

**PLANNING POLICY WORKING GROUP held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN on 29 JUNE 2017 at 7.00pm**

Present: Councillor H Rolfe – Chairman
Councillors S Barker, P Davies, A Dean, P Lees, J Lodge, J
Loughlin, A Mills and E Oliver.

Officers in attendance: A Bochel (Democratic Services Officer), G Glenday
(Assistant Director – Planning), R Fox (Planning Policy Team
Leader), R Harborough (Director of Public Services), G Holmes
(Planning Policy Officer) and S Payne (Temporary Project
Manager – Planning Policy).

Also present: Councillor Redfern

Public speakers: C Audritt, G Bevans, Councillor Dodsley, J Evans, Councillor
Hall, M Herbert, K McDonald, Councillor Merifield, Councillor Mott,
P Sanders, R Tongue, M Tourlamain, M Young

PP87 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Harris.

Councillor Barker declared an interest as a member of Essex County Council.

Councillor Dean declared an interest because his wife was a volunteer at and a
member of the Trustees of the Gardens of Easton Lodge. These gardens were
on land owned by Land Securities at Easton Park.

PP88 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting were signed and approved as a correct record.

PP89 PRESENTATION

The Assistant Director – Planning and the Planning Policy Team Leader gave a
presentation regarding the draft Regulation 18 Uttlesford Local Plan.

PP90 PUBLIC SPEAKING

Councillor Redfern, G Bevans, Councillor Hall, M Tourlamain, K McDonald,
Councillor Merifield, J Evans, Councillor Mott, M Young, R Tongue, M Herbert, P
Sanders, C Audritt and Councillor Dodsley addressed the group. Copies of their
statements are appended to these minutes.

PP91 DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTER 3

Councillor Barker said it would be useful to have a table included in the Plan, detailing the number of houses already built, the number with planning permission, and the number still to be built, in specific towns around the district. A better picture of the proposed new settlement within the document would also be useful.

Councillor Dean proposed clarification of wording regarding Stansted Airport, because it was currently ambiguous about the link between development and runway capacity.

The Assistant Director – Planning proposed editing wording in the Northern Ancillary Area section (page 47).

Councillor Loughlin said Policy SP11's (page 46) proposal for airport expansion without adversely affecting the amenities of the surrounding occupiers or the local environment was an unrealistic objective.

Councillor Lodge said while he was not happy with the amount of development, he would urge the public to work with the proposed developers to ensure garden city principles were captured in the new developments.

Councillor Dean said it was natural for local people to be concerned, but it was a well-written plan. It was necessary to act on the housing crisis.

PP92 **DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTERS 4 & 5**

Councillor Barker said the Council should be careful about breaking with its policy of not building large clusters of affordable housing in the same area (page 58). Areas where affordable housing was integrated amongst other accommodation were better for communities and families.

Members supported the efforts of the Plan to take the limited mobility of some residents into account in Policy H.10 (page 65).

Members said while paragraph 4.2 (page 51) stated the greatest need in the district was for family housing, there was also a need both for starter homes and dwellings suitable for older residents, such as bungalows.

Members noted that Policy H.3a (page 55) included the key issue of parking. Issues included problems with road width, tandem parking and the accessibility problems they caused. Wider roads and discouraging tandem parking were potential solutions to this.

In response to Councillor Dean's question as to whether there was a contradiction between Policy H.3 (page 55), Policy TA.4 (page 96) and Paragraph 9.8 (pages 112-113), the Chairman asked officers to investigate this.

PP93 **DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTERS 6 & 7**

Councillor Barker said paragraph 6.24 (page 85) was vague and that new shops in rural areas were more likely to be attached to a petrol station. However nothing in this section of the report mentioned petrol stations.

Councillor Barker said that paragraph 7.1 (page 87) was not clear that Junction 8 on the M11 does not have an Air Quality Management Area. She said various parts of paragraph 7.7 (page 88) also did not make sense. The first lines of paragraph 7.8 (page 88) and paragraph 7.13 (page 89) were not clear. It would also be good to include reference to pedestrian and cycle access to Stansted Airport from Takeley.

Councillor Dean said the potential issue of fly parking in Easton Park for Stansted Airport should be addressed.

Councillors Davis and Rolfe said Policy TA.5 (page 97) included no mention of bus services which would be key to access for the new settlement.

The Chairman said some progress had been made on bus and cycle routes but he wanted to see substantive progress in the plan.

In response to a question from Councillor Lees, the Director – Public Services said Essex County Council had devised a Cycle Strategy for Uttlesford. Councillor Lees said she would like to see more evidence that it was planned to include cycle paths in the developments. The Chairman said it was an opportunity to improve cycling between Cambridge and Saffron Walden.

PP94

DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTERS 8 & 9

Councillor Barker said paragraph 8.4 (page 103) should include references to a range of infrastructure such as libraries and playing fields, paragraph 8.12 (p.101) should reference green spaces being easy to maintain, and Policy INF4 (page 109) should reference 4G and 5G.

Councillor Dean proposed that 'in a timely manner' be added to the end of the fourth paragraph in Policy INF1 (page 100).

The Chairman said he would like to see Easton Park become a great Uttlesford park.

The Chairman said the Council had done a comprehensive analysis of Uttlesford's sport capacity and it was lacking in a number of areas. He hoped to make an announcement regarding Policy INF2 (page 103) shortly.

In response to Councillor Lees' point that developers often create play space and sports facilities without consulting the Parish Council and do not maintain them, the Chairman said consultation with parish councils should be built into proceedings.

