

**PLANNING COMMITTEE held at ZOOM on WEDNESDAY, 6 MAY 2020 at 2.00 pm**

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

Officers in attendance: A Bochel (Democratic Services Officer), N Brown (Development Manager), B Ferguson (Democratic Services Manager), C Gibson (Democratic Services Officer), E Smith (Solicitor), C Theobald (Senior Planning Officer) and C Tyler (Senior Planning Officer)

Public Speakers: S Bampton, Councillor N Gregory, H Heliar, Councillor P Lees, V Ranger and J Snares.

**PC116 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Councillor Fairhurst declared a non-pecuniary interest as a member of Saffron Walden Town Council.

Councillor Freeman declared a non-pecuniary interest as a member of Saffron Walden Town Council.

Councillor Caton declared a non-pecuniary interest as his wife was the Chair of the Parish Council in relation to item number 6.

**PC117 MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting were agreed and signed as an accurate record subject to a request for an amendment from Councillor Fairhurst in respect of PC107 that he had expressed concern about Green Belt encroachment and had objected to the resolution. This was agreed.

**PC118 UTT/19/1508/FUL - LAND EAST OF ST. EDMUNDS LANE, GREAT DUNMOW**

The Senior Planning Officer presented a proposal for the erection of 22 custom/self-build dwellings with associated parking provision, new service roads to include new access formed off St Edmunds Lane, and associated drainage works. This represented a revised design scheme to the extant 22 self-build dwelling scheme previously approved by the Council on 11 May 2018. The Planning Officer explained that there would be a choice of three types of self-build for each plot.

The application was recommended for approval with conditions with S106.

Members discussed whether the S106 Agreement could be brought back to the Committee, protection of the surrounding hedge, access arrangements, the possibility of a hammerhead at the end of the service road and supervisory arrangements.

Officers confirmed that a trilateral S106 Agreement (including UDC & ECC) would be negotiated. The Development Manager stated that the proposed S106 Agreement could be brought back to the Committee and that further conditions could be added.

Councillor Fairhurst proposed the motion to approve in principle the application, with additional changes to the conditions and subject to the S106 Agreement being brought back to the Committee.

Councillor Freeman seconded the motion.

RESOLVED to approve the application, subject to a S106 agreement being entered into between the Council and the applicant relating to commuted sum payments, supervision of the delivery, the protection of the hedge and the negotiated terms of any agreed draft S106 being reported back to Members for their further consideration. It should also be subject to a revised drawing being submitted to, and approved by the LPA, showing the formation of a hammerhead at the end of the proposed service road whereby this additional site requirement is to be conditioned as an additional condition on any planning permission granted.

*S Bampton spoke on the application.*

*The Committee adjourned at 15.22 and reconvened at 15.30.*

PC119 **UTT/19/2288/FUL - LAND NORTH OF BARTHOLOMEW CLOSE, GREAT CHESTERFORD**

The Senior Planning Officer presented a proposal for planning permission for the erection of 13 dwellings, including access, parking and associated works. He stated that, if the application was approved, Condition 3 would not be required.

The application was recommended for approval with conditions.

The members noted that planning permission had already been granted. They discussed access arrangements, construction traffic, national space standards, parking provision and ecology conditions.

Councillor Fairhurst highlighted safety concerns and access arrangements and proposed refusal of the application but there was no seconder for the motion.

Councillor LeCount proposed the motion to approve the application, with the omission of Condition 3, the boosting of Conditions 19 and 20 and a new Condition 21 in respect of compliance with Technical Housing Standards.

Councillor Caton seconded the motion.

RESOLVED to approve the application, with the omission of Condition 3 and subject to the following revisions.

Condition 19 to read:

Prior to the commencement of the development hereby approved (including ground clearance; any matters pursuant to any condition contained in this permission and the provision of site compound) a Construction Method Statement shall be submitted and approved in writing by the Local Planning Authority and shall be adhered to throughout the construction period. The Statement shall provide:

- (a) details confirming pre-development initiation meeting on site between the developer, the Local Planning Authority and the local community (including parish council and neighbours)
- (b) the parking of vehicles of site operatives and visitors
- (c) loading and unloading of plant and materials
- (d) storage of plant and materials used in constructing the development
- (e) the control of noise from construction including the hours of working
- (f) wheel washing facilities
- (g) measures to control the emission of dust and dirt during construction
- (h) Construction/ delivery times

Condition 20 to read:

Prior to the commencement of the development (including ground clearance; any matters pursuant to any condition contained in this permission and the provision of site compound) details of the trees and hedgerow to remain and tree protection measures shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved protection measures, subsequently; the approved measures shall not be changed without the prior written consent of the local planning authority.

A new Condition 21:

Notwithstanding the submitted plans, all dwellings shall be in strict accordance with the Technical Housing Standards- Nationally Described Space Standards (2015)

*Cllr N Gregory, Cllr P Lees, H Heliar and J Snares spoke on the application. An officer read out the submission made by A Leclerq.*

*The Committee adjourned at 16.29 and reconvened at 16.35.*

The Senior Planning Officer presented a proposal for the demolition of the smaller building and erection of an extension to the existing building providing two floors with accommodation and basement.

The application was recommended for approval with conditions.

Councillor Fairhurst supported the application and proposed the motion for approval.

Councillor Freeman seconded the proposal.

RESOLVED to approve the application with conditions.

PC121 **UTT/19/2777/FUL - THE STABLES, MAY WALK, ELSENHAM ROAD, STANSTED**

The Senior Planning Officer presented a proposal for the change of use and conversion of the redundant animal shelter into a residential dwelling. The proposed dwelling would include one bedroom single storey and would include the introduction of a pitched tiled roof and cladded walls.

The application was recommended for approval subject to conditions.

Councillor Storah presented comprehensive objections to the development and was supported by many other members.

Councillor Storah proposed refusal on the grounds of ULP Policy H6, ULP Policy GEN2 and the National Planning Policy Framework.

Councillor Fairhurst seconded the proposal.

RESOLVED to refuse the application for the following reasons:

1. The conversion will require substantial building reconstruction and will be tantamount to a rebuild and not a conversion of the existing building. The conversion works will not respect and conserve the characteristics of the building as it will require the replacing of most of the existing built form. The proposed development is not in accordance with ULP Policy H6 and the NPPF.
2. Insufficient information has been provided to ensure the development accords with the Technical Housing Standards - nationally described space standards (2015) due to the conflicting details included in the submitted structural report and the proposed plans. As such it the proposal would be in conflict with ULP Policy GEN2 and would not provide an environment which would meet the reasonable needs of potential users.

*V Ranger spoke on the application and an officer read out the submission made by Stansted Parish Council.*

Meeting Closed 5:30pm