

PLANNING COMMITTEE held in the COUNCIL CHAMBER - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 6 JUNE 2018 at 2.00 pm

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

Officers in attendance: N Brown (Development Manager), B Ferguson (Democratic Services Officer), P McEvoy (Temporary Planning Officer), M Shoesmith (Development Management Team Leader), E Smith (Solicitor) and C Theobald (Planning Officer)

Also present: David Adams, Mark Bulling, Jeremy Fulcher, Viv Smith and Paula Uragallo.

PC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Ryles.

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

PC2 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 9 May 2018 were approved and signed by the Chairman as a correct record.

PC3 UTT/17/2607/OP - LAND TO THE SOUTH OF B1256 LITTLE CANFIELD

The proposal was a hybrid application, with the site split into two areas.

Area A was the detailed application for a new Council Depot comprising vehicle workshop, office building, external storage, ground maintenance storage, parking, landscaping, vehicle access and all supporting infrastructure.

Area B was for outline planning permission of employment land comprising business, general industrial and storage and distribution uses with all matters reserved except for access.

Members discussed their concerns regarding the unsuitable location of the site, and the impact the development would have on neighbouring residents.

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

RESOLVED to refuse the application for the following reasons:

- 1) The proposed development by reason of its nature and siting within the Countryside is unacceptable to the detriment of its rural natural, the amenity of the surrounding locality, contrary to Policy S7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
- 2) The proposed development by reason of relationship with adjacent neighbouring Listed Buildings would have an unacceptable impact upon their setting which is not outweighed by public benefit contrary to Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
- 3) The proposed development by reason of its insufficient buffer to the Flitch Way would result in unacceptable impact upon wildlife and users of the Flitch Way contrary to Policies GEN2, GEN4 and GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.
- 4) The development hereby permitted would increase the pressure on the local infrastructure within the district, as listed within the schedule of Heads of Terms of the report presented to the 6th June 2018 Planning Committee (page 60). 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.

David Adams, Paula Uragallo, Mark Bulling and Jeremy Fulcher spoke on this application.

PC4 **UTT/17/3751/OP - HFT BRADLEY RESOURCE CENTRE, POUND LANE, UGLEY**

The proposal was a hybrid application, which divided the scheme into two developments; an autism facility forming part of the full application and an outline application for 3 dwellings with all matters reserved except access. The 3 market dwellings would be sold to generate funding to enable the development of the autism facility.

In response to a Member question, the Development Manager confirmed that any receipts received from the sale of the 3 market dwellings could only be used to fund the development of the autism facility.

Councillor Fairhurst proposed approval of the application, providing a condition was imposed to retain the lime tree. Councillor Wells seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and the following amended condition:

- 2) Notwithstanding the details submitted, before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details
- l) details for the retention of the Lime tree located within the car parking area;

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 Policy GEN2, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

V Smith spoke on this application.

PC5 UTT/18/0051/LB - HFT BRADLEY RESOURCE CENTRE, POUND LANE, UGLEY

The application was for listed building consent for the part demolition of a curtilage listed wall in order to provide access into the proposed new autism facility.

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

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

PC6 UTT/18/0527/OP - LAND TO THE SOUTH OF SCHOOL LANE, MOLEHILL GREEN, TAKELEY

The Committee were informed that the application would be deferred until the next meeting.

PC7 UTT/17/3605/FUL - TOWER HOUSE, ST EDMUNDS LANE, GREAT DUNMOW - WITHDRAWN

The Committee were informed that the application had been withdrawn.

PC8 UTT/17/3603/HHF - TOWER HOUSE, ST EDMUNDS LANE, GREAT DUNMOW

The full application proposed the reinstatement of a former vehicular access to Tower House from St Edmunds Lane, with associated driveway works and a turning area.

The Chairman proposed approval of the application. Councillor Wells seconded this motion.

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

PC9 UTT/18/0763/HHF - 25 WEAVERHEAD CLOSE, THAXTED, DUNMOW

The proposal sought planning permission to build a first floor side extension to provide an additional bedroom, with an en-suite and a dressing room.

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

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

The meeting ended at 3.00pm.