward-specific impacts	Great Dunmow North
Workforce/Workplace	None

### Situation

8. The matter was considered at Planning Committee on 12 February 2014 when the Committee resolved to grant planning permission for the development subject to a S106 legal obligation. The legal obligation negotiations have been protracted due to the number of landowning parties and interests involved but has now been agreed and is ready for signature.
9. The applicants have requested an alteration to condition 2 which deals with the time limit for submitting the reserved matters. The committee will remember that for a period we reduced the period of submission to encourage development to commence and feed into the 5-year land supply delivery. More recently we have ceased to do this and grant permissions with the normal three year submission date.
10. The recommendation is that condition 2 be varied as follows to allow for the submission of the reserved matters in accordance with the usual timescales:
- (A) Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 year from the date of this permission.
- (B) The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.
- REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Conclusions

11. Officers consider that the applicants request is reasonable and that planning permission should now be issued, subject to the signing of the S106 obligation, with a varied condition 2.