

PLANNING COMMITTEE held at ZOOM on WEDNESDAY, 22 JULY 2020 at 2.00 pm

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

Officers in attendance: S Abel (Electoral Services Officer), N Brown (Development Manager), C Gibson (Democratic Services Officer), M Jones (Planning Officer), H Peacock (Electoral Services Officer), E Smith (Interim Legal Services Manager), C Tyler (Planning Officer) and A Vlachos (Planning Officer)

Public Speakers: M Clare and Councillor N Gregory.

PC25 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence. The Chair welcomed Councillor Lemon back to the Committee.

Councillor Merifield declared a non-pecuniary interest for Agenda Item 3 as a ward member for Felsted.

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 Pavitt declared a non-pecuniary interest for Agenda Item 4 as a ward member covering the Duddenhoe End area.

PC26 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were agreed and would be signed by the Chair as an accurate record at the next opportunity subject to additional wording in PC24 to reflect reference to the brownfield issue. This was agreed.

PC27 UTT/20/0757/DFO - LAND WEST OF MARANELLO, WATCH HOUSE GREEN, FELSTED

The Planning Officer stated that the application related to the reserved matters following the grant of outline planning permission for the erection of 28 dwellings including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping under reference UTT/18/1011/OP

which had been allowed at appeal subject to conditions and entering into a Section 106 legal agreement. Layout and access had also previously been considered and the reserved matters consisted of appearance, landscaping and scale.

She outlined the proposed housing mix and said that the Affordable Housing would be split into affordable rent and Shared Ownership properties. An area of public open space was included, and a new access road would be provided with the existing access to Maranello moved further away from the B1417 junction.

The application was recommended for approval with conditions.

Councillor Fairhurst said that the scheme was a precedent for backland development but that officers had done a good job in respect of the securing of the landscape covering and wildlife protection. He said that the scheme was relatively acceptable and that the affordable housing was not in a cluster.

Councillor Bagnall noted that there was a condition regarding the installation of charging points for electrical vehicles and asked whether this could be conditioned for all properties rather than just for the ones with garages. The Development Manager said that this condition could be amended accordingly.

Councillor Fairhurst proposed a motion for approval with the additional condition.

Councillor Loughlin seconded the motion.

RESOLVED to approve the application subject to the additional condition.

PC28 **UTT/20/1108/DFO - HOLLY HEDGE, WOODMANS LANE, DUDDENHOE END, ELMDON**

The Planning Officer presented a proposal for the erection of two detached dwellings along with two detached single storey double garages. Plot 1 dwelling would be two storeys and plot 2 dwelling would be single storey and both would have gabled roofs. The Planning Officer said that the Parish Council (PC) had been consulted twice. On the first consultation round the PC had objected but had made no comments on the second consultation round. This did not mean their objection had been withdrawn.

The application was recommended for approval with conditions.

Members discussed the history of the planning application and the fact that the Inspector had previously granted permission for two single storey dwellings on appeal. Some Members expressed concern that one of the proposed dwellings was a two storey building whereas other Members considered the same building to be either one and a half storey or single storey with roof space as there were no windows overlooking other properties. Some Members also considered the scale too large for the site and location. Councillors Freeman and Fairhurst further considered that this was backland development but recognised that the Inspector had granted planning permission. Further discussion then took place

as to whether to condition a tarmac driveway, which the agent had said he was happy to provide, or to ensure a compacted shingle/ pea shingle solution.

Councillor Fairhurst proposed refusal of the application on the grounds of scale GEN2. The motion was seconded by Councillor Freeman.

The motion was lost.

Councillor Sutton then proposed approval of the application with an additional condition in respect of the materials with which the drive was surfaced in order to reduce noise impact.

Councillor LeCount seconded the motion.

Councillor Reeve raised the issue of possibly conditioning solar panels on Plot 2. The Development Manager stated that the trigger for this installation could be within six months of occupation of Plot 2. Councillor Sutton accepted this additional proposed condition to her motion.

RESOLVED to approve the application subject to the two additional conditions.

