

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 11 JANUARY 2016**

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 Shoesmith (Development Management Team Leader) and C
Theobald (Planning Officer).

PC31 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor J Davey.

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

PC32 MINUTES

The minutes of the meeting held on 14 December 2016 were received and
signed by the Chairman as a correct record.

PC33 UTT/16/1856/DFO SAFFRON WALDEN

Application for the approval of matters reserved by outline planning permission
UTT/13/3467/OP comprising the erection of 200 dwellings of mixed size and
tenure, including link road, residential access roads, public open space, surface
water attenuation areas and landscaping, and access to and preparation of land
for a one form entry primary school – Land south of Radwinter Road for Linden
Ltd

RESOLVED that the application be approved subject to the conditions
set out in the report and the following amended and new conditions

Amended conditions

- 6 Prior to the erection of the development hereby approved (not including
footings and foundations) samples of materials to be used in the
construction of the external surfaces of the development hereby permitted
shall be submitted to and approved in writing by the local planning authority.
The development shall be implemented using the approved materials.
subsequently, the approved materials shall not be changed without the prior
written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 7 Prior to the erection of the development hereby approved (not including footings and foundations) details of boundary railings with piers, retaining walls, post and rail, also shared boundary subdivision shall be submitted to and approved in writing by the Local Page 6 of 11 Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

REASON: To ensure a satisfactory standard of development in the interests of visual and residential amenity, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

New conditions

- 9 The 43m forward visibility splay on the link road that passes through the land indicated for the retirement home (as shown on drawing no. 1511/07/16 Rev F) will be provided before the road is first used by vehicular traffic and maintained free of obstacles and vegetation above the height of 600mm thereafter in perpetuity.

REASON: To protect the safety and efficiency of the highway in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 10 Visibility splays as shown on drawing 1511/07/16 Rev F, or as appropriate to the design speed of the highway, will be provided before the road is first used by vehicular traffic and maintained free of obstacles and vegetation above the height of 600mm, thereafter in perpetuity.

REASON: To protect the safety and efficiency of the highway in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 11 1.5m x 1.5m pedestrian/vehicle splays will be provided where drives meet the footway. These splays should be free of obstructions above a height of 600mm and maintained thereafter in perpetuity.

REASON: To protect the safety and efficiency of the highway in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 12 Traffic management measures will be provided where the geometry of the roads does not provide an environment where traffic is likely to travel at or below the speed limit.

REASON: To protect the safety and efficiency of the highway in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

Cllr Doug Perry (SWTC) spoke against the application. John Baines spoke in support of the application.

PC34 UTT/16/2436/FUL FELSTED

Application for variation of condition 2 (Landscaping) of UTT/15/1615/DFO to "All hard and soft landscape works shall be carried out in accordance with the approved details as shown on drawing no PR029.01G. 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." – former Dunmow Skips Site Station Road for Persimmon.

RESOLVED that the application be approved subject to the conditions in the report and an amendment to condition 2 as follows

- 2 All landscaping on the eastern, northern and western boundaries identified as "Proposed Tall Screen Hedge" and "Proposed Native Shrub Mix" on drawing no PR029.01G shall be carried out within 3 weeks from the date of this decision notice. All other hard and soft landscape works shall be carried out in accordance with the approved details as shown on drawing no PR029.01G. 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 Uttlesford Local Plan Policy GEN2 (adopted 2005).

William Vote spoke in support of the application.

PC35 UTT/16/2538/DFO NEWPORT

Application for the demolition of existing dwelling and construction of five dwellings including associated parking – Redbank, Bury Water Lane for Mr and Mrs A Sivell.

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

It was also agreed to include an informative note – that the footpath should be retained and maintained during and after construction.

Councillor Hargreaves and Judy Emmanuel spoke against the application. Mr Dagg spoke in support of the application.

