

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 19
FEBRUARY 2020 at 10.00 am**

Present: Councillor S Merifield (Chair)
Councillors G Bagnall, M Caton, P Fairhurst, G LeCount,
M Lemon, J Loughlin, R Pavitt, A Storah and M Sutton

Officers in attendance: A Bochel (Democratic Services Officer), N Brown (Development Manager), K Denmark (Development Management Team Leader), M Jones (Planning Officer), M Shoosmith (Development Management Team Leader) and E Smith (Solicitor)

Public speakers: S Amico, D Baker, R Bryan, R Freeman (Felsted Parish Council), A Harrison, J Harrison, J Knight, C Loon,, P Gadd, V Ranger, F Wilkinson and C Williams

PC103 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Reeve.

Councillor Caton declared a personal and pecuniary interest in Item 12, in that he had instructed the applicant in the estate of his late mother. He would leave the room for consideration of this item.

Councillor Freeman declared an interest in Items 10 and 12 as a member of Saffron Walden Town Council.

Councillor Bagnall declared an interest in Item 3 as a member of Takeley Parish Council.

Councillor Storah declared an interest in item 10, as he had been a planning consultant to the town residents groups in opposing the outline application. He would leave the room for consideration of this item.

Councillors Fairhurst, Freeman, LeCount and Storah declared personal interests in Item 8, as the applicant was a personal friend. They would leave the room for consideration of this item.

Councillor Fairhurst declared an interest in Items 10 and 12 as a member of Saffron Walden Town Council.

Councillor Lemon declared an interest in Item 5 as he knew the applicant and others involved. He would leave the room for consideration of this item.

Councillor Merifield declared an interest in Item 7 as a ward member for Felsted and Stebbing.

PC104 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 15 January were approved and signed as a correct record of the meeting.

PC105 UTT/18/3524/FUL - BAMBERS GREEN ROAD, TAKELEY

The Development Management Team Leader gave a summary of the report.

As the applicant had appealed against non-determination on this application, the Council can no longer determine the application

Members expressed concern that the scale and appearance of the proposed development would result in significant harm to the setting of a listed building and would result in inappropriate development in the Countryside Protection Zone. More harm would be caused by the development than benefits.

Councillor Fairhurst proposed to refuse the application. Councillor Bagnall seconded this motion.

RESOLVED to object to the application for the following reasons:

- a. The proposed development, due to the scale and appearance, would result in significant harm to the setting of the listed building, contrary to Policy ENV2 and paragraphs 193-195 of the NPPF. There are insufficient public benefits to outweigh the harm.
- b. The proposed development would result in inappropriate development in the Countryside Protection Zone, promoting coalescence and adversely affecting the open characteristics of the zone. The tilted balance in paragraph 11d)ii) is disapplied and as such the benefits of the proposals do not outweigh the harm.

PC106 UTT/18/3525/LB - BAMBERS GREEN ROAD, TAKELEY

The Development Management Team Leader gave a summary of the report.

As the applicant had appealed against non-determination on this application, the Council can no longer determine the application

Councillor Fairhurst proposed to approve the application. Councillor Bagnall seconded this motion.

RESOLVED to raise no objections to this application subject to the conditions in the report.

PC107 UTT/19/2159/FUL - SHEERING ROAD, HATFIELD HEATH

Councillor Lemon left the room for consideration of this item.

The Development Manager gave a summary of the report which recommended approval of the continued use of B2/B8 building, ancillary buildings and associated yard area. The building itself and immediate curtilage benefitted from planning consent for B2/B8 use, but ancillary buildings had been added since this consent was granted; hence the application was part retrospective.

Councillor Fairhurst expressed concern about Green Belt encroachment and objected to the resolution.

Councillor Storah proposed approval of this application.

Councillor Sutton seconded this motion.

RESOLVED to approve this application subject to the conditions in the report, and the replacement of conditions 8 and 10 with the following:

8) Within 3 months of the date of this permission, a scheme indicating the defined area for the parking of buses and coaches associated with the authorised use shall be submitted to the Local Planning Authority. Within 28 days of the formal approval of any details, this approved area should not be used for any other use apart from the storage of coaches and buses associated with the approved use. No buses or coaches shall be stored outside of this defined approved area. Thereafter the approved details shall be adhered to unless otherwise agreed by the Local Planning Authority.

REASON: To protect the character of the area in accordance with Policies S6, S7, GEN 2 and GEN4 of the Uttlesford Adopted Local Plan 2005.

10) No additional external lighting shall be installed at the site without the prior written approval of the Local Planning Authority.

REASON: To protect the character of the area in accordance with Policies S6, S7, GEN 2 and GEN4 of the Uttlesford Adopted Local Plan 2005

Councillor Lemon returned to the room.

S Amico, D Baker and R Bryan spoke on this item.

The Development Management Team Leader gave a summary of the report, which recommended refusal of outline planning permission for up to 115 dwellings with all matters reserved except for access.

Councillor Fairhurst proposed refusal of the application.

Councillor LeCount seconded this motion.

