

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 16
JANUARY 2019 at 2.00 pm**

Present: Councillor A Mills (Chairman)
Councillors R Chambers, P Fairhurst, R Freeman, A Gerard
(Substitute for J Lodge), E Hicks, M Lemon, J Loughlin and
L Wells

Officers in attendance: N Brown (Development Manager), M Jones (Planning Officer),
A Mawson (Democratic Services Officer) and E Smith (Solicitor)

PC126 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Lodge (Substituted by
Councillor Gerard) and Councillor Ryles.

Councillors Fairhurst and Freeman declared non – pecuniary interests as
members of Saffron Walden Town Council.

PC127 MINUTES OF THE PREVIOUS MEETING

The minutes of 19 December 2018 Planning Committee meeting were agreed
pending the amendment in PC115 from; “subject to noting that the recording was
available from which a transcript could be prepared if necessary” to “subject to
an amendment to include a full transcript of the recording.”

Councillor Gerard referred to the minutes of 21 November 2018 and asked that
the audio minutes be checked in relation to application UTT/18/0739/FUL -
Joyce Franklin Trust, Newport, for accuracy.

Councillor Freeman said that the issue relating to the determination of separate
applications together had not been resolved. He said that the Planning
Committee had been told frequently that applications needed to be considered
on their own merit; however two applications, UTT/18/0824/OP and
UTT/17/2832/OP, had been considered in conjunction with each other at the
Planning Committee meeting on 19 December 2018. Councillor Freeman raised
concerns that there was no guidance for the planning committee in such
instances.

Councillor Chambers responded that the question had been asked at the
meeting at the time and legal advice had been given accordingly. Members had
been advised that the two sites were adjacent and, although each application
should be determined on its own merits, an important Highways mitigation
measure could only be delivered if both applications were granted as it would
have been disproportionate for an individual application. Members had been
advised that this was in the remit of the Committee as it was a procedural, not a
legal, matter.

Councillor Gerard asked Councillor Lemon to bring this to the attention of the Scrutiny Committee as it could be relevant to the review of the Council's handling of major planning applications.

PC128 **UTT/18/2478/FUL - BLUEGATES FARM, STORTFORD ROAD, GREAT DUNMOW**

The application had been deferred at the previous meeting to allow for a site visit.

The applicant sought planning permission for the demolition of an existing residential property and office building, and the construction of a replacement office building, cycle stores, bin store and associated hard and soft landscaping. No objections had been received from statutory consultees.

The Committee discussed the comparison of the proposed development to the existing site, in terms of design and scale and the impacts on the neighbouring listed buildings and the Fritch Way.

Members discussed the increase in cubic metres of the proposal and it was clarified by the planning officer that the building was increasing in floor level, therefore the assertion that the footprint would increase by 5 times of its original size was incorrect. It would in fact have a footprint of 2.5 times the original due to the additional floor.

Councillor Fairhurst put forward a motion for deferral for the clarification of scale, Councillor Gerard seconded the motion.

The motion was defeated.

Councillor Chambers proposed approval of the application.

Councillor Hicks seconded the motion.

RESOLVED to approve the application.

P Calder spoke on the application.

PC129 **UTT/18/1811/FUL - THE BELL HOUSE, HIGH STREET, HENHAM**

The proposal related to the erection of three dwellings and the demolition of an existing detached garage on the site, to allow the construction of a new driveway to provide access to the new dwellings located to the rear of Bell House.

The Development Manager advised the Committee that there was a problem in the report in that the domestic extension had been omitted. He said that as the application had been deferred once and that the Committee had been on site that morning he suggested that the report be heard, speakers allowed and

discussion continue. If the Committee were minded to vote then they should do so.

In response to the Chairman, the Committee agreed to hear the application.

The Committee discussed the access that traverses the conservation area and the tilted balance; it was felt that the harm to the area far outweighed the benefits of the development.

Councillor Fairhurst proposed to reject the application.

Councillor Gerard seconded the proposal.

RESOLVED the application was refused for the following reasons:

1. The site lies outside of the development limits of Henham as defined within the Uttlesford Local Plan 2005 and would introduce inappropriate development into the open countryside. As such the proposal would cause harm to the countryside and therefore would be contrary to Policy S7 of the Local Plan.
2. The proposal introduces development to the rear of existing properties, such development is out of character with the street scene and would potentially have an inappropriate impact on neighbouring properties contrary to Policy H4 of the Uttlesford Local Plan 2005.
3. The development would have detrimental impact upon the Conservation Area contrary to Policy ENV1 of the Uttlesford Local Plan 2005 and the aims and objectives of Chapter 16 of the NNPPF 2018.

Cllr Lees, M Ward, G Gardner and P Stollery spoke on the application.

PC130 **UTT/18/2917/FUL - LAND NORTH OF DUNMOW ROAD, TAKELEY**

The planning officer presented the application for a residential development comprising eight dwellings and associated garaging and landscaping. The site has been cleared and works commenced on the development allowed on appeal for seven dwellings under planning application UTT/15/2454/FUL.

It was confirmed to the Committee that this application was for the introduction of a single two bedroom dwelling over garages that were already in the scheme, rather than a whole new eight dwelling development.

Councillor Hicks proposed approval of the application.

Councillor Lemon seconded the proposal.

RESOLVED: to approve the application subject to the conditions outlined in the decision notice.

S Willsher spoke on the application.

PC131 **UTT/18/2681/LB - STREET FARM, CAMBRIDGE ROAD, QUENDON**

The Development Manager presented the application relating to the installation of secondary glazing to eight windows of the property. The secondary glazing would be aluminium with a hardwood timber surround. The property is a Grade II Listed building in a conservation area.

Councillor Chambers proposed to approve the application.

Councillor Fairhurst seconded the proposal.

RESOLVED: to approve the application subject to the conditions outlined in the decision notice.