

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 1
SEPTEMBER 2021 at 10.00 am**

Present: Councillor S Merifield (Chair)
Councillors G Bagnall, J Emanuel, R Freeman, G LeCount,
M Lemon (Vice-Chair), B Light (substitute for Councillor
Fairhurst), J Loughlin, R Pavitt, N Reeve and M Sutton

Officers in attendance: H Ashun (Principal Planning Officer), C Gibson (Democratic
Services Officer), C Shanley-Grozavu (Democratic Services
Officer), M Shoemsmith (Development Management Team
Leader), E Smith (Solicitor) and C Tyler (Senior Planning
Officer)

Invitee: K Kift

Public Speakers: Councillor J Emanuel, M Hannant, Councillor N Hargreaves, T
Macartney, L Smith and S Stephenson.

PC40 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Fairhurst.

Councillor Emanuel declared a non-pecuniary interest on Agenda Item 3.

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

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

PC41 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 4 August 2021 were approved.

Councillor Emanuel recused herself from the next item at 10.10 am.

PC42 UTT/20/2632/FUL - LAND WEST OF LONDON ROAD, NEWPORT

The Principal Planning Officer presented an application for the construction of 89
new dwellings of mixed typologies, vehicular access from London Road and
associated parking, open space and landscaping. This included the provision of
ball catching netting for the recreation club, a car park and associated access for
Newport Primary School including landscaping improvements, off-site

playground, highway improvements to the bridleway and associated development.

The application was recommended for approval with conditions subject to a S106 legal obligation .

Councillor Emanuel (on behalf of Newport Parish Council), M Hannant (Chair of Newport Sports Committee), Councillor Hargreaves, S Stephenson (Agent) and T Macartney (Applicant) spoke in support of the application. Councillor Hargreaves asked that the Committee require via a condition that there be an option for the Parish Council and the Committee to sign off the draft S106 in the event of any difficulties in reaching agreement.

L Smith (resident) spoke against the application.

The Chair explained to the Committee that there was a need to go into private session at this point as commercially sensitive information needed to be discussed in view of the proposal to only build 28.1% of affordable homes rather than 40%.

This proposal was agreed.

The meeting entered private session at 10.55 am and, following a proposal to re-enter public session, the meeting re-opened to the public at 11.50 am.

Members raised various concerns: -

- The principle as to whether 28.1% affordable housing was acceptable or whether the full 40% should be insisted upon.
- The possible conflict between having more green homes, or more affordable homes.
The possibility of carrying out a re-assessment of the affordable housing contribution following completion of the build. It was explained that any increase in the level of contribution would have to be by way of a commuted sum.
- The possible dangers of pollution affecting the river through run-off, the use of pollutant interceptors, and various other systems to address Sustainable Urban Drainage Strategy (SUDs).
- The possible lack of capacity at Newport Sewage works.
- The access points onto London Road.
- Underfloor heating details.

Councillor Light proposed that the application be refused unless the full requirement of 40% of affordable housing was met. This was seconded by Councillor Loughlin. The motion was lost.

Councillor Reeve proposed that the application be approved with additional conditions to include the potential for a re-assessment of the affordable housing contribution if applicable being added into the S106 Heads of Terms, details of the underfloor heating scheme , details of the pollution management scheme & SUDs in respect of overflowing, and the inclusion of the option to bring the S106

back to the Committee if the Parish Council and/or officers were not satisfied with arrangements. Councillor Sutton seconded the motion.

RESOLVED to approve the application on the basis of the additional conditions listed above.

The Meeting adjourned at 12.25 pm and reconvened at 1.20 pm.

Councillor Emanuel re-joined the meeting. Councillors Freeman and Reeve gave apologies for being unable to attend the afternoon session.

PC43 UTT/21/1855/OP - 22 TYE GREEN, MILL ROAD, WIMBISH

The Senior Planning Officer presented an outline application with all matters reserved for the erection of one four bedroom dwelling together with new access, vehicular parking and associated external works. He also recommended adding a further condition adding an Electric Vehicle Charging Point.

The application was recommended for approval with conditions.

Members raised questions about the size of the development, the positioning of the building line, possible use of the plot for smaller affordable dwellings, and the future use of any income raised from the sale of land for the funding of affordable housing elsewhere.

The Development Management Team Leader said that this application was an outline application with all matters reserved. She said that an informative could be added stating that the building line shown in the plan was not acceptable, but that this would still be a material consideration at the reserved matters stage .

Councillor Bagnall proposed that the application be approved, to include the extra condition and an informative. This was seconded by Councillor LeCount.

RESOLVED to approve the application with the additional condition of an Electric Vehicle Charging Point and an informative in respect of the building line.

PC44 UTT/21/2113/FUL - LAND NORTH OF BARTHOLOMEW CLOSE, GREAT CHESTERFORD

The Senior Planning Officer presented an application to vary condition 15 and to revise the approved schedule of materials of previously approved planning application UTT/19/2288/FUL.

The application was recommended for approval with conditions.

In response to questions the Senior Planning Officer said that there had been supply chain issues in respect of the Heritage Red Blend bricks and that the

proposed Staplefield Stock Red bricks would not have white pointing as per the illustration but would have a normal sand and mortar mix.

The Chair proposed that the application be approved. This was seconded by Councillor Pavitt.

RESOLVED to approve the application with conditions.

PC45 **UTT/21/2114/FUL - LAND NORTH OF BARTHOLOMEW CLOSE, GREAT CHESTERFORD**

The Senior Planning Officer presented an application to vary condition 14 and to revise the approved schedule of materials of previously approved planning application UTT/20/3263/FUL. He confirmed that as with the previous application the bricks would not have white pointing.

The application was recommended for approval with conditions.

Councillor Pavitt proposed that the application be approved. This was seconded by Councillor Bagnall.

RESOLVED to approve the application with conditions.

The meeting ended at 1.40 pm.