

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 9 MAY
2018 at 2.00 pm**

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

Officers in attendance: A Bochel (Democratic Services Officer), N Brown (Development Manager), K Denmark (Development Management Team Leader), M Jones (Planning Officer), A Lee-Moore (Specialist Environmental Officer - Protect), P McEvoy (Temporary Planning Officer), L Mills (Planning Officer), M Shoosmith (Development Management Team Leader), E Smith (Solicitor), C Theobald (Planning Officer) and C Tyler (Planning Officer)

Also present: Cllrs A Gerard and N Hargreaves, S Ayles, G Bagnall, B Bamber, K Beech, A Broomhead, J Emanuel, G Gardner, N Hogg, R Kirby, R Metcalf, S Mott, L Steele, N Tedder, B Tucker

PP125 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillors Freeman and Fairhurst declared non-pecuniary interests as members of Saffron Walden Town Council.

Councillor Davey declared an interest in application UTT/17/3623/DFO – Land East of St Edmunds Lane, Great Dunmow.

PP126 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 11 April 2018 were approved and signed by the Chairman as a correct record.

PP127 UTT/17/2868/OP - LAND TO THE SOUTH OF WICKEN ROAD, NEWPORT

The application was for outline planning permission, with all matters reserved except the primary means of access, for the erection of up to 150 dwellings and the provision of land for community allotments. Associated works included strategic landscaping, open space and highways, drainage and other infrastructure works.

Members discussed concerns that the development was contrary to policies S7 – The Countryside and ENV13 – Exposure to Poor Air Quality.

Councillor Loughlin proposed to refuse the application. Councillor Fairhurst seconded this motion.

RESOLVED to refuse the application for the following reasons:

- 1) The proposal by reason of its size, scale, and siting in relationship to Newport's historic core would create an unacceptable separation and impact upon this countryside location, contrary to policy S7 of the Uttlesford Local Plan 2005.
- 2) The proposal by reason of its size and scale would give rise to unacceptable levels of air quality within Newport which can have a harmful impact on human health, contrary to policy ENV13 of the Uttlesford Local Plan 2005.
- 3) The development hereby permitted would increase the pressure on the local infrastructure within the district, not covering the issues as listed within the schedule of Heads of Terms of the report presented to the 9th May 2018 Planning Committee (page 35). In the absence of any legal agreement to address this, the application fails to fully mitigate the impacts of the development contrary to Policy GEN6 of the Uttlesford Local Plan 2005.

Cllrs A Gerard and N Hargreaves, S Ayles, B Bamber, H Bowman, H Broomhead, J Emanuel and R Metcalf spoke on this application.

PP128 **UTT/17/1852/FUL - LAND ADJ TO COPPICE CLOSE, DUNMOW ROAD, TAKELEY**

The proposal was for the erection of twenty dwellings and new vehicular access onto Dunmow Road, open space, car parking and associated infrastructure.

The Chairman proposed to approve the application. Councillor Wells seconded this motion.

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

G Bagnall and K Beech spoke on this application.

Councillor Davey left the room for the following item.

PP129 **UTT/17/3623/DFO - LAND EAST OF ST EDMUNDS LANE, GREAT DUNMOW**

The proposal related to the reserved matters for twenty two dwellings covering access, appearance, landscaping, layout and scale. The principle of development had been allowed on appeal.

The Chairman proposed to approve the application. Councillor Fairhurst seconded this motion.

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

R Kirby spoke on this application.

Councillor Davey re-entered the room.

PP130 **UTT/17/3426/OP - LAND SOUTH OF RADWINTER ROAD, SAFFRON WALDEN**

The application was for the renewal of the expired outline for the extra care element which was originally approved as part of UTT/13/3467/OP.

The Chairman proposed to approve the application. Councillor Davey seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and to the mitigation of the existing S.106 agreement.

L Steele spoke on this application.

PP131 **UTT/17/3429/OP - LAND TO THE EAST OF SHIRE HILL, SAFFRON WALDEN**

The application was for the renewal of the expired outline for employment units which was originally approved as part of UTT/13/3467/OP.

Councillor Freeman proposed to approve the application. The Chairman seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and to the mitigation of the existing S.106 agreement.

L Steele spoke on this application.

PP132 **UTT/17/3571/FUL - LAND EAST OF CLAYPIT VILLAS, BARDFIELD ROAD, THAXTED**

The application was for full planning permission to build nine dwellings. One would be detached whilst the remaining eight would be two discrete sets of four dwellings arranged as two groups of semi-detached dwellings connected by first floor link with undercroft parking.

Councillor Davey proposed to approve this application. Councillor Wells seconded this motion.

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

N Tedder spoke on this application.

PP133 **UTT/18/0103/DFO - LAND TO THE SOUTH OF THE ENDWAY, GREAT EASTON**

The application was for reserved matters planning permission relating to appearance and scale for the construction of nine dwellings consisting of five detached four bedroom dwellings and four detached three bedroom dwellings (plots 3, 4, 5, and 9).

Councillor Wells proposed to approve the application. Councillor Lemon seconded this motion.

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

PP134 **UTT/18/0307/FUL - NEW WORLD TIMBER FRAME AND GRAVELDENE NURSERIES, LONDON ROAD, GREAT CHESTERFORD**

The application had been withdrawn by the applicant.

PP135 **UTT/18/0188/OP - REAR OF HOLLY HEDGE, WOODMANS LANE, DUDDENHOE END**

The application sought outline permission with all matters reserved except access for the demolition of the existing outbuilding and the erection of two single storey dwellings and garages.

Members discussed concerns that the access proposed would have a negative impact on nearby properties by causing a significant increase in vehicular traffic.

Councillor Chambers proposed to refuse the application. Councillor Fairhurst seconded this motion.

RESOLVED to refuse the application for the following reason:

- 1) It is considered the proposed access will result in a significant increase in vehicle movements. Due to the close proximity to the neighbouring properties this will have a material harmful impact in regards to noise and disturbance. The application is contrary to ULP Policy H4.

PP136 **UTT/17/2387/FUL - THATCH END, THE ROW, STARR ROAD, HENHAM**

The application related to the erection of a single storey one bed roomed dwelling within the aforementioned garden plot and the demolition of the existing double garage.

Members discussed concerns that the contemporary appearance of the dwelling would be out of character with the with the conservation area the site was located in.

Councillor Fairhurst proposed to refuse the application. Councillor Wells seconded this motion.

RESOLVED to refuse the application for the following reason:

- 1) The proposed dwelling by reason of its forward siting of Thatch End and its contemporary design and appearance would fail to preserve or enhance the character and appearance of the essential features of Henham Conservation Area in which the site is situated and would fail to respect the character and setting of a number of adjacent listed buildings, including Thatch End which make up a locally important linear listed grouping within the conservation area (The Row) contrary to ULP Policies ENV1 and ENV2 of the Uttlesford Local Plan (adopted 2005). Consequently, the development would lead to substantial harm to these designated heritage assets whereby the applicant has not demonstrated that this level of harm would be outweighed by any public benefits accruing from the proposal contrary to Paragraph 133 of the National Planning Policy Framework (NPPF).

G Gardner, N Hogg, S Mott and B Tucker spoke on this application.

PP137 UTT/17/3663/LB - POLICE STATION, EAST STREET, SAFFRON WALDEN

The application was for listed building consent to make various internal and external alterations to the police station to facilitate its conversion to three dwellings.

Councillor Lodge proposed to approve the application. The Chairman seconded this motion.

RESOLVED to approve the application subject to the condition in the report.

The meeting ended at 5.45pm.