RESOLVED to refuse the application for the following reasons:

- 1) The proposal would result in the introduction of new built form at a rural fringe location situated outside the defined development limits. It would represent a separate physical area of considerable urban development within the countryside. The proposal would represent a form of development that does not need to take place and is not appropriate to this particular rural area. Furthermore, the proposal would fail to protect or enhance the character of the countryside within which it is set and no special reasons have been put forward as to why the development in the form proposed needs to take place there. The proposal is therefore contrary to ULP Policy S7 of the Uttlesford Local Plan (adopted 2005), and Policies DS1 and LSC1 of the Great Dunmow Neighbourhood Plan. In view of this, the proposal would fail to amount to a presumption in favour of sustainable development as the adverse impacts of granting permission would significantly and demonstrably outweigh the limited benefits of the proposal, including the supply of new housing in the tilted planning balance under paragraph 11 of the National Planning Policy Framework.
- 2) The proposal would result in the urbanisation of the rural area which makes a significant contribution to the setting of the Church End (Great Dunmow) Conservation Area, and the site provides a setting to and views of the Grade I listed Parish Church of St Mary the Virgin, and the grade II listed Crouches Farmhouse. The proposals would consequently result in adverse harm to heritage assets whereby the public benefits of the proposal would not outweigh the harm. The proposal would therefore be contrary to paragraph 196 of the National Planning Policy Framework and ULP Policy ENV2 of the Uttlesford Local Plan (adopted 2005).
- 3) The proposal does not provide any mechanism to secure the infrastructure requirements arising from the development, including the need for financial contributions towards additional healthcare facilities, early years and childcare, and primary education requirements, the delivery of 40% affordable housing, the provision of open space and the subsequent maintenance of these areas, or improvements to sustainable transport options. The proposal is therefore contrary to the National Planning Policy Framework and ULP Policies GEN1 and GEN6 of the Uttlesford Local Plan (adopted 2005).

PC109 **UTT/19/2118/OP - LAND EAST AND NORTH OF CLIFFORD SMITH DRIVE, FELSTED**

The Planning Officer gave a summary of the report, which recommended approval of outline permission with all matters reserved, except for access, for the erection of up to 41 no. dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

Councillor Freeman proposed approval of the application.

Councillor Lemon seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and a section 106 agreement being put in place.

R Freeman (Felsted Parish Council) and C Loon spoke on this item.

PC110 **UTT/19/2993/OP - OLD MEAD ROAD, HENHAM**

Councillors Fairhurst, Freeman, LeCount and Storah left the room for the consideration of this item.

The Development Management Team Leader gave a summary of the report which recommended approval of outline permission for the demolition of existing dwelling and outbuildings and erection of 4 no. new dwellings with all matters reserved except access.

Councillor Pavitt proposed approval of the application.

Councillor Lemon seconded this motion.

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

Councillors Fairhurst, Freeman, LeCount and Storah returned to the room.

The Committee adjourned at 12.50.

PC111 **UTT/19/0573/OP - LAND TO THE SOUTH WEST OF LONDON ROAD, LITTLE CHESTERFORD**

The Committee reconvened at 14.00.

The Development Management Team Leader gave a summary of the report, which recommended approval of the 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 Caton proposed approval of the application.

Councillor Lemon seconded this motion.

RESOLVED to approve the application subject to the conditions in the report and a section 106 agreement being put in place.

A Harrison, J Harrison, F Wilkinson and J Knight spoke on this item.

PC112 UTT/19/2355/DFO - LAND EAST OF THAXTED ROAD, SAFFRON WALDEN

Councillor Storah left the room for consideration of this item.

The Development Management Team Leader gave a summary of the report which recommended approval of reserved matters following the granting of outline planning permission for the development of up to 150 dwellings (Use Class C3) with all matters reserved except access (UTT/18/0824/OP).

Members expressed concern about the design of the development with regard to its provision of green space for amenity use.

Councillor Fairhurst proposed refusal of the application.

Councillor Pavitt seconded this motion.

RESOLVED to refuse the application for the following reason:

The details of the proposed development fails to provide sufficient or adequate greenspace and amenity space, with a play area which is poorly located resulting in an unacceptably designed scheme, contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

Councillor Storah returned to the room.

P Gadd and C Willams spoke on this application.

PC113 UTT/19/2809/FUL - MONK STREET, THAXTED

The Development Manager gave a summary of the report which recommended approval of planning permission for the proposed change of use of redundant rural buildings into holiday lets.

Councillor Fairhurst recommended approval of the application.

Councillor Loughlin seconded this motion.

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

V Ranger spoke on this item.

PC114 **UTT/19/2793/LB - CHURCH STREET, SAFFRON WALDEN**

Councillor Caton left the room for consideration of this item.

The Development Management Team Leader gave a summary of the report which recommended approval of retrospective consent for the retention of 2 no. non-illuminated signs to the external façade of the building, window displays in the form of branded roller blinds fitted internally to the windows and internal signage comprising graphics on the rear wall and a glazed panel.

Councillor Loughlin proposed to approve the application.

Councillor Sutton seconded this motion.

RESOLVED to approve the application subject to the following additional condition:

Within 3 months from the date of this decision information must be submitted to and approved in writing by the local planning authority to demonstrate that the internal signage is reversible and would have no adverse impact to the historic fabric of the building.

REASON: In the interests of protecting the historical significance of the Listed Building, in accordance with Policy ENV2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework (NPPF).

Councillor Caton returned to the room.

PC115 **UTT/20/0136/NMA - CHESTERFORD PARK, LITTLE CHESTERFORD**

The Development Management Team Leader gave a summary of the report which recommended approval of a non-material amendment to a planning permission for the remodeling of the existing building including various extensions and alterations. The approved development also includes a reconfiguration of the car park, the erection of bin stores and re-grading works between the main building and the adjacent pond.

Councillor Fairhurst proposed to approve the application. Councillor Lemon seconded this motion.

RESOLVED to approve the application.

The meeting closed at 16.15.