

PLANNING COMMITTEE held at ZOOM , on WEDNESDAY, 20 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), K Denmark (Development Management Team Leader), B Ferguson (Democratic Services Manager), C Gibson (Democratic Services Officer), M Shoemith (Development Management Team Leader), E Smith (Solicitor) and C Theobald (Planning Officer) and A Vlachos (Planning Officer)

Also present: Councillors Day, Jones and Lavelle, I Butcher, J Delafield, J Fulcher, J Poulton, R Ramm and D Wolfe

PC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

Councillor Merifield declared a non-pecuniary interest for Agenda Item 3 as a Ward member for Felsted and Stebbing and for Agenda Item 4 as a friend of one of the objectors.

PC2 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were agreed and would be signed at an appropriate future time as an accurate record.

PC3 UTT18/2508/OP - LAND WEST OF BURY FARM, STATION ROAD, FELSTED

The Senior Planning Officer presented a proposal for a mixed use development comprising a new “smart hub” doctors' surgery to serve Felsted village and Fritch Green as a local infrastructure delivery project and enabling market housing comprising 38 new market dwellings with the provision of two new vehicular accesses from Station Road. He stated that Felsted Parish Council had reappraised the scheme and were now in full support. The applicant had also indicated that if their application was approved they would be unable to make financial contributions to NHS healthcare provision and Early Years and Childcare provision and local primary school provision as detailed in Recommendation 1 (iv) and 1 (v).

The application was recommended for approval with conditions and a with S106 mitigation package.

Members discussed the proposed new surgery, the possible locations for the five units of affordable housing, the possibility of including a green buffer zone and raised traffic speed concerns. It was recognised that there was support for the scheme from Felsted Parish Council, the Felsted Neighbourhood Plan Steering Group and the West Essex Clinical Commissioning Group. Members generally supported the proposed outline scheme.

Councillor LeCount proposed the motion to approve the application with conditions with S106 subject to the following amendments: to the Heads of Terms

Recommendation (1) that the date by which the freehold owner is required to enter into a binding s106 agreement is extended to 21 September 2020 as the current date showing had passed.

Recommendation (1) (ii) removal of the phrase “or equivalent commuted sum towards affordable housing for the district”.

Recommendation (1) (iii) additional wording “...the land edged in blue [and also shown hatched in green and notated “Zone 3 – Landscape buffer and parkland link to Felsted Fen” on the submitted Proposed Block Plan drwg. ref. 4973 03B] to be used as a green buffer zone / POS shall be transferred to Felsted Parish Council / Felsted Community Trust [for future ownership and maintenance which shall be secured through a Section 106 public open space agreement to ensure this land is retained as a public open space benefit to mitigate against the submitted development scheme] (where this may be required...”.

Recommendations (1) (iv) and (1) (v) to be removed.

Councillor Lemon seconded the motion.

RESOLVED to approve the application with conditions with S106 subject to the detailed amendments.

R Ramm spoke on the application.

The Committee adjourned at 3.13 pm and reconvened at 3.20 pm.

PC4 **UTT19/1219/FUL - LAND EAST OF BRAINTREE ROAD, GREAT DUNMOW**

The Development Management Team Leader presented a proposal for the erection of a refuse lorry depot, a building for classic car storage and restoration building, and flexible office space. The proposals also include a substantial area of open space, including a car park for public parking and a bridge over the River Chelmer to provide connectivity to the wider footpath network.

The application was recommended for refusal.

Various public speakers expressed strong support for the application. It had received support from five District Councillors outside of the Planning Committee, Great Dunmow Town Council and Little Canfield Parish Council.

Councillor Storah presented comprehensive reasons for supporting the application in that it was in accordance with the Great Dunmow Neighbourhood Plan and that on tilted balance the adverse impacts highlighted were of no real substance and that the application was in accordance with the Uttlesford Local Plan S7. He stated that the site was in a good position, next to an existing waste treatment plant.

Members discussed employment opportunities, police security concerns, the size of the site, noise and light pollution and the need to assess the proposal on its own merits and not alongside the possible future needs of UDC's depot facilities.

The Development Manager stated that if Members were minded to approve the application then proposed conditions with S106 would have to be brought back to a future Committee. He asked for an indication of the priorities. The importance of employment opportunities and the provision of a depot facility were highlighted.

Councillor Storah proposed the motion to approve the application with conditions with a comprehensive S106 being brought back to a future Committee.

Councillor Fairhurst seconded the motion.

RESOLVED to approve the application subject to draft conditions and suggested Heads of Terms for a S106 agreement being brought back to a future Committee for approval.

I Butcher, Councillor C Day, J Delafield, J Fulcher, R Jones, Councillor P Lavelle (on behalf of Great Dunmow Town Council), J Poulton and D Wolfe spoke on the application.

The Committee adjourned at 5.01 pm and reconvened at 5.07 pm.

PC5

UTT20/0707/HHF - 6 FARMADINE, SAFFRON WALDEN

The Planning Officer presented a proposal for the erection of a single storey rear extension with a pitched roof and a small roof light on top of it, as well as a smaller window on the rear elevation. The proposed materials will match the existing, including face brick, concrete pantiles and PVC. He stated that the applicant was the spouse of a council staff member.

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.

PC6 UTT 20/0552/TPO - 6 FARMADINE, SAFFRON WALDEN

The Development Manager presented a proposal for the felling of one pine tree in the grounds of 6 Farmadine, subject to a group designation TPO. He explained that the tree was the middle one of three trees and had been found to have poor form by the Landscape Officer.

The proposed felling of the pine tree was recommended for approval.

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

Councillor Bagnall seconded the proposal.

RESOLVED to approve the application.

Meeting Closed 5:20pm after the Chair had thanked two officers K Denmark and A Bochel, who were both leaving the Council, for all their past contributions and wished them well in the future.