

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 26
SEPTEMBER 2018 at 2.00 pm**

- Present: Councillor A Mills (Chairman)
Councillors R Chambers, T Farthing (Substitute for L Wells),
P Fairhurst, R Freeman, E Hicks, M Lemon, J Lodge and
J Loughlin, J Redfern (Substitute for H Ryles)
- Officers in attendance: N Brown (Development Manager), M Jones (Planning Officer),
A Mawson (Democratic Services Officer), P McEvoy (Temporary
Planning Officer), L Mills (Planning Officer), M Shoemith
(Development Management Team Leader), E Smith (Legal
Officer)
- Speakers: Councillors J Freeman and D Jones (on behalf of Councillor K
Artus), G Bagnall, G Fisher, P Hewett, L Southgate, G Gardener,
B Bamber, J Londesborough, W Cockrell, T Frostick, H Izod, M
Dowell, A Walker, S Barratt, S Amico, P Cavill, A Belhajjam, S
Hastie, M Horrigan, P Horrigan, J Wheatley, C Nash.

PC34 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Wells and Ryles

PC35 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29 August were received and signed by the Chairman as a correct record.

PC36 UTT/18/0318/OP - LAND TO THE WEST OF CANFIELD ROAD, GREAT CANFIELD

The Planning Officer presented the application for outline planning permission to erect up to 135 dwellings, with all matters reserved except the means of access from Great Canfield Road.

Members expressed concern that the adverse impacts of development would significantly and demonstrably outweigh the benefits of the additional supply. Issues discussed included the unsustainability of the development, access issues and harm to the countryside.

Councillor Fairhurst proposed to refuse the application. Councillor Lodge seconded the motion.

RESOLVED: Permission is refused for the following reasons:

- 1 The proposed development would result in the urbanisation of open countryside and a country lane, the promotion of coalescence between

settlements and a loss of openness adjacent the Countryside Protection Zone. The consequent harm to the character and appearance of the area represents a conflict with Policy S7, Policy S8 and Policy ENV3 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework (NPPF). In the context of paragraph 11 of the NPPF, these diverse effects would significantly and demonstrably outweigh the benefits of the proposal

- 2 The application does not include a mechanism, such as a S106 legal agreement, to secure the following:
 - Sufficient affordable housing, equating to 40% of the total number of dwellings
 - A suitable financial contribution towards early years and childcare provision
 - A suitable financial contribution towards primary education provision
 - A suitable financial contribution towards secondary education provision
 - A suitable financial contribution towards primary healthcare provision
 - A suitable financial towards the planned improvement scheme at Junction 8 of the M11
 - A suitable link to the Flitch Way and a financial contribution to improve surfacing, drainage and provide signage
 - A suitable financial contribution to the National Trust for use at Hatfield Forest towards visitor and botanical monitoring, visitor and community education and infrastructure maintenance
 - Suitable arrangements for the provision, maintenance and management of open space and play area
 - A Strategic Access Management and Monitoring Measures (SAMMs) agreement between appropriate bodies, to help facilitate the management of visitor pressure on Hatfield Forest SSSI

The proposal therefore conflicts with Policy H9, Policy GEN6, Policy GEN1, Policy GEN7, Policy ENV7 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Councillor D Jones (on behalf of Councillor K Artus), G Bagnall, G Fisher, P Hewett, L Southgate, G Gardener, B Bamber, J Londesborough spoke on the application.

PC37 UTT/18/0750/OP - LAND AT CLAYPITS FARM, BARDFIELD ROAD, THAXTED

The Planning Officer presented the outline application for the demolition of the existing buildings and the erection of fifteen dwellings with all matters reserved except layout and access.

Councillor Freeman proposed to defer the application in favour of a site visit. Councillor Fairhurst seconded this motion.

A vote was held and the motion was defeated.

Councillor Hicks proposed to approve the application. Councillor Chambers seconded this motion.

RESOLVED to approve the application subject to the conditions in the decision notice.

Councillor J Freeman, W Cockrell, T Frostick, H Izod spoke on the application

PC38 UTT/18/0386/FUL - GREAT CHALKS HIGH STREET, HATFIELD BROAD OAK

The Planning Officer presented the proposal for the demolition of outbuildings, and the erection of eight detached dwellings (including one bungalow) and a block of garages. The frontage gates and brick wall either side of the gates would be demolished. The attached single storey boiler house to the side of the house, with greenhouse to the rear would also be demolished.

Members discussed the merits of the application in that currently the site was a private site and the benefit of development was that the community would gain a green space.

Members discussed the access and parking in depth and it was agreed that the provision of public access parking should be secured as a benefit for local residents and visitors.

Concerns were raised about the conservation area, traffic, the character of the village and the feelings of the community.

Councillor Fairhurst proposed the refusal of the application, and Councillor Farthing seconded this proposal.

A vote was held and this motion was defeated.

The Development Manager said that it was important that The Council insisted on a plan for maintenance and management of the landscaping of the green space. Adding a boost to condition 4, including tree protection measures, removal of permitted development, ecological assessments and tree preservation orders are in place before any development took place.

The Chairman proposed approval of the application and the motion was seconded by Councillor Redfern.

RESOLVED: to approve the application subject to the conditions in the decision notice.

Councillor D Jones (on behalf of Councillor K Artus), M Dowell, A Walker, S Barratt, S Amico, P Cavill spoke on the application.

PC39 UTT/18/1429/OP - LAND TO THE WEST OF RADWINTER ROAD, ASHDON

The Planning Officer presented the application for outline planning permission, with all matters reserved except access, for the erection of four detached houses. A single vehicular access would lead to a shared access road.

Councillors discussed that they would like to see that special attention was paid to alleviate issues of the footpath, potential flooding with a sustainable drainage system (SuDS).

Councillor Loughlin proposed to approve the application. Councillor Fairhurst seconded the proposal.

RESOLVED: to approve the application subject to the conditions in the decision notice.

PC40 **UTT/18/1386/FUL - LAND TO THE REAR OF 3 HOLLOWAY CRESCENT,
LEADEN RODING**

The Planning Officer presented the application for planning permission to erect a pair of two-bedroom flats. There would also be parking spaces, with access from Willow Green, and rear gardens. The proposal was a resubmission of an earlier scheme from 2015.

The Chairman proposed approval of the application and was seconded by Councillor Chambers.

RESOLVED: to approve the application subject to the conditions in the decision notice.

The meeting closed at 5:30pm