

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 8 FEBRUARY 2017**

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

Officers in attendance: N Brown (Development Manager), M Cox (Democratic
Services Officer), K Denmark (Development Management Team
Leader), M Jones (Planning Officer), J Lyall (Interim Solicitor),
M Shoosmith (Development Management Team Leader) and C
Theobald (Planning Officer).

PC39 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Cllr P Fairhurst.

*Councillors Freeman declared a non-pecuniary interest as a member of Saffron
Walden Town Council.*

PC40 MINUTES

The minutes of the meeting held on 11 January 2017 were received and signed
by the Chairman as a correct record.

PC41 UTT/16/2701/DFO SAFFRON WALDEN

Application for reserved matters (appearance, landscaping, layout and scale)
pursuant to UTT/13/2423/OP for Phases 1b, 2 and 4 to provide 160 dwelling
houses with associated car and cycle parking, hard and soft landscaping, 5-a-
side football pitch and utilities & infrastructure including details pursuant to
conditions 4 (accessibility), 11 (sub-station), 18 (electronic vehicle charging
points) and 27 (rainwater harvesting) of outline permission UTT/13/2423/OP –
Commercial Centre, Ashdon Road from Bloor Homes Easton.

RESOLVED that the application be approved subject to the conditions
set out in the report.

Nicky Parsons spoke in support of the application.

PC42 UTT/16/2632/FUL STANSTED

Application for mixed use development comprising 10 no. dwellings, ground
floor retail unit with independent first floor office and 1.5 storey commercial
building, including associated garages, car parking, new access road and
landscaping – 14 Cambridge Road for FOWE Developments and London and
Stansted Furnishing Co. Ltd

RESOLVED that the application be approved subject to the conditions set out in the report.

Cllr Alan Dean and Ruth Clifford spoke against the application. Mr Dagg spoke in support of the application.

PC43 UTT/16/2865/OP STANSTED

Outline application with all matters reserved except for access and scale, for the redevelopment of the former gas holder site to provide for up to ten dwellings - land north of Water Lane for Mr D Smith.

RESOLVED that the application be approved subject to the conditions set out in the report.

It was also agreed to include an informative note to be aware of the brook during construction and clearance.

Stuart Walsher spoke in support of the application.

PC44 UTT/16/2597/FUL ELMDON & WENDENS LOFTS

Application for Change of use from public house to licensed cafe, Shop/delicatessen and hairdressers, alterations and repairs, and erection of cartlodge -Elmdon Dial, Heydon Lane, Elmdon for H E Stringer Flavours Ltd

RESOLVED to defer the application in order to assess the market strategy and financial statement submitted by the applicant.

Nick Elbourn, Phil Kay, Richard Williams and Peter Hoskins and Ian Donaldson spoke against the application. Julie Barns spoke in support of the application.

PC45 UTT/16/ 2598/LB ELMDON & WENDENS LOFTS

Application for alterations and repairs - Elmdon Dial, Heydon Lane, Elmdon for H E Stringer Flavours Ltd

RESOLVED to defer the application in order to assess the market strategy and financial statement submitted by the applicant.

PP46 UTT/16/2404/FUL GREAT HALLINGBURY

Application for change of use from unimproved grassland and woodland to burial ground including erection of service building, access road, car parking and associated landscaping – Land east of M11, Howe Street, Howe Street Road for Mrs C Daly.

RESOLVED that the application be approved subject to the conditions set out in the report.

PP47

UTT/16/3392/FUL NEWPORT

Application for variation of condition 13 on planning consent UTT/15/2364/FUL to 5% of the dwellings hereby permitted shall be wheelchair accessible dwellings in accordance with Policy GEN2 (c) and the subsequent SPD on Accessible Homes and Playspace. The remaining dwellings shall comply with the Lifetime Homes standard as published by the Joseph Rowntree Foundation - Land West of Cambridge Road for Hastoe Housing Association

RESOLVED that conditional approval be granted for the application subject to the conditions set out in the report and a deed of variation to a S106 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 Head of Legal Services, in which case he shall be authorised to conclude such an obligation to secure the following:
 - (i) suitable provision of affordable housing
 - (ii) suitable maintenance of the sustainable drainage system
 - (iii) payment of the Council's reasonable legal costs
 - (iv) payment of the monitoring fee
- (II) In the event of such an obligation being made, the Assistant Director Planning 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 22 February 2017 the Assistant Director of Planning shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:
 - (i) lack of suitable provision of affordable housing
 - (ii) lack of suitable maintenance of the sustainable drainage system

Ulrike Maccariello spoke in support of the application

PP48

UTT/16/3394/FUL GREAT CHESTERFORD

Application for erection of 2 no. detached dwellings and garages – The Delles, Carmen Street, Great Chesterford for Mr and Mrs Redfern.

RESOLVED that the application be approved subject to the conditions in the report.

PP49 **UTT/16/3659/HHF SAFFRON WALDEN**

Application for the erection of single storey rear extension – 17 Plantation Close for Mr D Scraggs and Miss K Goose.

RESOLVED that the application be approved subject to the conditions in the report.

PP50 **UTT/16/3687/HHF SAFFRON WALDEN**

Application for the erection of single storey front extension and loft conversion including rear dormer window and roof lights to front elevation – 7 Brooke Avenue for Mr and Mrs Robinson.

RESOLVED that the application be approved subject to the conditions set out in the report.

PP51 **LAND SOUTH OF ONGAR ROAD GREAT DUNMOW**

The committee was advised that application UTT/16/2669/FUL Great Dunmow had omitted in error a condition requested by ECC in relation to the temporary constriction access. It was considered necessary to add this condition to retain control over the future closure of this access.

RESOLVED that the following condition is added to the resolution to grant for UTT/16/2669/FUL

Prior to commencement of the development the construction access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 6.5 metres, shall be retained at that width for 10 metres within the site and shall be provided with 6 metre radius kerbs. Upon completion of the development the temporary construction vehicular access shall be suitably and permanently closed, details to be agreed with the highway authority.

Reason: To ensure to ensure that vehicles can enter and leave the highway in a controlled manner and to preclude the creation of unnecessary points of traffic conflict in the highway following development in the interests of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1 (adopted 2005).

The meeting ended at 5pm