13. Prior to occupation of the development hereby approved, and notwithstanding any plans indicating otherwise, the gravelled part of the driveway must be changed into a material that will cause less noise (but not tarmac and not too urban) and details of the materials for the surface treatments (including samples and/or photographs of the materials to be used, as appropriate) for the driveway hereby approved must be submitted to and approved in writing by the local planning authority. Thereafter, the development must be carried out strictly in accordance with the approved details and shall be retained in that manner in perpetuity. Any potential changes in the future shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area and the character and openness of the countryside location in accordance with ULP Policies S7, GEN2, H4, ENV3, the Essex Design Guide, the SPD Accessible Homes and Playspace, and the NPPF.

14. Within 6 months from occupation of the Plot 2 dwelling hereby approved, the solar panels on its rear (south) elevation, shall be implemented in accordance with the approved PLOT 2 HOUSE - PROPOSED FLOOR PLANS AND ELEVATIONS (ref. 1701.10 F, dated 12 May 2020). Thereafter, the solar panels shall be retained for this purpose in perpetuity. any potential future changes shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To provide a high quality design in compliance with ULP Policy GEN2 and the NPPF.

Councillor N Gregory spoke on the application.

The Committee adjourned at 3.33 pm and reconvened at 3.41 pm.

PC29 UTT/19/2852/FUL - LAND WEST OF STORTFORD ROAD, CLAVERING

The Senior Planning Officer presented an application that considered the technical details of planning in principle application UTT/18/3326/PIP allowed by the Planning Inspectorate on appeal. The proposal included the erection of 8 dwellings and access from the highway. The proposal was for 8 three bedroom bungalows.

The Senior Planning Officer referred to one letter of objection having been received. He said that the scale of the dwellings was considered appropriate and included bungalows and garage buildings; the height and scale of the dwellings would be comparable with the existing dwellings along Stortford Road.

The application was recommended for approval with conditions.

Councillor Loughlin supported approval but proposed that it also be subject to the removal of Permitted Development Rights on the basis of the impact extending the dwellings would have on the surrounding properties.

Councillor Caton suggested that a further reason for removal of Permitted Development Rights would be to soften the approach to the village.

Councillors Fairhurst and Freeman supported the additional condition.

Concerns were expressed that the application referred to 8 dwellings rather than 8 bungalows but the Development Manager assured Members that the housing details proposal clearly related to 8 bungalows.

Councillor Lemon seconded the proposal made by Councillor Loughlin.

RESOLVED to approve the application with conditions subject to the additional condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no development within Class B (additions etc to roof of a dwelling house) of Part 1 of Schedule 2 shall take place without the prior written permission of the local planning authority.

REASON: To ensure the bungalow development is in character with the existing street scene and does not become overdeveloped or intrusive in this rural edge of village location. In accordance with ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).

PC30 **UTT/20/1143/FUL - SAFFRON WALDEN COUNTY HIGH SCHOOL, AUDLEY END ROAD, SAFFRON WALDEN**

The Senior Planning Officer said that the application related to the variation of Condition 8 attached to UTT/19/1823/FUL which was approved for the Creation of an Artificial Grass Pitch. The application was seeking consent to vary the condition from requiring the provision of 10 electric vehicle charge points to 4 electric vehicle charge points.

The application was recommended for approval.

Councillor Storah said that 10 electric charging points had been the number of charging points imposed originally but that the Committee should be pragmatic and he proposed reducing the number to 4.

Councillor Fairhurst seconded the motion and stated that he would be happy with 4 charging points.

Councillor LeCount asked if the sub-station could cater for 4 charging points. It was confirmed that there was capacity in the grid but that beyond that figure an upgrade would be required.

Councillor Caton supported the proposal to reduce the requirement to 4 charging points.

RESOLVED to approve the application subject to the change of condition.

M Clare spoke on the application

PC31 **UTT/20/1306/FUL - POLICE OFFICE, THE LODGE, 56 LONDON ROAD, SAFFRON WALDEN**

The Planning Officer said that the application related to the erection of 2 metal storage units for secure storage of bikes and equipment on a proposed new concrete base.

The application was recommended for approval with conditions.

It was confirmed that the storage units would not be visible from the road.

Councillor Freeman proposed approval of the application.

Councillor Fairhurst seconded the motion.

RESOLVED to approve the application with conditions.

Meeting Closed 4:25pm