

**PLANNING COMMITTEE held at COUNCIL CHAMBER, COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN CB11 4ER, on WEDNESDAY, 29
AUGUST 2018 at 2.00 pm**

Present: J Loughlin (Vice-Chairman)
Councillors R Chambers, E Hicks, G LeCount (substitute for P Fairhurst), M Lemon, J Lodge, J Redfern, H Ryles and L Wells.

Officers in attendance: A Bochel (Democratic Services Officer), N Brown (Development Manager), D Gibson (Temporary Planning Officer), M Jones (Planning Officer), A Mawson (Democratic Services Officer), P McEvoy (Temporary Planning Officer), L Mills (Planning Officer), M Shoesmith (Development Management Team Leader), E Smith (Legal Officer), J Snares (Housing Strategy & Operations Manager), C Theobald (Planning Officer).

Speakers: A Appleby, Councillor K Artus, C Durham, S Gill, T Hindel, H Izod, S Kuschel, Councillor B Light, Councillor E Oliver, P Purkiss, B Rix, S Smith, S Stephen.

PC24 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors A Mills, P Fairhurst and R Freeman.

Councillor J Redfern declared a disclosable pecuniary interest in application UTT/18/0420/FUL as the portfolio holder for Housing.

The Chairman took legal advice and the Legal Officer advised that Councillor Redfern should leave the meeting for the hearing of the application.

PC25 MINUTES OF THE PREVIOUS MEETING

Councillor Ryles said he had given his apologies for the previous meeting but they had not been included.

Subject to the addition of apologies from Councillor Ryles the minutes of the meeting held on 1 August 2018 were received and signed by the Chairman as a correct record.

PC26 UTT/18/1303/FUL - SITE AT THAXTED ROAD, FORMER CIVIC AMENITY AND GRANITE SITE, SAFFRON WALDEN

The application was to vary condition 7 of planning permission UTT/17/1782/FUL (Amendment to application UTT/13/0268/FUL in terms of design and layout, variation of conditions 8 and 27 to amend the control over retail space details relating to materials, landscaping, cycle parking energy efficiency, lighting,

drainage and remediation included) to allow for the unrestricted sale of Class A1 goods (non-food only) and the insertion of a mezzanine floor.

Councillor Wells proposed to approve the application. This motion was seconded by Councillor Redfern.

RESOLVED: To approve the application subject to the conditions in the decision notice and a section 106 agreement.

S Stephen spoke on the application.

PC27 UTT/18/1704/OP - OAKBOURNE HAMMONDS ROAD, HATFIELD BROAD OAK

The proposal was for outline planning permission with all matters reserved except for access and layout, for the demolition of existing dwelling and outbuildings and the erection of 1 no. replacement dwelling and 6 no. new dwellings.

Councillor Wells proposed to approve the application. This motion was seconded by Councillor Loughlin.

RESOLVED: Permission is granted subject to the conditions in the decision notice.

S Smith and P Purkiss spoke on the application.

PC28 UTT/18/1653/OP - CHEPINGFIELD, FEATHERSHILL, HATFIELD BROAD OAK

The proposal is for outline planning permission for the demolition of the existing dwelling and outbuildings and the erection of four dwellings with all matters reserved save for access.

The Members expressed concerns in relation to the inclusion of meadow into the application, and felt that this was inappropriate backland development and overdevelopment of the site.

RESOLVED: To refuse the application for the following reasons:

1. The proposed development by reason of the number of dwellings shown and also by reason of the means of vehicular access proposed for the site as indicated on the submitted drawings would represent an inappropriate form of backland development at this edge of village location which would cause significant amenity harm to neighbouring residents contrary to ULP Policy H4 of the Uttlesford Local Plan (adopted 2005).
2. The proposed development by reason of its location and amount, as shown on the illustrative site layout, would cause significant rural amenity harm contrary to ULP Policy S7 of the Uttlesford Local Plan (adopted

2005) where the need for this development has not been sufficiently demonstrated.

Additionally, the proposal would fail to represent a sustainable form of development when assessed against the policies of the National Planning Policy Framework (revised July 2018) taken as a whole as the adverse impacts of the proposal by reason of the environmental harm which would be caused would significantly and demonstrably outweigh any benefits of the proposal where paragraph 8 of the Framework states that the three interdependent strands of sustainable development need to be pursued in mutually supportive ways where this would not be the case for the submitted proposal.

Councillor K Artus, C Durham, B Rix, S Kuschel, A Appleby, S Smith and H Izod spoke on the application.

PC29 UTT/17/3540/FUL - LAND TO THE NORTH OF 35 TO 40, HANOVER PLACE, SAFFRON WALDEN

The application was for full planning permission for the erection of a single dwelling. This followed the refusal of an outline scheme (UTT/16/1596/OP).

Members discussed the need for a management plan which would minimise the impact on the local residents.

Councillor Chambers moved to propose the application with the proviso of a management plan. Councillor Loughlin seconded the motion.

RESOLVED: Permission is granted subject to the conditions in the decision notice.

Councillor B Light, T Hindel and P Purkiss spoke on the application.

PC30 UTT/18/1693/FUL - L/A THE HAZELS, WICKEN ROAD, CLAVERING

The application was for planning permission to erect two detached dwellings served by a single point of access from Wicken Road.

The Members discussed the streetscene of the development and were concerned that the proposed properties had been moved back on the drawing so as to mask the height, the planning officer confirmed that the height of the eaves and ridges on the development were the same height as the surrounding dwellings.

Councillor Ryles proposed to refuse the application. This motion was not seconded.

The Development Manager discussed with Members that this was an issue of block and footprint of the plans, that there was already permission for two

dwellings. The Planning Officer advised Members that this scheme has to be considered on its own merits.

Councillor Hicks proposed to approve the motion and Councillor Chambers seconded the motion to approve.

RESOLVED: Permission is granted subject to the conditions in the decision notice.

Councillor E Oliver and S Gill spoke on this application

PC31 UTT/18/0420/FUL - THE ELMS, GLEBE LANE, LITTLE EASTON

Councillor J Redfern withdrew from the meeting as the portfolio holder for housing as per advice from the Legal Officer.

The proposal was for the demolition of a derelict Council owned bungalow and the construction of a new four bedroom detached dwelling including external works and parking.

Members discussed the need for affordable housing and asked for clarity from the Housing Strategy & Operations Manager as to why this application and course of action had been decided. It was discussed that the proposed property is in fact more suited to the location than the one-off bungalow and that by building this property and selling it revenue will be raised for the Housing Revenue Account and this can be better allocated to providing affordable housing in the future.

Councillor Chambers proposed approval of this application and Councillor Lemon seconded the motion.

RESOLVED: Permission is granted subject to the conditions in the decision notice.

PC32 UTT/18/1695/HHF - LITTLE GARNETTS, BISHOPS GREEN, HIGH EASTER

The application presented was for the demolition of existing garden room and erection of replacement garden room, replacement glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering.

Councillor Wells proposed approval of the application and Councillor Chambers Seconded the motion.

RESOLVED: Permission is granted subject to the conditions in the decision notice.

PC33 UTT/18/1696/LB - LITTLE GARNETTS, BISHOPS GREEN, HIGH EASTER

The application was for listed building consent for the following works; the demolition of existing garden room and erection of replacement garden room, replacement glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an external door and replacement of area of roof covering.

Councillor Redfern proposed approval of the application and Councillor Wells seconded the motion.

RESOLVED: Permission is granted subject to the conditions in the decision notice.