

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 16
OCTOBER 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), R Davis (Temporary
Development Management Planner), J Doe, A Mawson
(Democratic Services Officer), M Shoesmith (Development
Management Team Leader), E Smith (Solicitor) and C Tyler
(Planning Officer)

PC52 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

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 Bagnall declared a non – pecuniary interest as a member of Takeley Parish Council in relation to item number four.

Councillor Caton declared a non-pecuniary interest as his wife was the Chair of the Parish Council in relation to item number 11.

PC53 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting were agreed and signed as an accurate record subject to a request for an amendment from Councillor Storah which was agreed.

PC54 PUBLIC SPEAKING ARRANGEMENTS

The Chair updated the Committee on the pilot of the changes to the public speaking arrangements, she said that the changes had been well received and were working well in the meetings.

The Chair proposed the motion to take a report to the Governance, Audit and Performance Committee with a view to making the changes permanent, and to update the Constitution as a consequence.

Councillor Gerard seconded the motion.

RESOLVED to take the changes forward to the Governance, Audit and Performance Committee with a recommendation that the necessary amendment be made to the Constitution.

PC55 **UTT/19/1583/FUL LAND TO THE SOUTH OF SCHOOL LANE, MOLEHILL GREEN, TAKELEY**

The Development Manager advised the Committee that the five year land supply figure had been updated in April to 2.68 years; so that there was no need to correct each report presented.

The Planning Officer presented the report to the committee, the application was for the erection of eight three bedroom dwellings on land to the South of School Lane, Molehill Green, Takeley.

The application was recommended for approval with conditions.

The Planning Officer recommended that condition 13 be changed to read "or any other legislative requirements replacing the same condition at time of implementation".

The members agreed with the officer's recommendation to alter the condition in order to future-proof the development.

The members discussed development in the Countryside Protection Zone and there was agreement that this was a pivotal policy which should be upheld.

Councillor Bagnall proposed refusal of the application on the grounds that the site is in the Countryside Protection Zone (S8 of the adopted Local Plan).

Councillor Gerard seconded the proposal for refusal.

The motion was defeated.

Members noted that it was unusual to have such support from the community. It was also noted that the site already had outline planning permission.

Councillor Freeman asked that the officers confirm that the changes to conditions could be made in order to future proof the development.

The Development Manager confirmed the changes including changing the wording to ensure that the condition did not give the choice of the legislation to be implemented at the time of build.

Councillor Lemon proposed the motion to approve the application with the changes to the conditions to ensure that the standards in force at the time of implementation were applied to the development.

Councillor Pavitt seconded the motion.

RESOLVED to approve the application with the changes to the conditions as recommended by the Planning Officer.

S Kirby and J Durso spoke on the application.

PC56 UTT/19/1725/FUL LAND AT ACRE CROFT, HIGH STREET, GREAT CHESTERFORD

The Planning Officer presented a proposal for three new dwellings with associated garages with 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 approval with conditions.

The members discussed that the site location formed backland development and that it was therefore in contravention of policy H4 of the adopted Uttlesford Local plan. There was also discussion about the best use of the land and the housing mix, as well as the access to the site.

Councillor Fairhurst proposed the motion to refuse the application citing the adopted Local Plan policies: H4, H10 and GEN1.

Councillor Gerard seconded the motion for refusal.

RESOLVED to refuse the application.

Cllr N Gregory and N Taylor spoke on the application.

PC57 UTT/18/2820/FUL LAND AT THAXTED ROAD, SAFFRON WALDEN

The Planning Officer presented a proposal for the erection of 14 dwellings, comprising of seven one-bed flats, three two-bed flats, two three-bed houses and two four-bed houses including associated external works, with all dwellings to be provided as affordable housing.

The application was recommended for approval with conditions.

The members asked for confirmation from the officers in relation to the affordable housing status of the development. It was confirmed by the Housing Strategy and Operations Manager that all the properties would be affordable rent properties only in line with the Local Housing Allowance rents to allow for occupants to claim full housing benefit entitlements.

In response to a member question, the Housing Strategy Manager advised that the Housing Team had made the best use of land within the constraints of the site. Also, the best amenity and parking standards had been achieved.

Councillor Freeman proposed the motion for approval.

Councillor Gerard seconded the proposal.

RESOLVED to approve the application.

Cllr P Lees and J Snares spoke on the application.

PC58 UTT/19/1411/FUL ENDEAVOUR, LITTLEBURY GREEN ROAD, LITTLEBURY

The Planning Officer presented the Section 73A Retrospective application for the demolition of the existing garage and the proposed erection of two detached dwellings.

The application was recommended for approval subject to conditions.

The members raised concerns that the development of the second property (B) constituted backland development, and that the adverse impact of property B far outweighed the benefit. There were discrepancies raised in the distances between properties on the plans.

The members said that there was a perfectly serviceable property on the site and that the district was losing valuable bungalows in overdevelopments.

Councillor Fairhurst proposed refusal on the grounds of GEN2, GEN4, GEN7 and H4 of the adopted Local Plan.

Councillor Lemon seconded the proposal.

RESOLVED to refuse the application for the following reasons;

1. The development will result in inappropriate back land development and will include the introduction of dominant and intrusive built form out of character with the site and surrounding area. Therefore the proposal is not in accordance with ULP Policies H4, GEN2 and the NPPF.
2. The development will result in a loss of privacy and overlooking to neighbouring properties, having a harmful impact to amenity. The proposal is therefore in conflict with the aims of ULP Policy GEN2 and H4.
3. The proposed parking provision will result in a material increase in noise. Due to the location of the parking this will have a harmful disturbing impact to neighbouring

4. The proposed development will have a harmful, impact to wildlife and Biodiversity. The submitted ecology survey does not consider the wider area of the application site, therefore this is considered that insufficient information has been submitted. The proposal is in conflict with ULP Policy GEN7.

