

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD  
SAFFRON WALDEN at 2pm on 05 APRIL 2017**

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

Officers in attendance: A Bochel (Democratic Services Officer), N Brown  
(Development Manager), K Denmark (Development Management  
Team Leader), L Mills (Planning Officer), E Smith (Legal Officer)  
and C Tyler (Planning Officer).

Also present: Councillors K Artus and L Wells.

PC59 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

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

PC60 **MINUTES**

The minutes of the meeting held on 8 March 2017 were approved and signed  
by the Chairman as a correct record.

PC61 **CHAIRMAN'S REMARKS**

The Chairman said that Item 5, UTT-16-3255-FUL, had been deferred. The  
Development Manager said that this was because a revised application had  
been submitted.

PC62 **UTT-16-3566-FUL, STANSTED AIRPORT TERMINAL**

The proposal related to the erection of a dedicated arrivals terminal with  
associated forecourt and alterations to access and service roads. Gorefield  
Road was proposed to be realigned to continue to provide emergency and  
service vehicle access to the terminal and train station.

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

*Alistair Andrews spoke in support of the application.*

PC63 **UTT-16-3669-OP, LAND ADJ TO GREAT HALLINGBURY MANOR, GREAT  
HALLINGBURY**

Outline consent was sought for the erection of 35 dwellings with all matters reserved.

Members noted unusually high levels of public support for the application, including from the Parish Council and residents of Great Hallingbury. There was a big demand for affordable housing, and 40% of the new properties would fall into that category.

Councillors Hicks and Loughlin expressed concern about development within the Countryside Protection Zone (CPZ). Councillors said that the CPZ's value was not being dismissed, but that exceptions had previously been made in exceptional circumstances and that new development was sustainable and necessary to the village.

RESOLVED that the application be approved subject a Section 106 Obligation and suitable to conditions to be approved at a later meeting.

*Councillors Wells, Artus and Townsend, Andrew Noble and Kevin Coleman spoke in support of the application.*

PC64

#### **UTT-17-0216-FUL - LAND AT WOOD END, WIDDINGTON**

The application was for planning permission to erect two detached houses, which would be accessed via a shared driveway off Wood End. A double garage would be provided to the front of each house, and a community orchard would be planted beyond the rear garden boundaries.

Members said that the application was in keeping with the rural nature of the area, that it would not cause significant harm to the area's character, and that it was a good use for the piece of land.

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.

2 Prior to commencement of the development, details of the external finishes for all buildings (including samples and/or photographs as appropriate) 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.

3. Prior to commencement of the development, details of the following hard and soft landscaping works must be submitted to and approved in writing by the local planning authority:

- Retained features
- New planting

- Hard surfaces
- Boundary treatment

All hard and soft landscape works must be carried out in accordance with the approved details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping must 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 must 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 must be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

4. Prior to commencement of the development, details of measures to secure the protection during construction of those trees identified on the approved plans as being subject to a Tree Preservation Order 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.

5. Prior to occupation of the development, the vehicular access must be constructed in accordance with the approved drawings for at least 6 metres from its junction with the highway.

6. Runoff water from the driveway hereby permitted must be directed to a permeable or porous surface within the application site.

7. The dwellings hereby permitted must be built in accordance with Requirement M4(2) (Accessible and adaptable dwellings) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

8. The development must be carried out in accordance with the recommendations in the Preliminary Ecological Appraisal (Cherryfield Ecology, 8 March 2017).

*S Switzer, D Truscott, K Kemp and J Whalley spoke in support of the application.*

Application for the formation of a vehicular crossover onto Holders Green Road for No.5 Whitegates and the construction of a vehicular hardstanding space behind.

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

PC66

**UTT-16-3635-HHF - NO. 3 BENTALL, WILLOWS GREEN, MAIN ROAD, FELSTED**

Application for the formation of a vehicular crossover onto Main Road for No.3 Bentalls as shown on drawing Env 2016/3. The new crossover would have an overall width of 6.3m comprising two transition kerbs and five dropped kerbs with tarmac finish and concrete edgings and would be constructed to ECC Highway specification standards. A new Aco drain would run parallel behind the crossover which would drain to a new soakaway.

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

PC67

**UTT-17-0167-HHF -12 CROMWELL ROAD. SAFFRON WALDEN**

Application for the proposed change of materials to the front (north elevation) at first floor level. The existing hanging tiles will be replaced with Marley cement board cladding.

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

The meeting ended at 4:10pm.