

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 13
MARCH 2019 at 2.00 pm**

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

Officers in attendance: N Brown (Development Manager), K Denmark (Development
Management Team Leader), A Mawson (Democratic Services
Officer), L Mills (Planning Officer), E Smith (Solicitor) and
C Tyler (Planning Officer)

PC142 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Chambers.

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

Councillors Freeman, Fairhurst and Lodge declared a non – pecuniary interest in item 3 as the applicant is a personal friend.

Councillor Lodge declared a non – pecuniary interest in item 4 as the applicant is known to him.

PC143 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were approved and signed as an accurate record.

Councillors Fairhurst, Freeman and Lodge left the meeting

PC144 UTT/18/3278/FUL - REAR OF 22 THAXTED ROAD, SAFFRON WALDEN

The Planning Officer presented the application for the retrospective removal of the existing timber shed building and the proposed erection of a single dwelling. The dwelling will be a terrace dwelling two storey to the front of the site and three storeys to the rear. The application revised the previously refused planning application (UTT/18/1824/FUL).

The Committee raised concerns about the space required for parking and manoeuvring on site to enable safe access and exit of the site.

The Planning Officer confirmed that there was parking allocated at the rear.

The Chairman proposed a deferral on the grounds that a parking layout was required by The Committee.

Councillor Hicks seconded the motion for a deferral.

RESOLVED to defer the application pending the provision of a parking layout.

Councillors Fairhurst, Freeman and Lodge returned to the meeting.

PC145 UTT/18/3451/HHF - 3 LITTLE WALDEN ROAD, SAFFRON WALDEN

The Planning Officer presented the application for the proposed construction of a single storey rear extension with a 1.2m addition to the side. With the proposal to convert the loft space and insert two rear facing dormers with roof lights to the front facing roof slope. Changes to internal layout.

Councillors Freeman, Ryles and Fairhurst raised concerns in relation to the roof lights and dormers in a conservation area. They said that a conservation area is a special area and that a higher standard should be applied.

Councillor Hicks said that he didn't see any problems with overlooking and had no objection to the plans.

The Chairman said that although there were no other dormers in the immediate vicinity that there were in fact fairly prominent ones in the conservation area and that they were needed to make practical use of the loft space and that he had no problem with the development.

Councillor Lemon proposed the motion to approve the application.

Councillor Hicks seconded the motion.

RESOLVED to grant permission in line with the conditions in the decision notice.

PC146 UTT/18/2055/FUL - CUTLERS GREEN FARM, CUTLERS GREEN, THAXTED

The Development Management Team Leader presented the application for a change of use of Grade II Listed barn to provide a residential dwelling, change of use and extension of curtilage barn to residential, change of use and residential conversion of existing agricultural silos, demolition of other agricultural buildings and structures, and erection of new agricultural-style dwellings and link buildings to provide seven residential dwellings with associated parking, landscaping and private amenity space and erection of new garage to serve plot one.

The Development Management Team Leader said in response to a request to move or remove the roof lights, that there is evidence that there were historically roof light structures on the agricultural building and that they were in keeping

with the design. She also advised that she would be happy to remove permitted development rights in line with the Committee's requests.

In response to a Member's query the Development Management Team Leader said that the submission of materials was an administrative function and that the conditions stipulated full submission. The Development Manager said that the Planning Officer would make the judgement and that this would not come back to Committee.

Councillor Fairhurst said that with the removal of the permitted development rights he would be happy to propose approval.

The Chairman asked for conservation roof lights to be conditioned and The Development Management Team Leader advised that this was covered in Condition 13.

Councillor Fairhurst proposed the motion for approval of the application.

Councillor Ryles seconded the motion.

RESOLVED to grant permission with the conditions laid out in the decision notice.

V. Forbes and L. Dudley-Smith spoke on the application and application UTT/18/2238/LB.

PC147 UTT/18/2238/LB - CUTLERS GREEN FARM, CUTLERS GREEN, THAXTED

The Development Management Team Leader presented the application for the conversion of and alterations to Grade II Listed barn to provide a residential dwelling, conversion, extension and alterations to curtilage barn to residential. In connection with the previous application UTT/18/2055/FUL.

The Chairman proposed approval of the application.

Councillor Fairhurst seconded the proposal.

RESOLVED to grant permission with the conditions laid out in the decision notice.

PC148 UTT/18/3326/PIP - LAND WEST OF STORTFORD ROAD, CLAVERING

The Planning Officer presented the application for permission in principle for the erection of a minimum of six dwellings and a maximum of eight dwellings.

Councillor Loughlin said that it was felt that the application was not in accordance with the local plan.

Councillor Fairhurst said that the cumulative impact on the village of developments was a concern.

Councillor Lodge proposed a motion for deferral, however following debate withdrew his motion with no seconder.

Councillor Fairhurst proposed a motion for refusal.

Councillor Loughlin seconded the proposal for refusal.

RESOLVED to refuse permission for the following reasons:

1. The proposed development would result in the urbanisation of open countryside, thereby causing substantial harm to the rural character of the area in conflict with Policy S7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework (NPPF). In the context of paragraph 11 of the NPPF, this adverse effect would significantly and demonstrably outweigh the benefits of the proposal.
2. The proposed development conflicts with policies S7 and H1 of the Uttlesford Local Plan (adopted 2005) insofar as they relate to the location of housing.

P. Walters spoke on behalf of Councillor Oliver, F. Woods, S. Gill and C. Hutchinson spoke on the application.

PC149 **UTT/18/3457/FUL - SAFFRON WALDEN CASTLE, MUSEUM STREET, SAFFRON WALDEN**

The Planning Officer presented the application for works to the ruins of Walden Castle to allow for public access, comprising a new internal floor to the castle, new security gates and fence and an external lighting scheme.

The Members expressed a desire to set a curfew on the light illuminating the castle.

Councillor Mills proposed a motion to approve with conditions.

Councillor Ryles seconded the motion.

RESOLVED to grant permission with conditions as laid out in the decision notice.

PC150 **UTT/18/3422/FUL - SAFFRON WALDEN MUSEUM, MUSEUM STREET, SAFFRON WALDEN**

The Planning Officer presented the application to repair and rebuild section of boundary wall at Saffron Walden Museum.

Councillor Fairhurst proposed a motion to approve the application.

Councillor Lemon seconded the proposal.

RESOLVED to grant permission for the application.

PC151 **UTT/18/3421/LB - SAFFRON WALDEN CASTLE, MUSEUM STREET, SAFFRON WALDEN**

The Planning Officer presented the application for listed building consent to repair and rebuild section of boundary wall at Saffron Walden Museum.

Councillor Fairhurst proposed a motion to approve the application.

Councillor Lemon seconded the proposal.

RESOLVED to grant permission for the application.

PC152 **UTT/19/0194/FUL - WASTE LAND SPACE, RADWINTER ROAD, SAFFRON WALDEN**

The Planning Officer presented the application for a change of use from waste land to domestic garden land including the erection of 1.8m high closed board fencing with concrete posts and gravel boards.

In response to a member's question the Planning officer advised that the land is owned by Uttlesford District Council.

The Chairman added that this was a tidying up exercise of a problematic piece of land.

Councillor Fairhurst said that he would have liked this to have been offered to the cemetery which had a growing demand and restricted space.

Councillor Mills proposed a motion to approve the application.

Councillor Ryles seconded the motion.

RESOLVED to grant permission for the application.