

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 18
SEPTEMBER 2019 at 2.00 pm**

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

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

PC43

APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Fairhurst declared a non – pecuniary interest as a member of Saffron Walden Town Council, and Portfolio Holder for Business, Economy, Jobs, Investment and Strategy; Youth Services.

Councillor Gerard declared a non – pecuniary interest as a member of Newport Parish Council, the Newport, Quendon and Rickling Neighbourhood Plan Steering group, Cabinet Member and Portfolio Holder for Residents and Community Partnerships; Police and Emergency Services; and as a member of the 100 Parishes Society.

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

Councillor LeCount declared a non – pecuniary interest as a member of Henham Parish Council.

Councillor Loughlin declared a non – pecuniary interest as a member of the 100 Parishes Society.

Councillor Bagnall declared a non – pecuniary interest as a member as a member of Takeley Parish Council.

Councillor Storah declared a non – pecuniary interest as he said that he was the planning consultant for item number three, and he had formally objected to item five, therefore would recuse himself.

The Legal Officer advised the Committee that for future reference the declaration of membership of 100 Parishes Society was only required if there was an application that was brought to Committee that had a direct connection to the Society. Otherwise including it on the Member's individual declarations of interest would suffice.

PC44 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting were agreed and signed as an accurate record.

The Chair advised that Item Number Six (UTT/19/1583/FUL) and item Number Seven (UTT/19/1458/FUL) had been withdrawn from the Committee Agenda.

PC45 **UTT/18/2959/DFO LAND EAST OF LITTLE WALDEN ROAD, SAFFRON WALDEN**

Councillor Storah left the room and did not participate in the discussion or the vote.

The Planning Officer presented the application which was for the approval of reserved matters following a grant of outline planning permission via an appeal on 21 August 2017 (UTT/16/2210/OP). The outline permission included the approval of access, with the current application seeking the approval of appearance, landscaping, layout and scale.

The application was recommended for approval with conditions.

Councillor Freeman said that he supported the Parish Council's objections. He said that there was a loss of open space in comparison to the approved scheme; a reduction of 2000m² and that the balancing pond couldn't be considered as publically accessible open space as it would fill with water. Councillor Freeman also said that the relocation of the playground to a secluded area where it wasn't overlooked by the houses raised safety concerns.

Councillors Bagnall and Gerard said the original scheme was acceptable however the new application was not.

The Committee discussed the application's disregard of the national standards, and it was noted that Uttlesford District Council had not yet adopted the national standards.

Councillor Freeman proposed the motion to refuse the application. Councillor Gerard seconded the motion.

RESOLVED to refuse the application; the Development Manager would bring the reasons for refusal back to committee for finalisation based on the Committee's objections.

P Gadd and J Brindley spoke on the application

PC46 **UTT/18/1827/FUL BRICKETTS, LONDON ROAD, NEWPORT**

Councillor Storah returned to the room

The Planning Officer presented the application for planning permission to demolish the existing buildings on the site and erect 20 dwellings, 8 of which would be affordable homes. The existing access off London Road would be remodelled.

The application was recommended for conditional approval subject to S106 legal obligation.

In response to a Member question the Legal Officer said that site visits were not mandatory and that a Committee member failing to go on a site visit or a site not being visited would not preclude anyone from the decision making.

The Committee discussed the volume of new developments that Newport had accepted. The Committee said that the original application for 11 dwellings hadn't been started and that was an approved application. It was felt that whilst the new application would provide more affordable housing for the district it was not what Newport needed. It was felt that the new application was too dense despite the benefits.

Councillor Gerard proposed the motion to refuse the application. Councillor Fairhurst seconded the motion.

RESOLVED to refuse the application for the following reasons:

1. The proposed development would, by virtue of its incompatible scale and density compared with surrounding development, conflict with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the emerging Uttlesford Local Plan, the emerging Newport Quendon and Rickling Neighbourhood Plan and the National Planning Policy Framework.

Cllr N Hargreaves, J Emanuel and P Stocking spoke on the application.

PC47 **UTT/18/2297/OP LAND TO THE NORTH OF DE VIGIER AVENUE, SAFFRON WALDEN**

The Planning Officer presented the proposal for outline planning with all matters reserved except access was for the proposed erection of up to 12 dwellings. The proposed access would be provided at two points from the Ridgeon's residential development to the south of the site.