PC36

UTT/16/1066/FUL ELSENHAM

Application for the proposed modernisation of Elsenham Golf and Leisure to include the creation of a chipping green and adventure golf area, driving range refurbishment, extension to car park, and creation of a reservoir for the purposes of sustainable on-site irrigation and landscape / ecological enhancements - Elsenham Golf and Leisure, Hall Road, Henham for Mr Pharoah

RESOLVED that the application be approved subject to the conditions in the report and an amendment to conditions 5 and 6 as follows

- 5 Prior to ground works commencing within areas defined as 'rank grassland, rank grassland/tall ruderal/scrub/tree mosaic' (see Plan 03: Habitats and Photographs and Faunal survey Results) including any land within 5 metres of these areas, a detailed mitigation strategy for great crested newts shall be submitted to and approved in writing by the local planning authority. subsequently these works shall be carried out as approved.
REASON: to ensure reptiles and great crested newts (all legally protected species) are duly protected in accordance with European and national legislation and UDC Local Plan Policy GEN7.
- 6 Prior to ground works commencing within areas defined as 'rank grassland, rank grassland/tall ruderal/scrub/tree mosaic' (see Plan 03: Habitats and Photographs and Faunal survey Results) including any land within 5 metres of these areas, a detailed mitigation strategy for reptiles shall be submitted to and approved in writing by the local planning authority. Subsequently these works shall be carried out as approved. The mitigation shall adhere to the outline detail provided in the Ecological Assessment Report (October 2015) in all respects
REASON: To ensure reptiles (nationally protected species) are protected throughout works in accordance with ULP policy GEN7

Also to include an informative note- to contact Stansted Airport about the construction equipment on the site.

UTT/16/2520/FUL FARNHAM

Application for the proposed demolition of existing garage and shed and construction of fully covered swimming pool including ancillary accommodation of changing rooms and toilets for family use and for private swimming lessons - 1 Rectory Drive, Rectory Lane, Farnham for Mr Cliff Williams.

RESOLVED that the application be approved subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Notwithstanding the approved details, prior to commencement of the development, details of the external finishes must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.
REASON: To ensure compatibility with the character of the area, in accordance with Policy S7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005).
JUSTIFICATION: This condition must be pre-commencement to ensure that the development is only carried out in accordance with the above details.
- 3 Prior to commencement of development, details including the acoustic specification of all fixed plant and equipment together with a scheme of noise mitigation measures shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to achieve a noise rating level L_{Ar,Tr} as defined in BS4142:2014 at the east and west boundaries of the site not exceeding the existing background noise level L_{A90,T}, or 35 dB(A), whichever is the higher. The scheme approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details, and shall not be altered without prior approval by the local planning authority.
REASON: In the interests of neighbouring amenity, in accordance with Policy GEN2, Policy GEN4 and ENV11 of the Uttlesford Local Plan (adopted 2005).
JUSTIFICATION: This condition must be pre-commencement to ensure that the development is only carried out in accordance with the above details.
- 4 Any commercial use of the development shall cease within 28 days of loss of the availability of the parking area at the Village Hall as indicated on the approved plans 840/04B dated 2.6.16
REASON To provide adequate car parking in accordance with GEN8 of the Adopted Uttlesford Local Plan 2005.

- 5 Any commercial activities within the approved development shall only be carried out by Mr & Mrs Williams whilst occupant at 1 Rectory Drive, Farnham.
REASON: To protect the reasonable residential amenities of adjoining occupiers in accordance with Policy GEN4 of the Adopted Uttlesford Local Plan 2005.

Mr Williams spoke in support of the application.

PP38

UTT/16/2607/HHF SAFFRON WALDEN

Application for part single and part two storey rear extension. Alterations to front façade, including demolition of existing garage roof – 33 Audley Road for Mr and Mrs Shakespeare.

RESOLVED that the following application be refused

Reason: The proposed development by reason of the close positioning of the first floor rear extension relative to the side boundary would have a significant harmful effect on the residential amenities of the adjacent property, No.31 Audley Road through a combination of loss of daylight, overshadowing and overbearing effect and would therefore be contrary to ULP Policy GEN2 (i) of the Uttlesford Local Plan (adopted 2005).

The meeting ended at 5pm