

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 24
OCTOBER 2018 at 2.00 pm**

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

Officers in attendance: E Allannah (Senior Planning Officer), N Brown (Development
Manager), A Mawson (Democratic Services Officer),
M Shoesmith (Development Management Team Leader),
E Smith (Solicitor) and C Tyler (Planning Officer)

PC39 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Hicks.

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

Councillor Loughlin declared a non-prejudicial interest in that she was acquainted with the applicant of UTT/18/1993/FUL.

PC40 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 26 September were received and signed by the Chairman as a correct record.

PC41 UTT/18/1993/FUL - LAND TO THE WEST OF HIGH LANE, STANSTED

The Planning Officer presented the application for the development of the site to provide 35 dwellings with associated garages, drainage, landscaping and parking. The proposal included the introduction of a new pedestrian access points from Cambridge Road and High Lane, with the vehicular access taken from High Lane.

The Development Manager clarified for the benefit of the Committee that the Part M building regulations superseded the 'Lifetime Homes Standards'.

Members discussed aspects regarding pedestrian access and safe crossing of the roads, provision of open space, parking and air quality.

Members expressed uncertainty in relation to claims that the site had access to refuge points for crossing (halfway islands in the road). An adjournment was called to enable clarification to be provided.

The meeting was adjourned at 15:04

The meeting reconvened at 15:14

Councillor Fairhurst proposed deferral of the application.
Councillor Ryles seconded the proposal to defer.

The vote was taken.

Councillor Redfern indicated that she was not clear on the motion or the recommendation.

The Development Manager clarified that the committee were asking for a formal crossing to be provided, and if this could be provided at officer level then this would be to their satisfaction.

The Chairman said the vote would be taken again.

Councillor Fairhurst said it was irregular to vote again. Councillor Lodge raised a point of order in relation to whether a repeat vote was a breach of the Council's Rules of Procedure. The Legal Officer's advice was sought as to whether proper procedure had been followed.

The Legal Officer said the initial vote had been problematic as one vote cast, namely the vote to abstain, was a conditional vote and the member seeking to abstain had made it clear it was a conditional vote and therefore not her final opinion. In such circumstances it was reasonable for a second vote to be taken.

The proposal to defer the application being again put to the vote, it was defeated.

The Chairman proposed the recommendation for approval with conditions for officers to come back with the addition of a formal crossing.

Councillor Loughlin seconded the motion.

The vote was taken.

RESOLVED to approve subject to Section 106 and Officers to progress crossing solution and report back to Committee 21.11.18

Councillors Sell and Dean, R Woodcock, Daphne Wallace-Jarvis, Ruth Clifford and N Parsons spoke on the application.

The meeting was adjourned at 15:37

The meeting reconvened at 15:47

The planning officer presented the application for a surface car park extension to Audley End Railway Station car park to provide an additional 152 spaces, lighting, CCTV security cameras, signage, access and associated hard and soft landscaping.

Councillor Lemon declared a personal interest as the Chairman of the Transport Forum.

Councillor Mills declared a personal interest as the Vice Chairman of the Transport Forum.

The Committee discussed the need to mitigate the possible effects on air quality the additional spaces may cause, tree retention, screening, road improvements, lighting and contributions to the local links and residents' concerns.

Councillor Chambers proposed refusal of the application.

Councillor Redfern seconded the motion.

RESOLVED to refuse the application for the following reasons:

- i. The proposed development would adversely harm the visual amenity of the neighbouring properties due to the proximity of the proposed expansion of the car park as shown in the revised plans; and it would induce more traffic and car fumes which would increase air pollution. The location and size of the proposed car park expansion would harm the open character of the countryside and lead to some loss of trees which forms an important boundary treatment with neighbouring properties therefore the proposed development is contrary to Policies S7; GEN2 (i) and ENV8 of the adopted Local Plan (2005).

R Walford, I Grant and L Coffey spoke on the application.

The meeting closed at 4:45pm