

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 25 AUGUST 2015**

Present: Councillor V Ranger (Chairman)
Councillors R Chambers, J Davey, R Freeman, E Hicks, J Lodge,
A Mills and H Ryles.

Officers in attendance: E Allannah (Senior Planning Officer), N Brown
(Development Manager), M Cox (Democratic Services Officer), K
Denmark (Development Management Team Leader), C Oliva
(Solicitor), M Perry (Assistant Chief Executive – Legal) C
Theobald (Planning Officer), M Shoesmith (Development
Management Team Leader),

PC19 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Fairhurst and J
Loughlin.

PC20 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29 July 2015 were agreed as a correct
record.

PC21 PLANNING APPLICATIONS

(a) Approvals

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

UTT/15/0564/DFO Takeley – reserved matters application following outline
UTT/13/1393/OP – details of landscaping – land south of Dunmow Road,
Brewers End for Bovis Homes Ltd.

Jackie Cheetham (Takeley parish council) spoke against the application.

UTT/15/1664/FUL Newport – removal of existing structures and erection of 2
no. detached dwellings and garages – land rear of Branksome – whiteditch
Lane for Mr P Frost

Subject to the following additional conditions

- 6 Notwithstanding the provisions of the Town and Country Planning
(General Permitted Development) Order 1995 (or any order
revoking and re-enacting that Order with or without modification),
no fences, gates or walls shall be erected within the curtilage of

any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policy(ies) GEN2 [ENV1, and ENV2] of the Uttlesford Local Plan (adopted 2005).

7 Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted. in accordance with Policy ENV8 of the adopted Local Plan (2005).

8 All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Councillors Hargreaves and Councillor Parry, Peter Asker and Ted Denyer spoke against the application. Bill Bampton spoke in support of the application.

(b) Approval with legal obligation

UTT/15/1086/OP Takeley – outline application for the erection of a multi-deck car park with all matters reserved – site 500, Coopers End Road for Mr T Jurdon AP27 Limited

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the officer's report and a legal obligation as follows.

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder enters into a binding obligation to cover the matter set out below under S106 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) Committing to paying the Passenger Transport Levy
 - (ii) Pay the Council's reasonable legal 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 by 23 September 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reason:
 - (i) Lack of commitment to pay the Passenger Transport Levy

Jackie Cheetham (Takeley Parish Council) spoke against the application

UTT/15/1085/OP Takeley – outline application with all matters reserved for the erection of an office building and ancillary single deck car park – Endeavour House, Coopers End for Mr Tim Jourdan AP26 Limited.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report and the a legal agreement as follows

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder enters into a binding obligation to cover the matter set out below under S106 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) Pay the monitoring fee in relation to the airport wide Travel Plan
 - (ii) Pay the Council's reasonable legal 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 by 23 September 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reason:
 - (i) Lack of payment of monitoring fee in relation to the airport wide Travel Plan

UTT/15/1732/FUL Great Canfield – Demolition of existing buildings and erection of 7 no. detached dwellings with garages and associated landscaping – Canfield Nursery, Bullocks Lane for Ms Jopson.

RESOLVED that conditional approval be granted for the above application subject to

- 1 the conditions set out in the report and an amendment to condition 3 to require details of the trees to be removed to be submitted prior to the commencement of development
- 2 A legal agreement as follows
 - (I) The applicant be informed that the Planning 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 a financial contribution of £250,000 towards the provision of affordable housing
- (ii) pay Council's reasonable legal 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 by 29 September 2015 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 suitable provision of affordable housing

Councillor Artus, Robert Mackley (parish council) and Mike McGarr spoke in relation to this application.

(c) Refusal

RESOLVED that the following application be refused

UTT/15/1665/OP Wendens Ambo – outline application with all matters reserved except access and scale for the demolition of existing buildings and the erection of 12 No. apartments with a mix of one and two bedroom units – Gresham Court, Station Road for Mr J Billet

Reason:

- 1 The proposed development by reason of its overall scale in view of the number of dwellings to be provided would amount to overdevelopment of the site requiring part demolition of the rear section of Neville House. Furthermore, the indicative site layout drawing shows a poor physical relationship between private and communal amenity space for the future occupants of the residential units where three of the units would have no private amenity space at all, whilst the design concept of having private amenity space for apartments as indicated is confusing. In the circumstances, the proposal would be contrary to ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005) which seeks to promote good standards of design and the creation of environments which meet the reasonable needs of all potential users, and also core principle No.4 of the National Planning Policy Framework which states that the planning system should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 2 Neville House, whilst not a heritage asset, is nonetheless considered worthy of retention by reason of its architectural merit and the valuable contribution it makes to the street frontage at this

location and which has not been clearly evidenced within the application submission as being redundant for commercial purposes. The proposal would therefore be contrary to the aims of ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and paragraph 135 of the National Planning Policy Framework which states that the effect of an application on the significance of a non-designated heritage asset should be taking into account in determining an application where it is considered on balance that its loss outweighs the benefits of its removal for the wider benefits of the submitted scheme.

Isobel Grant (Wendens Ambo Parish Council) spoke against the application.

(d) Site visit

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

UTT/15/1884/FUL Langley – demolition of existing dwelling and erection of replacement dwelling and change of use of paddock to residential garden land – Long View, Waterwick Hill for Mr and Mrs C Wakerley.

Councillor Oliver and Joe Walsh spoke against the application.

The meeting ended at 4.15pm