

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 20
FEBRUARY 2019 at 2.00 pm**

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

Officers in attendance: N Brown (Development Manager), K Denmark (Development
Management Team Leader), A Mawson (Democratic Services
Officer), L Mills (Planning Officer), E Smith (Solicitor) and
C Theobald (Planning Officer)

PC132 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

No apologies were received.

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

PC133 MINUTES OF THE PREVIOUS MEETING

The minutes of 16 January 2019 Planning Committee meeting were agreed as
an accurate record and signed by the Chairman.

PC134 UTT/17/2499/FUL - LAND WEST OF MILL LANE, HATFIELD HEATH

The Development Management Team Leader presented the application which
proposed the demolition of the egg farm buildings and a number of the buildings
on the southern section of the site and the erection of 26 dwellings, including the
conversion and extension of the water tower. A cluster of the former buildings
were proposed to be retained for ancillary residential purposes. Areas of open
space, including a local equipped area of play (LEAP) were also included in the
scheme.

Councillor Chambers left the meeting at 14:20

In response to members' questions the Development Management Team Leader
confirmed that the Greenways Egg site was part of the development and would
all be built on, and that Highways had approved the access road improvements
to surface and margins, and she explained the new road layout. It was also
confirmed that there was an existing designated bridleway along the proposed
new access.

Members discussed the access, the heritage of the site and the classification of
the land covered by the application.

Councillor Fairhurst proposed a motion for refusal of the application.
Councillor Lemon seconded the motion.

The motion for refusal was defeated.

Councillor Hicks proposed a motion for approval of the application.
Councillor Mills seconded the motion.

The motion for approval was defeated.

Councillor Fairhurst proposed a motion to defer the application.
Councillor Ryles seconded the motion.

RESOLVED to defer the application

For the development and negotiation of the S106 agreement, consideration of preservation of one the timber huts, revisit the access and links for the site taking special consideration for the safety of children and young people.

N Champion, N Robley, I Cooper, D Holmes, D Parish, D Farr, and S Bampton spoke on the application.

K Denmark Development Management Team Leader, left the meeting.

PC135 UTT/18/1708/FUL LAND TO WEST OF THAXTED ROAD, DEBDEN

The Planning Officer presented the application for planning permission to erect 36 dwellings, of which 14 would be affordable homes. A new access road off Thaxted Road would be formed and an area of public open space, accommodating a drainage basin, which would be provided in the southern corner of the site. Furthermore, a footpath link would be provided along the western side of Thaxted Road, connecting the site to the village to the north.

Councillor Loughlin said that the 36 dwellings was far above the allocation of the local plan and was concerned that this was a clear breach of the Local Plan (2005) policy S7.

Councillor Fairhurst said that the issue of the verge ownership and permission to access needed to be sorted out. He also said that it was wrong that there were already tractors and a 'site office' structure on site.

Members discussed a number of points about the site which they found disagreeable; clusters of affordable housing rather than integrating across the whole site, tandem parking, excessive numbers and sizes of dwellings, balancing ponds which caused a hazard and encourage wildfowl in the airport flightpath and flooding.

Councillor Ryles proposed a motion for refusal of the application.
Councillor Fairhurst seconded the motion.

RESOLVED to reject the application for the reasons on the decision notice.

Cllr T Knight, J Collins, C Griffin, C Marshal, I Carter, D Scott and R Forster spoke on the application.

PC136 **UTT/18/2899/FUL ADARE, PARSONAGE DOWNS, GREAT DUNMOW**

The Planning Officer presented the application for the erection of four dwellings with associated on-plot parking and improved vehicular access from the B184 (Beaumont Hill) and represented a re-submission proposal without change to refused application UTT/17/1967/FUL for the same development for the same site.

Members discussed the two year neighbourhood plan protection which was introduced in a written ministerial statement, in terms of the weight that could be accorded to the Great Dunmow Neighbourhood Plan after the two years had lapsed.

Councillor Loughlin said that whilst views were not a planning consideration, that refusal grounds could be found in valid policies that would stand at appeal.

Councillor Fairhurst proposed a motion for refusal of the application.
Councillor Lodge seconded the motion.

RESOLVED to reject the application for the reasons on the decision notice.

M Pannell, L Page, F Marjoribanks, D Frost and B Bampton spoke on the application.

Councillors Freeman, Lodge and Fairhurst left the room.

PC137 **UTT/18/3278/FUL R/O 22 THAXTED ROAD, SAFFRON WALDEN**

The Planning Officer presented the proposal for the removal of the existing timber shed building and the erection of a single dwelling. The dwelling would be a terrace dwelling two storey to the front of the site and three storeys to the rear.

Councillor Loughlin proposed that the application be deferred for a site visit.
The Chairman seconded the motion.

RESOLVED to defer the application pending a site visit.

Councillors Freeman, Lodge and Fairhurst returned to the room.

Councillor Mills left the room and passed the Chair to Councillor Loughlin.

PC138 **UTT/18/3357/FUL - BELMONT, HOLLOW ROAD, FELSTED**

The Development Management Team Leader presented the application for permission for an alternative design to the previously approved dwelling and garage.

Councillor Wells proposed approval of the application.
Councillor Lemon seconded the motion.

RESOLVED to approve the application.

Councillor Mills returned to the room and resumed as Chair.

PC139 **UTT/18/2869/HHF ASHLEY, CHLEMSFORD ROAD, FELSTED**

The Planning Officer presented the application for alterations and modifications to the principal elevation of the existing dwelling to provide enhanced front bedroom accommodation together with bay window changes and associated changes to frontage external materials.

Councillor Fairhurst proposed approval of the application.
The Chairman seconded the motion.

RESOLVED to approve the application.

PC140 **UTT/18/3451/HHF 3 LITTLE WALDEN ROAD, SAFFRON WALDEN**

The Planning Officer presented the application for the construction of a single storey rear extension with a 1.2m addition to the side. It is proposed to convert the loft space and insert two rear facing dormers with roof lights to the front facing roof slope. Within development limits and in a conservation area.

The members raised concerns about the proximity to listed buildings and potential effect on the character of the conservation area.

Councillor Freeman proposed a deferral for a site visit.
The Chairman seconded the motion for a deferral for a site visit.

RESOLVED to defer the application pending a site visit.

D John spoke on the application

PC141 **UTT/18/3134/FUL COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN**

The Planning Officer delivered the application for the proposed installation of an Air Quality Station to be situated behind the boundary wall to the south of the 'lodge', to replace the existing temporary station.

The Chairman proposed the approval of the application.
Councillor Fairhurst seconded the motion for approval.

RESOLVED to approve the application.

Meeting close 5:45pm