Cllr N Gregory, J Featherstone, B Featherstone, R Johnson, P Cafferkey and J Menell spoke on the application.

PC59 UTT/19/1054/OP LAND NORTH OF HENHAM ROAD, DEBDEN

The Planning Officer presented a proposal for Outline application with all matters reserved except access, for the erection of two detached dwellings and related infrastructure.

The application was recommended for approval subject to conditions.

Councillor Fairhurst proposed a motion to refuse the application, this motion was not seconded.

Councillor Freeman proposed a motion to defer the application for a site visit.

Councillor Fairhurst seconded the proposal.

RESOLVED to defer the application pending a site visit.

C Loone spoke on the application.

PC60 UTT/19/0761/FUL RAILWAY ARMS, STATION ROAD, SAFFRON WALDEN

Councillor Bagnall left the room for two minutes during the Officer's report.

The Development Management Team Leader presented the proposal for a single storey rear extension to create new access and accessible WC, including internal alterations to the layout of the public house, relocation of the external fire escape from the side elevation to the rear elevation and landscaping works including a raised decking area with pergola and new gates.

The application was recommended for approval subject to conditions.

The members raised concerns about the reduction in carpark that these developments would create, pushing the staff and customers out into the surrounding streets for parking and, potentially causing a nuisance to residents and an increase in risk to pedestrians.

The members were also concerned about the loss of the garden which in its urban location is unique and valuable to the character of the area.

The meeting was adjourned 17:42 and reconvened 17:47

Councillor Fairhurst proposed refusal of the application on the grounds of GEN8 of the adopted Local Plan and paragraph 1.85 of the National Planning Policy Framework.

Councillor Gerard seconded the proposal.

RESOLVED to refuse the application.

Cllr B Light, D Kenny, R Eastman, J Hales and G Perry spoke on the application.

PC61 **UTT/19/1995/FUL FRY ART GALLERY 19A CASTLE STREET SAFFRON WALDEN**

The Planning Officer presented the proposal for the demolition of the existing extension and non-historic elements and erection of single storey extension and alterations to the gallery building and boundary wall.

The application was recommended for approval subject to conditions.

Members discussed that this was a very important asset to Saffron Walden and that the application was one that was sensitive to the area and building.

Councillor Freeman proposed approval of the application in line with the officer recommendations.

Councillor Fairhurst seconded the proposal.

RESOLVED to approve the application.

D Oleman and J Ready spoke on the application.

PC62 **UTT/19/1253/FUL MILLWAY STATIONERY LTD, CHAPEL HILL, STANSTED**

The Planning Officer presented the proposal for a change of use from B1/B8 and ancillary retail space to B2 (car garage).

The application was recommended for approval subject to conditions.

In response to a member question, the Development Manager said that a weight limit could not be enforced on the access road.

The Development Manager also confirmed that the new classification was specified as B2 (Car Garage) so that permission would need to be sought to alter this, and wasn't a blanket 'General Industrial' classification.

Councillor Caton proposed the motion to approve the application.

Councillor LeCount seconded the proposal.

RESOLVED to approve the application.

J Kavanagh, C Dean and D Hutley spoke on the application.

PC63 **UTT/19/1463/FUL LAND AT ROBELS, CUTLERS GREEN, CUTLERS GREEN LANE, THAXTED**

The Planning Officer presented the proposal for the demolition of existing dwelling, garage and stables and erection of replacement dwelling complete with infrastructure and access.

The application was recommended for refusal.

Councillor Loughlin proposed deferral for a site visit.

Councillor LeCount seconded the proposal.

RESOLVED to defer the application pending a site visit.

PC64 **UTT/19/1869/HHF 33 STATION ROAD WENDENS AMBO SAFFRON WALDEN**

The Planning Officer presented the proposal for a vehicle crossing and hardstanding.

The application was recommended for approval subject to conditions.

Councillor Lemon proposed the motion to approve the application.

Councillor Fairhurst seconded the proposal.

RESOLVED to approve the application as per the recommendation.

PC65 **UTT/19/1870/HHF 35 STATION ROAD WENDENS AMBO SAFFRON WALDEN**

The Planning Officer presented the proposal for a vehicle crossing and hardstanding.

The application was recommended for approval subject to conditions.

Councillor Pavitt proposed the motion to approve the application.

Councillor Gerard seconded the proposal.

RESOLVED to approve the application as per the recommendation.

PC66 **CHIEF OFFICER'S REPORT UTT/19/2398/TCA; LAND AT 2 BARLEY HALL COTTAGES, PARSONAGE DOWNS, GREAT DUNMOW**

The Development Manager advised the Committee of the Notification of intent to fell 1no. Norway spruce tree at No.2 Barley Hall Cottages, Parsonage Downs, Great Dunmow.

The recommendation was for no objection to the proposed felling of the tree.

Councillor Caton proposed a motion to accept the recommendation.

Councillor Storah seconded the proposal.

RESOLVED to accept the officer's recommendation.

PC67 **CHIEF OFFICER'S REPORT UTT/19/2451/TCA LAND AT COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN**

The Development Manager advised the Committee of the Notification of intent to fell 1No. mountain ash tree in the grounds of the Council Offices, London Road, Saffron Walden.

The recommendation was for no objection to the proposed felling of the tree.

Councillors Freeman, Fairhurst and Gerard raised objections to the felling of the tree and sited that it being a poor specimen was not grounds for it to be felled.

Councillor Fairhurst proposed a motion to object to the felling of the tree.

Councillor Gerard seconded the proposal.

RESOLVED to object to the felling of the tree.

Meeting close 7:05pm