

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 22 NOVEMBER 2017**

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

Officers in attendance: N Brown (Development Manager), B Ferguson
(Democratic Services Officer), L Mills (Planning Officer), M
Shoemith (Development Management Team Leader), E Smith
(Legal Officer) and C Theobald (Planning Officer).

Also present: M Bradley (Highways - Essex County Council), J Francis, T
Frostick, M Harris, Cllr J Redfern, J Snares and P Stocking.

PC55 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillor Lemon.

Councillors Fairhurst and Freeman declared a non-pecuniary interest as
Members of Saffron Walden Town Council.

PC56 MINUTES

The minutes of the meeting held on 25 October 2017 were approved and
signed by the Chairman as a correct record.

PC57 UTT/17/2334/FUL - NEW WORLD TIMBER FRAME AND GRAVELDENE

The application was to vary conditions 2 and 14 of planning permission
UTT/14/0174/FUL, which were worded as follows:

*2. The development hereby permitted shall be carried out in accordance with
the approved plans as set out in the Schedule below.*

*14. Prior to occupation of the development, the provision and implementation of
section 1.2 (opposite Granta Close to station approach) of the Great
Chesterford to Little Chesterford Cycle Route (Phase 1) 2 metre wide shared
footway/cycleway.*

The proposed variation to Condition 2 was to substitute revised drawings, which
would allow for minor alterations to the design of the development and the
insertion of an additional three apartments in the roof spaces of the approved
apartment buildings.

The proposed variation to Condition 14 would amend the condition to read as
follows:

The 2 m wide footway shown on Drawing Nos. C-100 Rev C1, C-101 Rev C1 and C-102 Rev C1 must be constructed prior to occupation of any dwelling.

Members expressed concern that the building would be now be three stories instead of two, but would not have a lift, that the additional flats would put pressure on parking spaces, that the cycle path originally proposed would now be a footway, and that a number of gardens would be reduced in size from the original application.

Matt Bradley, of Highways - Essex County Council, was invited to address the Committee, specifically with regards to the cycle-path. He told Members that a feasibility study was carried out in 2014 when the application was approved, which was then followed by a more detailed study. During the more detailed study it was decided that two meters was deemed too narrow for a cycle-path. He said Essex Highways still suggested that the work was carried out but instead of being labelled a 'cycleway' it be called a 'footway'.

Councillor Lodge said this was unsatisfactory as Essex County Council had made a mistake by labelling it a 'cycleway/footway' in the first place and they were required to rectify it.

RESOLVED that the following application be refused

Reasons:

1. The proposed variation of Condition 14 would prevent the formation of a necessary section of a strategic cycle route, in conflict with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.
2. The proposed variation of Condition 2 would result in the formation of three third-storey apartments without lift access, in conflict with the accessibility standards required by Policy GEN2 of the Uttlesford Local Plan (adopted 2005), the SPD entitled 'Accessible Homes and Playspace', the National Planning Policy Framework and the Planning Practice Guidance.
3. The proposed variation of Condition 2 would result in an unsuitable three-vehicle tandem parking layout at Plot 5, which would likely cause on-street parking in conflict with Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.
4. The proposed variation of Condition 2 would provide the occupants of Plots 1, 2, 5, 10, 13, 15-20b, 25, 26, 29 and 32 with an inadequate amount of private amenity space, in conflict with Policy GEN2 of the Uttlesford Local Plan (adopted 2005), The Essex Design Guide (2005) and the National Planning Policy Framework.

Cllr J Redfern and J Francis spoke against the application. The agent, P Stocking, spoke in favour of the application.

PC58 **UTT/17/1444/FUL– MOLECULAR PRODUCTS LTD, MILL END, THAXTED**

Planning permission was sought for the demolition of all structures on the site except for designated listed buildings, the demolition of a 1.5m section of brick wall along the sites frontage, and the redevelopment of the site for the construction of 22 new dwellings and the conversion of the listed buildings to 7 dwellings with associated infrastructure and landscaping.

The site had extant planning permission and listed building consent approved under planning references UTT/16/0171/FUL and UTT/16/0172/LB dated 30.6.16. Works had legitimately started on the site. The current application varied the previous application with a revised residential mix of housing types.

RESOLVED that the application be approved subject to the conditions in the report.

T Frostick spoke in support of the application.

PC59 **UTT/16/1445/LB – MOLECULAR PRODUCTS LTD, MILL END, THAXTED**

Listed building consent was sought for the demolition of all structures on the site except for designated listed buildings, the demolition of a 1.5m section of brick wall along the sites frontage, and the redevelopment of the site for the construction of 22 new dwellings and the conversion of the listed buildings to 7 dwellings with associated infrastructure and landscaping. Works had legitimately started on site and this was a revised proposal including minor alterations to the approved scheme.

RESOLVED that the application be approved subject to the conditions in the report.

T Frostick spoke in support of the application

PC60 **UTT/17/1782/FUL – FORMER CIVIC AMENITY AND GRANITE SITE AT THAXTED ROAD**

The original application was for the demolition of existing buildings on site and the redevelopment of the site. This was granted planning permission in May 2013. The first phase of this development had been built out, leaving the north-eastern half of the site.