Councillor Barker said the second sentence of paragraph 9.3 (page 110) did not make sense. Policy D5 (page 119) should be updated to reflect the fact that while Design South East currently operates the East of England Design Review Panel and this could change during the lifetime of the Local Plan.

Councillor Dean said it was important to recognise the plan was about more than bricks and mortar, and it involved building well-functioning communities. This did not necessarily have to be addressed in the Local Plan, but should be in other policy.

Councillor Rolfe said the Council had learnt lessons on the development of new communities in the past.

In response to Councillor Dean's suggestion that the Council could incentivise the building of energy efficient buildings, the Chairman said it was important to be careful not to rewrite the whole document. Development would aspire to high quality design, but good design was a subjective measure. The homes built should be energy-efficient.

Councillor Loughlin said it would be good to ignore the Essex County Council design guide in order to promote more innovation. Some members supported this suggestion.

Councillor Davies said there was no reason why Uttlesford could not set a standard for innovation, not just in design, but also other areas such as transport and internet access. He said he was happy to see electric vehicles mentioned in the report and said Uttlesford needed more electric charging points.

PP95

DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTERS 10 & 11

Councillor Barker said the line 'many sites remain undiscovered and unrecorded' did not make sense (page 126). She asked if references could be put in to say that new lighting would be LED.

In response to a question from Councillor Barker, the Director of Public Services said the width of exclusion zones around roads depended on the volume of traffic on those roads.

Councillor Dean said he welcomed Policy EN3 (page 124).

In response to a question from Councillor Dean, the Planning Policy Team Leader said Policy EN6 would provide enough guidance to evaluate Easton Park against this policy and provide an opportunity to improve and enhance the community. The Chairman said there would be community benefit. This would apply to all new developments.

Councillor Dean suggested that Policy EN6 was incomplete because it did not mention enhancement and community benefit.

The Chairman said protection and enhancement of the natural environment and creation of traditional open spaces with trees in the new development were both key issues.

Councillor Barker said paragraph 11.4 should be amended to say there was evidence of human activity in Uttlesford from 50,000 years ago, rather than half a million.

PP96

DRAFT REGULATION 18 UTTLESFORD LOCAL PLAN – CHAPTERS 12 ONWARDS

Councillor Barker said page breaks were needed in the document so that narratives and the maps were easily linked.

Councillor Lodge said the Kier site had been included in the Plan, despite being turned down by the Planning Committee and on appeal. The Saffron Walden Neighbourhood Plan team accepted the level of housing allocation in Saffron Walden but specifically rejected this site.

Councillor Lodge suggested that the constraints paragraph on page 215 should read 'an Air Quality Assessment will be required to accompany any application to demonstrate the development of this site will have no cumulative adverse impact on the Saffron Walden AQMA'.

In response to Councillor Dean's support of Councillor Mott's argument that Elsenham had comparatively already had a lot of development with a large cumulative effect which had not been taken into account in the plan, the Chairman said it had already been taken into account.

Councillor Lees said it was disappointing if each planning application could only be judged on its own merits and this had caused problems in Elsenham. It was necessary to look at what was going on around the area.

The Assistant Director – Planning said the intention of the plan was to take into account what other development was going on in the area.

Councillor Dean said the process was still not taking community infrastructure into account.

Councillor Lees said if developers had not done a good job constructing developments, the Council should be able to refuse them permission to build further.

Councillor Loughlin said each house was looked at by an Inspector at every stage of the build process.

The Chairman said the Council was committed to enforcing the obligations of developers and the Enforcement Team had been restructured and enhanced.

Councillor Barker said it was necessary to have a policy about dustbin collection points.

RESOLVED to recommend the Draft Regulation 18 Uttlesford Local Plan to Cabinet, subject to amendments included in an amendment sheet to be included in the Cabinet agenda.

PP97

LOCAL DEVELOPMENT SCHEME

The Planning Policy Project Manager summarised the report. He said it sought to refresh the scheme from the 2016 version.

In response to a question from Councillor Lodge, the Planning Policy Project Manager said he could provide mark-up copies to see where changes had been made.

RESOLVED to recommend the Local Development Scheme to Cabinet.

PP98

EMPLOYMENT LAND REVIEW UPDATE

The Planning Policy Officer introduced the report.

The Chairman noted it was the third time the group had seen the report, and it was now complete.

In response to a question from the Chairman, the Planning Policy Officer said the Council had fully addressed the need for land for industrial use and would be happy to do a paper for members which would provide clarity on potential contradictions in the report.

PP99

DUTY TO COOPERATE (VERBAL UPDATE)

The Planning Policy Team Leader said there was a meeting with South Cambridgeshire Council to share evidence, as well as to discuss landscape, transportation and visual impact issues.

In response to a question from Councillor Loughlin about how satisfied South Cambridgeshire Council were with plans for the North Uttlesford development, the Planning Policy Team Manager said it was important to keep in mind some evidence had only been finalised recently and further discussions had to take place. It was important that officers agree the evidence base and key facts and to see where the discussion led after that.

Councillor Barker said a duty to cooperate meeting had taken place. One outcome was that there was a possibility of a memorandum of understanding on employment. Uttlesford District Council might also get observer status on the newly created Harlow and Gilston Park boards.

The meeting closed at 21:45

Action Points from the Meeting on 29 July

PARAGRAPH	ACTION
PP91-96	To compose an addendum sheet for the draft local plan and include in the documents for the Cabinet agenda
PP97	To provide members with a mark-up copy of the Local Development Scheme
PP98	Provide clarity for members on use and need for industrial land space