

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD  
SAFFRON WALDEN at 2pm on 18 NOVEMBER 2015**

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

Officers in attendance: E Allannah (Senior Planning Officer), M Cox  
(Democratic Services Officer), K Denmark (Development  
Management Team Leader) L Mills (Planning Officer), C Oliva  
(Solicitor), M Shoemith (Development Management Team  
Leader) A Taylor (Assistant Director Planning and Building  
Control) and C Theobald (Planning Officer).

**PC32 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor Ryles.

Councillor Mills declared a non-pecuniary interest in application  
UTT/15/2431/FUL as both the applicant and the agent were known to him.

*Councillor Lodge left the meeting before the consideration of item 4.2.  
Councillor Chambers left the meeting before the consideration of item 4.8.*

**PC33 MINUTES**

The minutes of the meeting held on 21 October 2015 were agreed and  
signed by the Chairman as a record.

**PC34 PLANNING APPLICATIONS**

**(a) Approvals**

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

**UTT/15/2431/FUL Great Easton** – retrospective application for re-  
alignment of solar panels (permission for solar panels granted under  
UTT/14/3212/FUL) – land south of Radleys End, Dunmow Road for Mr  
Christopher Askew.

**UTT/15/2318/FUL Great Dunmow/Little Dunmow** – Installation and  
operation of solar farm and associated infrastructure including photovoltaic  
panels, mounting frames, inverters, transformers, substations,  
communications, building, composting toilet, access tracks, pole mounted  
CCTV cameras – Bumpstead Hill, Land west of A120, Chelmsford Road for  
Lightsource SPV 91 Ltd.

*Colm Ryan spoke in support of the application.*

**UTT/15/2160/FUL Newport-** Demolition of existing office and garages. Erection of two storey detached residential building comprising of 4 self-contained flats, 8 car parking spaces plus rear general amenity space - Police Station London Road for Archers Development Ltd.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report

*Eleanor Burroughs and Peter Arscott spoke against the application. Brian Christian spoke in support of the application.*

**(b) Approval with legal obligations**

**UTT/15/0726/FUL Felsted** – Residential development comprising 22 dwellings and associated garages, roads, parking, open space and part demolition of existing buildings – Former Ridleys Brewery, Mill Lane, Hartford End for Stockplace Hartford Ltd.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the 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 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) financial contribution of £69,380 towards education provision
  - (ii) A financial contribution toward the provision of affordable housing subject to a further viability assessment from another independent consultant.
  - (iii) ongoing maintenance by a management company of:
    - sustainable drainage system
    - landscaping and open space
    - flood defence infrastructure
  - (iii) payment of the Council's costs of monitoring
  - (iii) payment of 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 21 November 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 financial contribution towards education provision
- (ii) Lack of contribution toward affordable housing, if required
- (ii) Lack of arrangement for the ongoing maintenance by a management company of:- sustainable drainage system, - landscaping and open space, flood defence infrastructure

*Mike Young spoke against the application. Robert Pomery spoke in support of the application.*

**UTT/14/3266/OP Newport** – outline application for the erection of 15 dwellings with all matters reserved except access and scale – land south of Wyndhams Croft, Whiteditch Lane for Ford-Wells Ltd.

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

- 1 The conditions set out in the report and the following additional conditions

15. Prior to commencement of any development, the provision of suitable access arrangements to the application site in connection with the construction of the development, to include wheel and under body cleaning facilities for the duration of the development to prevent the deposition of mud and other debris onto the highway network/public areas, turning and parking facilities for delivery/construction vehicles within the limits of the application site together with an adequate parking area for those employed in developing the site. Details to be submitted to and agreed in writing with the Planning Authority.

Reason: In the interests of highway safety and efficiency in accordance with Policy GEN1 of the adopted Local Plan (2005).

16. No development shall take place until a comprehensive condition survey of Whiteditch Lane from its junction with Bury Water Lane to the application site has been completed. Details of such survey having first been submitted to and approved by the Local Planning Authority. The results of such 'before' survey and any required repair work necessary to facilitate the passage of construction vehicles shall be submitted to and approved in writing by the local planning authority with any repair work being carried out prior to the construction period.

Reason: In the interests of highway safety in accordance with Policy GEN1 of the adopted Local Plan (2005).

