

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 10 MAY 2017**

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

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

Also present: Councillor E Oliver.

PC67 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillors Freeman and Fairhurst declared a non-pecuniary interest as members of Saffron Walden Town Council. In addition, Councillor Freeman declared that he was also the Mayor of Saffron Walden and had previously been Chairman of Planning at Saffron Walden Town Council. He said he had neither voted, nor directed the Town Council Planning Committee on how to vote, on application UTT-17-0522-OP, and that the minutes of those meetings would confirm that. He therefore felt he was able to be involved in proceedings.

PC68 MINUTES

The minutes of the meeting held on 5 April 2017 were approved and signed by the Chairman as a correct record.

PC69 UTT-16-3255-FUL – LITTLE MAYPOLE, THAXTED

Item 4 was heard first.

The proposal sought planning permission for the construction of 9 dwelling houses with associated parking and landscaping, at the end of the cul-de-sac known as Little Maypole.

Members expressed concern that the height and size of the buildings in the proposed development would be detrimental to the character of the surrounding area, as well as to the neighbouring houses

RESOLVED that the application be refused for the following reasons:

- 1) The proposed development for the construction of 9 dwellings by reason of their inappropriate size and scale and excessive height, would result in a development being detrimental to the character

and appearance of the surrounding area and the street scene. The development is therefore contrary to policy GEN2 of the Local Plan as Adopted (2005) and the National Planning Policy Framework.

- 2) The proposed dwellings house would by reason of their size, scale and close proximity to the adjoining properties known as 15, 16 and 16 Clair Court would result in an intrusive and unneighbourly development which would cause an overbearing and harmful impact to the amenities of the adjoining property occupiers contrary to policy GEN2 of the Adopted Local Plan and the National Planning Policy Framework.

Ashley Wynn spoke in support of the application.

Councillor Frostick, Peter Neale, Tom Wilson, David MacPherson, Trina Mawer and Richard Haynes spoke against the application.

PC70

UTT-17-0522-OP - LAND OFF WALDEN ROAD, SAFFRON WALDEN

The application represented a resubmission of UTT/16/2210/OP which was refused planning permission on 23 December 2016 on four grounds: the impact of the development on open countryside, highway impact, ecology grounds, particularly in relation to the presence of Barbastelle bats and for the lack of mitigation through a Section 106 Agreement. That application was at present the subject of an appeal. The revised application sought to overcome the technical objections to the previous application. It had made no changes to the overall number of dwellings and also sought outline planning permission for up to 85 dwellings on the site with all matters reserved for future approval apart from access.

Members expressed concern that the proposed development would have a harmful effect on the countryside's character and appearance, and that there was a lack of available infrastructure to support the population increase that would result from the construction of the dwellings.

RESOLVED that the application be refused for the following reasons:

- 1) The development of this site in open countryside would be visually intrusive and would have a harmful effect upon the character and appearance of this area of the countryside, contrary to Policy S7 and GEN2 of the Uttlesford Local Plan and advice in the National Planning Policy Framework.
- 2) The development fails to make provision at the appropriate time for affordable housing, community facilities, school capacity, public services, transport provision, drainage and other infrastructures contrary to Policies GEN6 & H9 of the adopted Uttlesford Local Plan 2005.

Kate Fitzgerald spoke in support of the application.

Councillor Coote, Councillor Bald, John McLaughlin, Peter Elliott, Wendy Kidman, Carolyn Elliott and Christopher Cafferty spoke against the application.

PC71 **UTT/17/0188/FUL – LAND ADJACENT TO THE HAZELS, WICKEN ROAD, CLAVERING**

The application was for planning permission to erect two detached dwellings, both of which would be served by a single point of access from Wicken Road.

RESOLVED to approve the application, subject to the conditions in the report.

*Bill Bampton spoke in favour of the application.
Councillors Gill and Oliver spoke against the application.*

PC72 **UTT/17/0128/FUL – WOOD LANE, BIRCHANGER**

This full application proposal related to the demolition of the existing chalet bungalow on the site and the erection in its place of 2 no. two storey detached dwellings with associated parking in the form of 2 no. frontage car ports and turning areas with slightly relocated vehicular access point positions off Wood Lane across the frontage greensward strip and separate rear amenity provision.

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

PC73 **UTT/15/2574/FUL – HILLSIDE AND LAND REAR OF BURY WATER LANE, NEWPORT**

The application related to the proposed erection of a dwelling together with a detached garage.

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

Bill Bampton spoke in favour of the application.

PC74 **UTT/15/2575/FUL – HILLSIDE AND LAND REAR OF BURY WATER LANE, NEWPORT**

The application related to the proposed erection of a dwelling together with a detached garage.

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

Bill Bampton spoke in favour of the application.

PC75 UTT/17/0436/FUL – LAND AT WHITEDITCH LANE, NEWPORT

The application related to the proposed erection of four x 3 bedroom dwellings together with parking to the front.

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

Bill Bampton spoke in favour of the application.

PC76 UTT/17/0159/FUL – THE PADDOCKS, GREAT EASTON

The proposal related to the erection of a manege which would measure 40m x 20m. This would be located in the existing paddock adjacent to the stable block and Paddocks Bungalow. The manege would be constructed with a stone and sand base with a rubber surface. It would be surrounded by a post and rail fence which would be 1.37m in height.

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

PC77 UTT/16/3669/FUL – LAND ADJACENT TO GREAT HALLINGBURY MANOR, GREAT HALLINGBURY

The application was previously reported to Planning Committee on 5th April 2017. Members had resolved to approve planning permission contrary to the officer's recommendation for the scheme to be refused. The application was now reported back to the Planning Committee so that the S106 Planning Obligations and necessary Planning Conditions could be discussed.

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

The meeting ended at 5.20pm.