

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 14 JUNE 2017**

Present: Councillor A Mills (Chairman)
Councillors R Chambers, J Davey, P Fairhurst, R Freeman, A Gerard, E Hicks, M Lemon, J Loughlin and L Wells.

Officers in attendance: A Bochel (Democratic Services Officer), G Glenday (Assistant Director - Planning), M Jones (Planning Officer), M Shoesmith (Development Management Team Leader), E Smith (Legal Officer) and C Tyler (Planning Officer).

PC01 CHAIRMAN'S REMARKS

The Chairman welcomed Councillors Lemon and Wells back to the Planning Committee, and Councillor Gerard to the Planning Committee.

PC02 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Lodge. Councillor Gerard was acting as a substitute in his place.

Councillors Freeman and Fairhurst declared a non-pecuniary interest as members of Saffron Walden Town Council, and Councillor Lemon declared a non-pecuniary interest as a District Councillor for White Roding.

PC03 MINUTES

The minutes of the meeting held on 10 May 2017 were approved and signed by the Chairman as a correct record.

PC04 UTT-17-0255-FUL, LAND TO THE WEST OF LIME AVENUE

The application was for the erection of 31 residential dwellings with associated roads, parking and landscaping.

The application had previously been approved subject to a Section 106 agreement. However the timeframe for signing that agreement had since expired, and so an identical application had been submitted to the committee.

RESOLVED that the application be approved subject to the condition in the report and an amendment to condition 2 which would read as follows:

Prior to the erection of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and

these works shall be carried out as approved. These details shall include [for example]:-

- i. hard surfacing materials;
- ii. means of enclosure;
- iii. car parking layouts;
- iv. other vehicle and pedestrian access and circulation areas; including details of the boundary treatment for the northern pedestrian footpath adjacent to Plots 1-8.

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).”

*Stewart McAdam spoke in support of the application.
John Ready spoke against the application.*

PC05 UTT-17-0952-OP, WESTONS YARD, CHELMSFORD ROAD, WHITE RODING

The proposal was for the demolition of the existing buildings on the site and for outline consent for the construction of 7 new dwellings with appearance, landscaping and scale reserved.

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

PC06 UTT-17-0540-HHF, DOVE COTES, WOODMANS LANE

This application is in relation to the proposed conversion of the outbuilding to domestic residential annexe. The conversion will part infill the front canopy section to create additional footprint and include replacing doors with windows, insertion of roof lights and internal works to create living accommodation.

RESOLVED that the application be approved subject to the condition in the report and the following amendment:

The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the host dwelling.

REASON: The site is located in an area where permanent new residential dwellings are not normally permitted contrary to Uttlesford Local Plan (adopted 2005) policy S7.

The meeting ended at 2.55pm.