

PLANNING COMMITTEE held at ZOOM on WEDNESDAY, 3 JUNE 2020 at 2.00 pm

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

Officers in attendance: N Brown (Development Manager), B Ferguson (Democratic Services Manager), C Gibson (Democratic Services Officer), H Peacock (Electoral Services Officer), M Shoemith (Development Management Team Leader), E Smith (Solicitor) and A Vlachos (Planning Officer).

PC7 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Lemon.

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

Councillor Storah declared a pecuniary interest in relation to Agenda Item 3 as he had previously worked as a consultant on the project. He confirmed that he would recuse himself from the meeting for that item.

Councillor Freeman declared a non-pecuniary interest as a member of Saffron Walden Town Council and as a ward Councillor covering the Little Walden Road area.

Councillor Sutton declared a non-pecuniary interest in relation to Agenda Item 6 as she was a relative of the applicant. She confirmed that she would recuse herself from the meeting for that item.

The Chair said that she would take Agenda Item 7 ahead of Item 6 to enable Councillor Sutton to leave the meeting.

PC8 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were approved as a correct record subject to the following amendment to PC4.

The resolution of PC4 to read – “RESOLVED to approve the application subject to draft conditions and suggested Heads of Terms for a S106 agreement to be brought back to a future Committee for approval”.

The minutes would be signed by the Chair as a correct record at the next opportunity.

Councillor Storah left the meeting.

PC9

UTT/19/3068/DFO - LAND EAST OF LITTLE WALDEN ROAD, SAFFRON WALDEN

The Development Management Team Leader presented an application for the approval of reserved matters following a grant of outline planning permission via an appeal on 21 August 2017 (UTT/16/2210/OP). The outline permission included the approval of access, with the current application seeking the approval of appearance, landscaping, layout and scale. The proposed development comprised of up to 85 residential dwellings with a mix of 1-5 bedroom units, with 40% affordable housing provision. There would be a green infrastructure area of 1.97ha and car parking would be provided predominantly on plot in the form of garages and driveway parking.

The application was recommended for conditional approval.

Members discussed the mix and tenure split of the properties, the location of affordable housing properties, the size of the green infrastructure area and various wildlife concerns, particularly in respect of the protection of bats and badgers. The Development Management Team Leader confirmed that there had not been significant material changes made to the application since the Town Council had expressed their support for the scheme two months previously.

Councillor Reeve proposed the motion to approve the application with conditions.

Councillor LeCount seconded the motion.

RESOLVED to approve the application with conditions.

The Committee adjourned at 2.42 pm and reconvened at 2.48 pm.

Councillor Storah returned to the meeting.

PC10

UTT/20/0670/FUL - SAFFRON WALDEN CASTLE, MUSEUM STREET, SAFFRON WALDEN

The Development Management Team Leader presented a proposal for the re-building of the damaged wall at Saffron Walden Castle, including the insertion of a pedestrian gate. She said that the proposal was considered an appropriate development that would represent an acceptable scheme in terms of the heritage asset and its surroundings and it would comply with national and relevant local plan policy.

The application was recommended for approval with conditions.

Members discussed the benefits of inserting a gate and future security arrangements. It was noted that the Town Council had no objections to the scheme.

Councillor Freeman proposed the motion to approve the application with conditions.

Councillor LeCount seconded the motion.

RESOLVED to approve the application with conditions.

PC11 **UTT/20/0672/LB - SAFFRON WALDEN CASTLE, MUSEUM STREET, SAFFRON WALDEN**

The Development Management Team Leader presented a proposal for listed building consent for the re-building of the damaged wall including the insertion of a pedestrian gate. She stated that following approval of the previous item on the Agenda the application was recommended for approved listed building consent with conditions.

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

Councillor Freeman seconded the proposal.

RESOLVED to approve the listed building consent with conditions.

PC12 **UTT/20/1081/NMA - LAND AT THAXTED ROAD, SAFFRON WALDEN**

The Development Management Team Leader presented a proposal for a non-material amendment to UTT/18/2820/FUL. She said that the changes related to predominately internal alterations, with some doors omitted and replaced with windows. The proposal was considered to be acceptable as non-material amendment that resulted in no adverse harm to the character and appearance of the proposals or harm to residential amenity. It complied with ULP Policy S1, S7 and GEN2, and was in accordance with Section 96A of the Town and Country Planning Act 1990 (as amended).

The application was recommended for approval.

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

Councillor Pavitt seconded the proposal.

RESOLVED to approve the application.

Councillor Sutton left the meeting

PC13

UTT/20/0187/HHF - 1 GRANTA MEAD CLOSE, NEWPORT

The Planning Officer presented a proposal for the construction of a two storey side (west) extension with a car port. He said that due to the national pandemic situation he had been unable to visit the property but provided photographs to the Committee. The Council had received one objection letter from neighbouring occupiers and the Parish Council had provided an objection letter after the consultation period had expired and that this had been considered.

The application was recommended for approval with conditions.

Members discussed the size of the proposed extension, whether the proposal would harm the amenity of neighbouring properties and noted that there would be an additional parking space added.

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

Councillor Pavitt seconded the proposal.

RESOLVED to approve the application with conditions.

Meeting Closed 3:30pm.