

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 1 JULY 2015**

Present:: Councillor Vic Ranger (Chairman)
Councillors Robert Chambers, John Davey, Paul Fairhurst,
Richard Freeman, Eric Hicks, John Lodge, Janice Loughlin,
Alan Mills and Howard Ryles.

Officers in attendance: Nigel Brown (Development Manager), Maggie Cox
(Democratic Services Officer), Christine Oliva (Solicitor), Sarah
Marshall (Planning Officer), Maria Shoesmith (Development
Manager Team Leader), Samantha Stevenson (Planning
Officer) and Clive Theobald (Planning Officer).

PC7 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies or declaration of interests

PC8 MINUTES

The minutes of the meeting held on 3 June 2015 were signed by the
Chairman as a correct record

PC9 BUSINESS ARISING

i) Minute PC3 – TPO 6/14 Elsenham Nurseries

The Development Manager explained that following the committee's
decision to defer this item, a further TPO had been placed on the tree as the
TPO was due to expire before the committee had the opportunity to
reconsider this item.

PC10 PLANNING APPLICATIONS

(a) Approvals

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

UTT/15/0455/FUL Saffron Walden - Reserved matters following outline
application UTT/13/2423/OP, for replacement Ridgeons building, commercial
access road, and bus turning area together with fencing, retaining walls, fuel
tank, cycle parking, substations external racking and associated works -
Ashdon Road Commercial Centre, Ashdon Road for Turnstone St Neots Ltd

Subject to an amendment to condition 4 and an additional condition 5 below

- 4 Before development commences cross-sections of the site and adjoining land, including details of existing levels around the building(s) hereby permitted and any changes in level proposed, together with the proposed floor levels within the building(s), shall be submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.
REASON: In order to minimise the visual impact of the development in the street scene and the wider development of the site in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
- 5 Prior to the installation of the fuel tank, substation and external ranking details shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with those approved details.
REASON: In the interest of the appearance of the development and safeguarding the visual impact upon the surrounding locality in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Paul Belton spoke in support of the application

UTT/15/0326/AV Saffron Walden – update and installation of new illuminated and non-illuminated signage at both Waitrose Store and in and around the car park – Waitrose Ltd, Hill Street for John Lewis Group

UTT/15/1245/HHF Rickling Green – proposed loft conversion – 1 Long Ridge, Rickling Green for Mr R Osbourne.

Michael stiles spoke against the application

(b) 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 recorded in the officer's report

UTT/15/1659/FUL Stebbing – provision of 2 hardstandings and creation of vehicular access – 12 and 12A Pulford Place for Uttlesford District Council

(c) Refusal

UTT/15/0623/FUL Henham – proposed change of use from Haulage yard to gypsy site for 5 pitches with toilet block – land rear of Hill Top Yard, Mill Road for Mr M Moloney.

The application was proposed for approval. A recorded vote was requested and the voting was as follows

Motion for approval

For: Councillors Chambers, Hicks

Against: Councillors Davey, Fairhurst, Freeman, Hicks, Lodge, Loughlin, Mills, Ranger, Ryles

The motion was lost. The application was proposed for refusal for the following reasons

Reason: The proposed development of change of use of a haulage yard to gypsy site for 5 no. pitches with toilet block and child's play area is inappropriate and unnecessary development for the countryside location and harmful to the countryside amenity. Furthermore, due to the lack of pedestrian access to the site from nearby settlements of Henham and Elsenham it is not considered to be located in a sustainable location. As such it fails to meet Policy S7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

The voting was as follows

Motion for refusal

For: Councillors Davey, Fairhurst, Freeman, Lodge, Mills, Ryles

Against: Councillor Chambers

Abstain: Councillors Hicks, Loughlin, Ranger

Councillor Gleeson, Geoff Gardiner and Jenny Wigley spoke against the application

UTT/15/0377/FUL Stansted – proposed partial demolition of 5 no. extensions. Construction of two storey extension and change of use for residential unit and shop to 3 apartments and shop – 42 Chapel Hill for Mr Howard Berndes

Reason: The proposal would have a materially harmful effect on the living conditions of the neighbouring property to the east of the site by way of the two storey extension along the boundary, which would cause an unacceptable overbearing and overshadowing impact by virtue of its height, length and proximity to the adjacent dwelling contrary to Uttlesford Local Plan policies GEN2 and H8.

Ray Ball and Ruth Clifford (parish council) spoke against the application. Mr Bliss spoke in support of the application

(d) Site visit

RESOLVED to visit the site of the following application prior to the next meeting of the committee

UTT/15/1201/FUL Takeley – erection of new dwelling and associated work – Land East of Bellstock, Molehill Green for Mr James Salmon.

Geoff Bagnall (parish council) spoke against the application. Emma and James Salmon spoke in support of the application

PC11

LAND SOUTH OF ONGAR ROAD GREAT DUNMOW (UTT/14/0127/FUL)

The Committee was advised that the following application had been recommended for approval at the meeting on 7 May 2014.

UTT/14/0127/FUL Great Dunmow for the erection of 99 dwellings, including 40 percent affordable housing, facilitated by new vehicular and pedestrian access from the roundabout junction off Ongar Road and Clapton Hall Lane, public open space including a children's' play area, green corridors, associated parking and landscaping at Land South of Ongar Road, Ongar Road, Great Dunmow.

Following the issuing of the decision notice, a Judicial Review was received challenging the decision on the basis that the Council failed to carry out an appropriate EIA Screening of the application. The Council accepted this and the decision was duly quashed. The application had now been returned to the Council to re-determine.

Representations in relation to the application were made by the following members of the public.

Alan Storah, Will Lloyd, Smita Price, Ann Dalzell, Sandra Lloyd and Philip Milne (Great Dunmow town Council) spoke against the application. Hayley Ellison spoke in support of the application

The Development Manager explained that the previous approval of the application was not a material planning issue. The application was to be considered afresh, so it was helpful that there were now new members on the committee.

Members discussed the application but felt it would be useful for new members to visit the site and acquaint themselves with the issues before the application was considered.

RESOLVED that the committee visit the site prior to the application being determined at the next meeting.

PC12

APPEAL DECISIONS

The Committee noted the appeals that had been received since the last meeting.

The meeting ended at 5.00pm