17. Following completion of the construction of the dwellings, a further comprehensive survey of Whiteditch Lane from its junction

with Bury Water Lane to the application site shall be completed in accordance with the details approved in 3 above. The results of the survey and any identified damage/repair work shall be submitted to and approved in writing by the Local Planning Authority. Any repair works identified in the 'after' survey shall be carried out within 3 months of the completion of the construction of the dwellings to a programme to be agreed with the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy GEN1 of the adopted Local Plan (2005) .

18. Provision of a public footpath shall be incorporated within the application site to allow for a public right of way and ease of pedestrian movement.

Reason: In the interests of highway safety in accordance with Policy GEN1 and GEN2 of the adopted Local Plan (2005) .

2 A legal obligation as follows

- (I) The applicant be informed that the committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless by the 21 December 2015 the freehold 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) Provision of 40% affordable housing
  - (ii) Education Provision
  - (iii) A financial contribution of £10k to improve the existing public footpath from the site to Bury Water Lane
  - (iii) Pay monitoring costs.
  - (iv) Pay Councils reasonable 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, the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion at any time thereafter for the following reason:
  - (i) Lack of affordable housing
  - (ii) Lack of education capacity and supporting local infrastructure
  - (iii) Lack of improvement to the footpath to Bury Water lane

*Councillor Parry, Councillor Hargreaves, Christine Mayle, Peter Arscott spoke against the application. Mr Dagg spoke in support of the application.*

### (c) Refusals

RESOLVED that the following applications be refused for the reasons stated in the officer's report

**UTT/15/1666/FUL Stansted** – Mixed use development comprising 10 no. dwellings, ground floor retail unit with independent first floor office and 3 storey commercial building including associated garages, car parking and landscaping – 14 Cambridge Road, Stansted for Developments & London and Stansted Furnishing Co.

Reason:

- 1 The proposed development would lead to an overdevelopment of the site contrary to the general character of the area. This is evident through the lack of sufficient on site vehicle parking and the size, scale and design of the scheme which in turn compromises pedestrian and highway safety. The proposed is therefore contrary to Policies GEN1, GEN2, and GEN8 of the Uttlesford Local Plan (adopted 2005) and the Essex Design Guide (adopted 2005).
- 2 Commercial unit 2 by reason of its size, scale, design and siting, and resultant light pollution would be obtrusive to the detriment of the residential and visual amenities of neighbouring and future residential occupiers contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

*Councillor Dean, Councillor Sell, Peter Jones and Maureen Caton (parish council) spoke against the application. Ray Woodcock and Mr Dagg spoke in support of the application.*

**UTT/15/2460/OP Newport** – outline application with all matters reserved except access for the demolition of existing dwelling and erection of 7 dwellings – Redbank, Bury Water Lane for Mr and Mrs Sivell.

Reason:

- 1 The development by reason of the number of dwellings proposed would result in a cramped housing layout leading to inadequate rear amenity provision for each dwelling and inappropriate resident parking arrangements which is likely to lead to vehicular conflict on the site in view of the nature of the proposed access road. Furthermore, the indicated site layout does not show any provision for a communal bin storage area where such provision would appear to be compromised by the number of dwellings proposed and the width of the site access. The proposal would therefore be contrary to the provisions of the NPPF which seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and ULP

Policies GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005).

*Councillors Parry and Hargreaves, Charles Byford and Peter Arscott spoke against the application. Mr Dagg spoke in support of the application.*

**UTT/15/2446/HHF Felsted** – proposed demolition of existing garage and conservatory, erection of two storey side and front extension, first floor extension including dormer windows and widening of existing success – Pantiles, Molehill Green Road for Mr Nicholas Seels.

Reason:

- 1 The proposed extensions by reason of their bulk, size and scale would fail to respect the scale and form of the original dwelling. Furthermore the proposals would appear out of scale with neighbouring properties and the proposals would result in an adverse impact on the character of the area contrary to ULP Policies H8 and GEN2 of the Uttlesford Local Plan (adopted 2005) and design advice contained within the Council's Supplementary Planning Document "Home Extensions".

*James Annal, Mr and Mrs Watkins spoke against the application. Nicholas Seels spoke in support of the application.*

PC35

## **PLANNING AGREEMENTS**

The list of outstanding section 106 agreements was noted.

The meeting ended at 5.50pm.