

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

Present: Councillor A Mills (Chairman)
Councillors R Chambers, J Davey, E Hicks, G LeCount
(substituting for P Fairhurst), J Loughlin and V Ranger
(substituting for M Lemon).

Officers in attendance: N Brown (Development Manager), K Denmark
(Development Management Team Leader), B Ferguson
(Democratic Services Officer), M Jones (Planning Officer), L Mills
(Planning Officer), M Shoemith (Development Management
Team Leader), E Smith (Legal Officer), C Theobald (Planning
Officer) and L Trevillian (Planning Officer).

PC18 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillors Fairhurst, Freeman, Lemon, Lodge and Wells.

Councillor Ranger declared a personal and prejudicial interest in respect of application UTT-17-0486-HHF as the neighbours to the applicant were his friends.

Councillor Hicks declared a personal interest in respect of application UTT-17-1311-FUL as he was an acquaintance of the advocate for that item and the neighbour to the applicant for application UTT-17-0486-HHF.

PC19 MINUTES

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

PC20 UTT/17/1387/FUL, LAND TO THE SOUTH EAST OF ROUND COPPICE ROAD, STANSTED

The application was for the erection of a two-storey technical skills college covering an area of 2,281sqm. The proposed building would provide up to ten classrooms, a workshop to be used for fabrication, electrical and mechanical engineering and aircraft maintenance. There would also be a skills kitchen and ancillary facilities (smoking shelter, electricity and gas substations, waste storage, and plant enclosure). A single storey storage building was proposed covering an area of 150sqm. An external training area (525sqm) was proposed as part of the scheme, together with an entrance plaza, 38 car parking spaces, cycle shelter and associated landscaping.

The facility would provide the equivalent of 30 full time jobs and would be the first further education skill college in the district.

Councillor Ranger said this development would not only generate jobs now, but would also provide training and skills that would improve the prospects of young people in the future.

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

PC21 **UTT/17/0259/OP, LAND BETWEEN BROCKS MEAD AND THE ENDWAY, GREAT EASTON**

The outline application related to the redevelopment of the site to provide nine dwellings, associated garaging, new vehicular access points onto The Endway and new rear service road with matters relating to appearance and scale reserved for detailed consideration stage. As such, matters of access, layout and landscaping were to be considered with the current application.

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

PC22 **UTT/17/1163/FUL, LAND SOUTH OF FRESHWELL GARDENS, SAFFRON WALDEN**

The proposal was to erect six houses. Vehicle and pedestrian accesses would be provided off Freshwell Gardens, and a new public footpath would run from the northeast corner of the site, between the houses, through a landscaped public amenity space, before connecting to an existing path to the south-west via a new footbridge.

The Chairman said there were multiple reasons for refusal, as highlighted by the public speakers, such as the risk of flooding, damage to a conservation area, access problems and the harmful impact this development would have on the local character and appearance of the area.

RESOLVED that the application be refused for the reasons stated in the officer's report.

Cllr Heather Asker, on behalf of Saffron Walden Town Council, spoke against the application. Cllr Barbara Light, Alison Mable, John Ready and Pauline Power spoke against the application.

PC23 **UTT/17/1037/FUL, FOXGLOVE FARM, DUNMOW ROAD, HATFIELD HEATH**

Planning permission was sought to convert the existing dwelling house into three separate dwellings, to convert the existing barn into two dwellings and to convert the cart lodge into a single dwelling house. A total of six dwelling houses were proposed as a result of the conversions. Each of the proposed

dwelling houses would be provided with its own amenity space with ancillary landscaping and off-street parking.

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

PC24 UTT/17/1311/FUL, TRUTONS FARM, ONGAR ROAD, DUNMOW

The proposal was for the conversion of an existing tractor store into a single storey two bedroom dwelling with amenity space. The application had been previously deferred on 5 July 2017 to allow members to visit the site.

Members discussed the sustainability and isolated nature of the site. Councillor Loughlin said the site was isolated and she felt a car would be necessary to access services in the local area. Councillor Hicks said this application had been previously refused and yet the application had not changed. As the public expected consistency, he would be voting against the application.

RESOLVED that the application be refused for the reasons stated in the officer's report.

Jon Wright spoke in support of the application.

PC25 UTT/17/0486/HHF, 22 OAKROYD AVENUE, GREAT DUNMOW

Councillor Ranger left the meeting for this item.

The application related to the demolition of an existing single storey rear extension, which was a bathroom and an outbuilding, and the erection of a two storey side and rear extension. The application had been deferred on 5 July 2017 to allow members to visit the site.

Members discussed concerns expressed by the neighbours to the applicant, who felt the application would lead to overshadowing of their own property. However, following a visit to the site, members considered the application was sound and would not prevent natural light reaching the neighbouring house.

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

PC26 CHIEF OFFICER'S REPORT – APPEALS CHART

Councillor Ranger re-entered the meeting.

The Development Manager presented a report on Appeals to members of the Committee. He highlighted three appeal decisions where members had not followed officer recommendations during the initial application process. In all

three cases, the inspectorate had held up the decisions made by the Committee.

Councillor Chambers asked why the Council had a Planning Policy if members were not expected to follow officer recommendations. Councillor Loughlin said the Committee's purpose was to have an informed opinion on applications and not to 'rubber stamp' officer reports without giving applications the proper consideration.

The meeting ended at 3.35pm.