This application now sought the variation/omission of conditions 8 and 27 of the approved consent to allow amendments to the layout, floorspace and goods in response to identified potential end users.

Councillor Freeman said it was unsatisfactory that only one electric car charging point was proposed in the application. He said there was also a problem with the street lighting on this stretch of Thaxted Road and wanted the lights switched on urgently as it was particularly dangerous for pedestrians and cyclists attempting to cross in the dark. The Development Management Team Leader said the developer would turn the lights on prior to occupation of the units should the application be approved. Councillor Freeman asked if this would apply to the whole stretch of road from the entrance of the site leading into the built-up area of Saffron Walden. Matt Bradley of Essex Highways said two developers were involved in this stretch of road, one of which had gone into receivership. He said he would report back to Essex Highways to ensure the whole stretch was illuminated by street lights. Councillor Lodge said in the initial project plan the lights were scheduled to be turned on in January 2017 and he urged the County Council to get the problem resolved.

Councillor Freeman proposed an amendment to condition 24 of the application so that three electric car charging points were installed instead of one.

RESOLVED that the application be approved subject to the conditions in the report and the following amended condition.

Amended condition

24. Three vehicle electric charging points shall be provided, fully wired and connected, ready to use before first occupation of the site and retained thereafter.

REASON: In the light of the additional parking being provided this will facilitate sustainable modes of transport in a development that will impact on an Air Quality Management Area and in accordance with the National Planning Policy Framework (para35) that 'Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to [R] incorporate facilities for charging plug-in and other ultra-low emission vehicles'. This is in accordance with Policies GEN1 and ENV13 of the Uttlesford Local Plan (adopted 2005).

T Frostick and M Harris spoke in favour of this application.

PC61

UTT/17/2480/OP – SABRE HOUSE, DUNMOW ROAD, STEBBING

The meeting was adjourned at 3.25pm and reconvened at 3.30pm.

This outline proposal sought planning permission in principle for the demolition of all existing structures on the site, the cessation of all commercial uses and the erection of up to 9 dwellings with associated parking by way of change of use and internal service road with the matter of access to be considered at outline stage.

In response to a question from Councillor Fairhurst, the Planning Officer said there had been no official response from Essex Highways, although an email had been received with no objections to the application. Councillor Fairhurst said this was disappointing as it was a busy road and input was required from Highways specialists. The Development Manager said he appreciated Members' concerns, although, due to the fact that the site was already in use, he could understand why Highways had provided no official comment. He said it was up to Members to decide if they needed more information on the situation before making a decision. The Chairman said he could see no point in deferring the application and Members should consider the application in its present form. The Development Manager said he would write a letter to Essex Highways requesting more formal correspondence.

RESOLVED that the application be approved subject to the conditions in the report and the following additional condition.

Additional condition

16. The shared private drive access on the west side of the site as shown on indicative drawing 2017-888-002 should have a width of 5.5 metres for at least the first 6 metres from the back edge of the carriageway. The main access on the east of the site as shown should have a width of 6 metres (to reflect the emerging road types) with a radii of 10 metres. Footways should be provided around each side of the radii, tempering into a straight section of the shared surface.

REASON: In the interests of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

PC62 **UTT/17/2611/FUL – LAND TO THE EAST OF FRAMBURY LANE**

The application was for planning permission to erect four dwellings, with associated parking areas and gardens. The existing site access adjacent 56 Frambury Lane would be utilised and new driveways would be formed at 48, 50 and 52 Frambury Lane.

RESOLVED that the application be approved subject to the conditions in the report.

PC63 **UTT/17/2812/HH - 12A HARVEY WAY, SAFFRON WALDEN**

The application related to the retention of existing 1.8 meter fencing that extended almost 21 meters from the side of the garage to just forward of the extended building line, that was granted approval under UTT/15/1818/HHF, for a front/side and rear extension which had not yet commenced. The fencing sat on concrete plinths making the overall height of the proposal 2 meters in height.

RESOLVED that the application be approved subject to the conditions in the report.

PC64 **UTT/17/2048/LB - COUNCIL OFFICES, LONDON ROAD**

The application sought consent to run trunking for an air conditioning unit down the side of a wall to the rear of the Council Offices. The trunking would be similar in appearance to the existing rainwater goods.

RESOLVED that the application be approved subject to the conditions in the report.

PC65 **UTT/17/2498/TPO - LANDSCAPE VIEW SAFFRON WALDEN**

Councillor Chambers declared a prejudicial interest as he was a close friend of the applicant. He left the room and took no further part in the meeting.

The application sought consent to fell a Walnut tree in the grounds of 53 Landscape View, Saffron Walden.

Councillor Loughlin asked if the applicant could carry out any works on the tree if the application was refused. The Development Manager said the applicant would need to submit another application if any work was to be carried on the tree.

RESOLVED that the application be refused for the reasons stated in the report.

PC66 **CHIEF OFFICER'S REPORT: APPEALS CHART**

The Development Manager presented his report on appeal decisions from April – November 2017.

Councillor Loughlin said Members previously received updates on the progress of S106 agreements. The Development Manager said he would look into reinstating these progress updates; the Legal Officer said she could provide the S106 updates as requested.

The meeting ended at 4.25pm.