

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 16
FEBRUARY 2022 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: W Allwood (Principal Planning Officer), N Brown (Development
Manager), C Edwards (Democratic Services Officer), C Gibson
(Democratic Services Officer), M Sawyers (Planning Officer) and
E Smith (Solicitor).

Public Speaker: D Hyde

PC97 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Fairhurst: Councillor Light substituted.

Councillors Freeman and Light declared a non-pecuniary interest in Item 6 as Members of Saffron Walden Town Council.

Councillor Bagnall declared a non-pecuniary interest in Item 4 as Ward Member for Takeley and as a Member of Takeley Parish Council.

Councillor Sutton declared a non-pecuniary interest in Item 4 as Ward Member for Takeley.

PC98 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 19 January 2022 were approved.

PC99 SPEED AND QUALITY

The Development Manager presented the current performance statistics. He clarified the time periods covered and recognised that some future measurements of any improvements could be difficult if they were being processed through the Planning Inspectorate.

Some Members asked for further information to be provided and for guidance as to how the figures should be interpreted.

The Development Manager said that the implications of the recent Notice of Designation would be considered at the Planning Committee Working Group and would be brought back to this Committee.

The Chair said that it should be noted that the reason for a relatively short agenda at this meeting had been because two major items for consideration had been due but were not now being brought forward.

The report was noted.

PC100 UTT/20/0223/FUL - THE COTTAGE, MOLEHILL GREEN, TAKELEY

The Principal Planning Officer presented an application seeking the demolition of existing terrace houses, Village Stores, Meadow View and The Cottage, merging their plots to enable the erection of six terrace houses with associated parking and landscaping including new access road.

The application was recommended for approval with conditions.

Members discussed:

- The significance that this was previously developed land.
- That the proposal would provide six new market dwellings, a net increase of three, and it would make a tangible positive contribution to the housing land supply.
- That it would make more efficient use of the land than at present.
- Possible CPZ and noise mitigation implications.
- NPPF and Local Plan considerations.
- Possible flooding concerns.
- Amenity space for each property was clarified as 50 square metres.
- Lack of a viability statement in respect of the Village Store which had been closed since February 2017.
- The tilted balance argument.
- How existing tenants would be treated.
- The width of the footpath being two metres, if achievable.

General support was given to the application. Additional conditions were suggested in respect of:

- Condition 1, the Time Limit being reduced from three years to two.
- Condition 4, CEMP (Pre-Commencement)- (a new item 4 I) to include names and contact details of site managers.
- Condition 5, Tree Protection and Condition 6, Arboricultural Method Statement, to include reference to heavy standard trees being used to replace any existing trees if necessary.

Councillor Pavitt proposed that the application be approved subject to the additional conditions detailed above. Councillor Freeman seconded the proposal.

RESOLVED to approve the application, subject to the inclusion of the additional conditions.

D Hyde (Agent) spoke in support of the application.

PC101 UTT/21/3445/FUL - FORMER PARKING COURT ADJACENT TO 3 GOLD CLOSE, ELSENHAM

The Planning Officer presented an application seeking the retention of the air source heat pump for the bungalow approved under UTT/20/1082//FUL. Officers explained that the application was on behalf of the UDC Housing Department and that it was in order to relocate the pump.

The application was recommended for approval with conditions.

Councillor Pavitt proposed that the application be approved, subject to conditions. Councillor Reeve seconded the proposal.

RESOLVED to approve the application, subject to conditions.

PC102 UTT/22/0034/NMA - LAND AT THAXTED ROAD, SAFFRON WALDEN

The Planning Officer presented an application seeking the Non-Material amendment to UTT/18/2820/FUL (previously amended under UTT/20/1081/NMA) – addition of 14 air source heat pumps. This application had also been made on behalf of the UDC Housing Department.

The application was recommended for approval.

Some concerns were expressed about possible noise implications, but it was recognised that Environmental Health had not raised any issues.

Councillor Light proposed that the application be approved. Councillor LeCount seconded the proposal.

RESOLVED to approve the application.

The meeting ended at 11.20 am.