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

Councillor Storah spoke on the application as an individual objector and then withdrew from the Committee to sit in the Public Gallery.

Councillor Freeman referred to the parish council comments and noted that both he and Councillor Fairhurst had recused themselves from the parish council meeting.

In response to a member question the Legal Officer said that a covenant was a private law matter, rather than planning, and may be released on agreement.

The Committee discussed that there was a duty to the environment as well as to people and that it was recognised that this parcel of land had ecological value.

Councillor Pavitt said that a 30 year old habitat cannot be recreated in replacement.

Councillor Fairhurst proposed the motion to refuse the application. Councillor Sutton seconded the motion.

RESOLVED to refuse the application for the following reasons:

1. The proposed development of 12 dwellings does not outweigh the harmful impact to protected species, priority species, wildlife, habitat and biodiversity. Although the proposal includes biodiversity mitigation this will not outweigh the permanent harm cause by the development, in accordance with ULP Policy GEN7 and the NPPF.

Cllr A Storah, P Stock, P Gadd and P Belton spoke on the application.

PC48 **UTT/19/1725/FUL LAND AT ACRE CROFT, HIGH STREET, GREAT CHESTERFORD**

Councillor Storah returned to the Committee.

The Planning Officer presented the proposal for three new dwellings with associated garages from new access at land rear of Acre Croft (re-submission of previously approved scheme under references UTT/15/1424/OP and UTT/16/0328/DFO).

The application was recommended for conditional approval

The Committee discussed the application and came to the conclusion that they would like to see the site.

Councillor Merifield proposed the motion to defer the application pending a visit to the site. Councillor Lemon seconded the motion.

RESOLVED to defer the application pending a site visit.

Cllr N Gregory spoke on the application.

PC49 **UTT/19/0899/FUL PARSONAGE FARM, CHURCH END, CHURCH STREET, HENHAM**

The Development Control Manager presented the report for the application for Section 73 retrospective planning application for change of use of barn to gym, (alternative to that approved under UTT/16/2801/FUL), to include construction of external ramps, raised decking and training equipment on agricultural land, retention of air conditioning units, increase in opening hours, and provision of part-time beauty room and hairdressers. Change of use of part of brewery to additional gym space and part-time physiotherapy room to include small single storey link between the two buildings.

The application was recommended for approval with conditions.

Councillor Pavitt left the room for a short period while the applicant spoke and returned prior to the members' discussion.

Following the Committee discussion, it was agreed to include the following in the approval conditions;

- On Sundays and Bank Holidays, the usage of the external exercise area including the decking shall be confined to 9am to 2pm.
- No amplification to be used outside the gym building.
- Within 3 months of the date of the decision, details of screening along the South-Eastern boundary shall be submitted to the Local Planning Authority.

Councillor Fairhurst proposed the motion to approve the application with conditions. Councillor Pavitt seconded the motion.

RESOLVED to approve the application with the conditions laid out in the decision notice.

S Lee and O Emsden spoke on the application.

PC50 **UTT/19/0900/LB PARSONAGE FARM, CHURCH END, CHURCH STREET, HENHAM**

The Development Control Manager presented the report for listed building consent for the conversion of part of brewery building to additional gym space and physiotherapy practice room. Single storey link extension between existing gym building and brewery building.

The application was recommended for approval with conditions.

Councillor Fairhurst proposed the motion to approve the application. Councillor Sutton seconded the motion.

RESOLVED to approve the application as per the recommendation.

PC51 **UTT/19/1490/HHF WOODVIEW HOUSE, WOODVIEW DRIVE, RICKLING GREEN, SAFFRON WALDEN**

The Development Management Team Leader delivered the proposal for the retrospective application for an open covered area to the rear of the property with a flat roof with 3. No skylights

The application was recommended for unconditional approval.

Councillor LeCount was absent for the presentation and therefore did not vote.

Councillor Fairhurst proposed the motion to approve the application. Councillor Gerard seconded the motion.

RESOLVED to approve the application as per the recommendation.

The meeting ended at 5:35pm