

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD  
SAFFRON WALDEN at 2pm on 5 JULY 2017**

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

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), L Murtas (Planning Officer), M Shoemsmith (Development Management Team Leader), E Smith (Legal Officer) and C Theobald (Planning Officer).

**PC07 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies were received from Councillors Lodge and Wells. Councillor Gerard was acting as a substitute for Councillor Lodge; Councillor Ranger was acting as a substitute for Councillor Wells.

Councillors Freeman and Fairhurst declared a non-pecuniary interest as members of Saffron Walden Town Council, and Councillor Gerard declared a non-pecuniary interest as a District Councillor for Newport. Councillor Ranger declared a non-pecuniary interest as he was friends of the neighbours to the applicant in Item 11.

**PC08 MINUTES**

The minutes of the meeting held on 14 June 2017 were approved and signed by the Chairman as a correct record.

**PC09 UTT/17/0335/DFO, ELSENHAM NURSERIES, ELSENHAM**

The application was for the approval of the details of layout, scale, landscaping and appearance reserved under condition 1 of outline planning permission reference UTT/14/2991/OP for the construction of 40 dwellings.

RESOLVED that the application be approved subject to the conditions in the report and the Supplementary List of Representations.

*Dr Graham Mott spoke against the application on behalf of Elsenham Parish Council.*

*Sean Harris spoke in support of the application.*

**PC10 UTT/17/0712/DFO, LAND AT THORPE LEA**

The application was for the approval of reserved matters, following a grant of outline planning permission in June 2016 for a residential development of up to 31 dwellings (UTT/15/2310/OP). The outline planning permission included the approval of 'access', whilst the approval of all other reserved matters was the subject of the current application.

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

*Cllr Julie Redfern spoke against the application.  
Peter Stocking spoke in support of the application.*

PC11 **UTT/16/2024/FUL, LAND SOUTH OF BURY GROVE, WHITEDITCH LANE  
NEWPORT**

The application sought consent for the construction of 20 dwellings and a private access road on the site. The proposed houses were mainly clustered in attached pairs, with detached dwellings towards the street-front and rear corners of the site. The site had the benefit of outline planning permission for 15 dwellings, granted on appeal in June 2015 against UTT/14/1794/OP. Reserved matters for the 15 units were approved in December 2016 under UTT/16/0786/DFO.

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

*Bill Bampton spoke in support of the application.*

PC12 **UTT/17/0462/FUL, SITE ADJACENT TANDANS, CANFIELD DRIVE, GREAT  
CANFIELD ROAD, TAKELY**

The full application related to the construction of 4 day rooms in connection with the authorised travellers accommodation at the site, comprising one day room for each respective traveller pitch. Each day room would comprise an identical kitchen/dining/sitting area, bathroom, utility and storage facility having a rectangular plan form.

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

*Cllr Keith Artus, James Kellerman and Julie Barlow on behalf of Great Canfield Parish Council spoke against the application.*

PC13 **UTT/17/0924/FUL, CASTLE MALTINGS, LOWER STREET, STANSTED**

The application sought to vary condition 15 of the application UTT/1522/12/FUL and condition 12 of UTT/16/1242/FUL. The variation was to allow the pre-

commencement condition to be altered to a post-completion condition, as the condition had not been complied with to date, and therefore was in breach. As a result, application UTT/17/0924/FUL had been submitted to remedy the situation.

Members were concerned with the prospect of the surrounding ground water environment being contaminated by remnants of a recently removed oil tank. Councillor Ranger said that the site should be monitored quarterly for the first year, and then for the Environment Agency to evaluate the situation before proposing further monitoring conditions in the years that followed. Councillor Chambers formally proposed this condition, which was duly seconded by Councillor Fairhurst.

RESOLVED that the application be approved subject to revisions to Clause (vi) of the recommended Section 106 Obligation.

*vi.) Quarterly monitoring in the first year for contamination of the site and the adjacent Stansted Brook, with any required remediation. At the end of the first year, the Environment Agency to review the monitoring process and to recommend conditions for further monitoring.*

**PC14 UTT/17/1311/FUL, TRUTONS AT TRUTONS FARM**

The application was for the conversion of an existing tractor store into a single storey two bedroom dwelling with amenity space.

Members discussed how the application did not conform with the NPPF guidelines which informed their decisions. Councillor Loughlin said she could see no problem with the application and, to do the applicant justice, suggested a site visit be arranged. Councillor Ranger formally proposed for the application to be deferred and to arrange a site visit, which was duly seconded by Councillor Fairhurst.

RESOLVED to defer the application in order for members to visit and assess the site to evaluate the impact of the building's conversion.

*Martin Ranner spoke in support of the application.*

**PC15 UTT/17/1124/FUL, HAYDENS END, GREEN STREET, GREAT CANFIELD**

The application sought retrospective planning permission for the works carried out in breach of application UTT/14/0141/FUL.

RESOLVED deferred to further consider the application in the context of the effective Enforcement Notice on the property

*Cllr Keith Artus and Julie Barlow on behalf of Great Canfield Parish Council spoke against the application.*

PC16      **UTT/17/1191/HHF, HAYDENS END, GREEN STREET, GREAT CANFIELD**

Retrospective planning permission was sought for the alterations and to confirm the finished floor levels of the existing residential annex which was granted planning permission under planning reference UTT/15/3687/FUL.

Members expressed concern that the applicant had shown disregard for the conditions outlined in the initial application, and had deviated in a number of ways from the design and layout initially proposed.

RESOLVED that the application be refused for the following reason:

1) The development would result in a form of development of poor design, causing harm to the setting of the Grade II Listed Building contrary to Policy GEN2 & ENV2 of the Adopted Uttlesford Local Plan 2005.

*Julie Barlow on behalf of Great Canfield Parish Council spoke against the application.*

PC17      **UTT/17/0486/HHF, 22 OAKROYD AVENUE, GREAT DUNMOW**

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.

Members discussed the issue of overshadowing and if the construction of a two-storey extension would be detrimental to those living in the adjacent property. Concerns were also raised with regards to the impact on the parking situation on Oakroyd Avenue.

RESOLVED to defer the application in order for members to visit and assess the site to evaluate the impact of a two-storey extension.

The meeting ended at 5.25pm.