

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 18  
DECEMBER 2019 at 2.00 pm**

Present: Councillor S Merifield (Chair)  
Councillors G Bagnall, M Caton, R Freeman, A Gerard,  
M Lemon, J Loughlin, R Pavitt, N Reeve, A Storah and M Sutton

Officers in attendance: R Beale (Planning Officer), A Bochel (Democratic Services Officer), N Brown (Development Manager), K Denmark (Development Management Team Leader), J Doe (Planning Officer) and E Smith (Solicitor)

Also present: Cllrs N Gregory and P Lees, C Cant, I Coward, A Harrison, J Harrison, J Knight, M McGarr, G Mott, J Redfern, S Ryan, L Trevillian, A White, F Wilkinson and C Wragg

**PC82 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors LeCount and Fairhurst.

Councillor Gerard declared a non – pecuniary personal interest in item 8, in that he was a member of Newport Parish Council and the Newport, Quendon and Rickling Neighbourhood Plan Steering Group.

The Chair declared a non-pecuniary personal interest in items 4 and 7, in that she was a member of Stebbing Parish Council. She advised she would withdraw from the room for item 4, as she had been involved in discussion of the item at the parish council.

Councillor Reeve declared a non-pecuniary personal interest in items 11 and 12, in that he knew the applicants.

**PC83 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 6 November were approved and signed by the Chair as a correct record.

**PC84 UTT/19/0573/OP - LITTLE CHESTERFORD**

The Development Manager presented the report which proposed approval of outline planning application with all matters reserved except access for residential development on 3.2ha of land to the south west of London Road, Great Chesterford. The proposed development was for up to 76 dwellings, including provision of vehicular and pedestrian access, public open space and hard and soft landscaping.

Councillor Bagnall proposed to defer the application. Councillor Freeman seconded this motion.

RESOLVED to defer consideration until the receipt of the letter from the Planning Inspectorate regarding the Council's local plan. If the letter is not received before February the matter will be reported back to February's Planning Committee

*Councillor Gregory, A Harrison, J Harrison, J Redfern, F Wilkinson and J Knight spoke on this item.*

**PC85 UTT/19/0476/OP - STEBBING**

*The Chair recused herself from this item. Once she had spoken on the item as a member of the public, she left the room. The Vice Chair chaired the discussion.*

The Development Management Team Leader gave a summary of the report which recommended approval of the change of use of the land from agricultural to residential use for the erection of 17 no. dwellings with parking with all matters reserved except for access. The submitted scheme would include 40% affordable housing provision.

Councillor Gerard proposed refusal of the application. Councillor Bagnall seconded this motion. The vote did not pass.

Councillor Freeman proposed approval of the application. Councillor Caton seconded this motion.

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

*Councillor Merifield, C Cant and L Trevillian spoke on this item.*

**PC86 UTT/19/2545/FUL - ELSENHAM**

*The Chair returned to the room for the discussion of this item.*

The Planning Officer gave a summary of the report which recommended approval of the proposed demolition of existing house and the erection of 3no. 4-bedroom dwellings.

Members expressed concern that the application contravened planning policies GEN 2, GEN 8 and S 3, regarding design, vehicle parking standards and other development limits.

Councillor Freeman proposed to refuse the application. Councillor Gerard seconded this motion.

RESOLVED to refuse the application for the following reasons:

The proposal constitutes overdevelopment of the site, including the provision of contrived car parking, resulting in development out of character of the area, contrary to Policies S3, GEN2 & GEN 8 of the Uttlesford Local Plan 2005.

*Councillor Lees, Mrs Pudwell, Dr G Mott and M McGarr spoke on this item.*

**PC87 UTT/19/2557/FUL - AYTHORPE RODING**

The Planning Officer gave a summary of the report which proposed approval of a new dwelling and garage (following outline approval UTT/17/2513/OP).

Councillor Loughlin proposed to defer the item for a site visit. Councillor Gerard seconded this motion.

RESOLVED to defer consideration of the application for a site visit.

*I Coward, S Ryan and A White spoke on this item.*

**PC88 UTT/19/2342/FUL - STEBBING**

The Planning Officer gave a summary of the report which recommended approval of full planning permission for the erection of two detached dwelling houses.

RESOLVED to approve the application subject to the conditions in the report and two additional conditions:

- 1) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), the garage will be retained as a garage in perpetuity for the parking of a vehicle.

REASON: To ensure that appropriate access and parking is provided, in accordance with Policy GEN1 and GEN8 of the Uttlesford Local Plan 2005.

- 2) Prior to commencement of the development, a Construction Traffic Management Plan must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved details, which must provide for:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development

REASON: To ensure that the highway is not obstructed during the construction period, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

*C Cant and C Wragg spoke on this item.*

**PC89      UTT/19/1064/DFO - NEWPORT**

The Committee discussed deferring this item until the following meeting.

RESOLVED to defer consideration of this application to the following meeting.

**PC90      UTT/19/2022/FUL - WIMBISH**

The Planning Officer gave a summary of the report, which recommended approval of the change of use of the application building from a holiday let to a single dwelling.

Councillor Reeve proposed approval of the application. Councillor Pavitt seconded this motion.

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

**PC91      UTT/19/2442/FUL - LITTLE CHESTERFORD**

The Development Manager gave a summary of the report which recommended approval with conditions for electrical reinforcement works, extension and alterations to existing building and replacement timber fence and gates.

Councillor Reeve proposed approval of the application. Councillor Pavitt seconded this motion.

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

**PC92      UTT/19/2606/LB – HIGH EASTER**

The Development Management Team Leader gave a summary of the report which recommended approval of listed building consent for the demolition of existing garden room and erection of replacement garden room, replace glazing to rear elevation of house and alterations to entrance porch including enclosing with glazing, infill panel and adding an extra door and replacement of area of

roof covering. The application had been reported to Committee as the applicant was a Member.

Councillor Reeve proposed approval of the application. Councillor Gerard seconded this motion.

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

PC93 **UTT/19/2613/NMA – HIGH EASTER**

The Development Management Team Leader gave a summary of the report which recommended approval of the non-material amendment to UTT/18/1695/HHF application comprising of removal of proposed chimney and replacement with matching window and a change to gully. The application had been reported to Committee as the applicant was a Member.

Councillor Pavitt proposed approval of the application. Councillor Storah seconded this motion.

RESOLVED to approve the application.

The meeting closed at 5.35.