

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 16 SEPTEMBER 2015**

Present: Councillor J Loughlin – in the Chair
Councillors R Chambers, P Fairhurst, R Freeman, E Hicks, J Lodge and A Mills.

Officers in attendance: E Allannah (Senior Planning Officer), N Brown (Development Manager), M Cox (Democratic Services Officer), K Denmark (Development Management Team Leader), M Perry (Assistant Chief Executive - Legal), L Mills (Planning Officer), C Theobald (Planning Officer) and S Stephenson (Planning Officer),

PC22 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J Davey, V Ranger and H Ryles.

Councillors R Freeman, Fairhurst and Lodge declared a pecuniary interest in applications UTT/15/1662/FUL Saffron Walden, UTT/15/1663/FUL Saffron Walden, UTT/15/1660/FUL Saffron Walden, UTT/15/1661/FUL Saffron Walden as they knew the freeholder of the property. They would leave the meeting for the consideration of these items.

Councillor Mills and Hicks declared a non – pecuniary interest in application UTT/15/0643/DFO Great Chesterford as they knew the agent. Councillor Hicks also declared an interest in application UTT/15/1541/FUL Thaxted as he knew the architect for the application.

PC23 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 25 August 2015 were agreed as a correct record.

PC24 PLANNING APPLICATIONS

(a) Approvals

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

UTT/15/1541/FUL Thaxted - Demolition of bungalow and garage and erection of 6 no. dwellings with landscaping and garaging (variation to approved scheme UTT/13/1678/FUL) - Artington, Orange Street, Thaxted for Shire Hall Homes Ltd

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.

Subject to the following additional conditions

- 5 The garage building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Longview.
REASON: To prevent the formation of a separate dwelling in this rural location in accordance with Policy S7 of the Uttlesford Local Plan (adopted 2005).
- 6 Works involving any habitat clearance in the south western corner of 'Malachite Meadow' to accommodate the new garden shall be undertaken outside of the Scarlet Malachite Beetle active season, which is April - June inclusive.
Reason: To remove any risk of harm to a Section 41 Priority Species, in accordance with GEN7 of the Uttlesford Local Plan (adopted 2005).

Councillor Oliver and Joe Walsh spoke against the application.

UTT/15/1959/FUL THAXTED - Conversion of former children's nursery building into 7 no dwellings and the erection of a rear two storey extension comprising 2 no dwellings together with associated parking, external works and drainage - 25 Barnards Field, Thaxted for Mr C Hockley

UTT/15/1662/FUL SAFFRON WALDEN - Change of use from Class A3/A5 (restaurant/hot food takeaway) to Class A5 (hot food takeaway) including the installation of replacement extraction and ventilation equipment - 12 Hill Street Saffron Walden for Mr Joshi.

Subject to the amended condition (8) and new condition (9) below

- 8 The premises shall not be open to customers (including collections and deliveries to/for customers from the premises) outside of 11.00 to 23.00 on any day.
REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN2 of the adopted Local Plan.
- 9 There should be no deliveries to the site outside the hours of 0800 to 1800 Mondays to Saturdays with no deliveries to the site on Sundays and Bank Holidays.

Councillors Freeman, Fairhurst and Lodge left the meeting for the consideration of this item.

UTT/15/1663/FUL SAFFRON WALDEN - External alterations to the building including the replacement of the existing roof on existing lean-to; replacement of customer entrance door; removal of later fascia treatments and other minor alterations to the building - 12 Hill Street Saffron Walden For Mr Joshi.

Councillors Freeman, Fairhurst and Lodge left the meeting for the consideration of this item

UTT/15/1660/LB SAFFRON WALDEN - Installation of a replacement extract duct (including removal of existing air condensing units; new fresh air intake; and air condensing unit - 12 Hill Street for Mr Joshi

Councillors Freeman, Fairhurst and Lodge left the meeting for the consideration of this item

UTT/15/1661/LB SAFFRON WALDEN - Proposed replacement of the existing roof on existing lean-to, replacement of customer entrance door, removal of later fascia treatments and other minor alterations to the building. Proposal also includes minor internal alterations to existing building -12 Hill Street Saffron Walden for Mr Joshi

Councillors Freeman, Fairhurst and Lodge left the meeting for the consideration of this item

UTT/15/2373/FUL THAXTED - Proposed change of use to residential dwelling - Clarence House, Watling Street for Mrs K O'Donnell.

Edward Morgan, Michael Culkin and Ben O'Donnell spoke in support of the application.

UTT/15/2218/LB Saffron Walden -New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 No, nameplate and 1 no. suspended chevron - Natwest 3 Market Place for Mr Alan Finlayson

Subject to an additional condition that the Natwest suspended chevron should not be illuminated

UTT/15/2220/FUL Saffron Walden - External ATM machine - Nat West 3 Market Place Saffron Walden for Mr Alan Finlayson

UTT/15/2221/AV Saffron Walden - New external signage and branding and replacement of 1 no. External ATM machine Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 No, nameplate and 1 no. suspended chevron - Nat West 3 Market Place Saffron Walden for Mr Alan Finlayson.

Subject to an additional condition that the Natwest suspended chevron should not be illuminated.

UTT/15/1844/FUL SAFFRON WALDEN - Application to vary condition C 3 1 ('the development hereby permitted shall be implemented in all respects strictly in accordance with the submitted plans... ') attached to UTT/0693/07/FUL (Construction of 4 No. commercial units (B1, B2, B8 uses) and extension to existing building) - Amending the elevational treatment to improve the internal environment of the building and the external street scene - Dencora Park, Shire Hill, for Mr S Wingham c/o GCA Limited.

(b) Deferment

UTT/15/0643/DFO Great Chesterford - Details following outline application UTT/14/0425/OP for 14 residential dwellings – details of access, scale and layout for 12 no. dwellings - Land North of Bartholomew Close Great Chesterford for Michael and Andrew Hamilton

Reason: For further consideration of highway matters.

Councillor Redfern, Andrew Leclercq, Anne Ross – Greetham, Victoria Choat and Collette Altaparmakova spoke against the application. Paul Sutton spoke in support of the application.

(b) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted/refused for the following development subject to the conditions in the officer's report.

UTT/15/2413/LB (SAFFRON WALDEN) - replace the top floor galvanised window units with identical units - Council Offices, London Road, Saffron Walden for Adrian Webb.

PC25

NOTIFICATION OF WORKS TO TREES - UTT/15/2572/TCA SAFFRON WALDEN

The committee considered proposed works to pollard 3 lime trees and 1 sycamore and to fell 2 yew trees within a conservation area at Walden Place, Freshwell Street, Saffron Walden. The trees had been inspected by the Landscape Officer and the work was considered to be appropriate.

RESOLVED that no objection be raised to the proposed tree works.

PC26

PLANNING AGREEMENTS

The Committee received the list of outstanding section 106 agreements

The meeting ended at 4.30 pm