

**PLANNING COMMITTEE held at ZOOM - [HTTPS://ZOOM.US/](https://zoom.us/), on
WEDNESDAY, 20 JANUARY 2021 at 10.00 am**

Present: Councillor S Merifield (Chair)
Councillors G Bagnall, M Caton, P Fairhurst, R Freeman,
G LeCount, J Loughlin, R Pavitt, N Reeve, M Sutton and J de
Vries (substitute for Councillor A Coote)

Officers in attendance: W Allwood (Principal Planning Officer), R Beale (Planning
Officer), N Brown (Development Manager), C Gibson
(Democratic Services Officer), J Reynolds (Locum Lawyer), C
Shanley-Grozavu (Democratic Services Officer), M Shoemith
(Development Management Team Leader), C Tyler (Senior
Planning Officer) and A Vlachos (Planning Officer)

Public Speakers: M Ainsworth, Councillor T Frostick (Thaxted PC Chair),
Councillor N Gregory, J Smith

PC88 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Coote. A substitution had
been arranged.

Apologies for absence were also received from Councillor Lemon.

Councillor De Vries declared a non-pecuniary interest as a member of Saffron
Walden Town Council and the Ward Councillor for Ashdon (Agenda Item 4)

Councillor Fairhurst declared a non-pecuniary interest as a member of Saffron
Walden Town Council/ Ward Councillor for Saffron Walden (Agenda Item 7).

Councillor Freeman declared a non-pecuniary interest as a member of Saffron
Walden Town Council/ Ward Councillor for Saffron Walden (Agenda Item 7).

Councillor Pavitt declared a non-pecuniary interest as a Ward Councillor for
Littlebury, Chesterford and Wenden Lofts (Agenda Item 5).

PC89 MINUTES OF THE PREVIOUS MEETING

AGREED: The minutes of the previous meeting held on 16 December 2020
were agreed and would be signed by the Chair as an accurate record at the next
opportunity.

PC90 **UTT/20/2624/FUL - J.F. KNIGHT ROADWORKS LTD, COPTHALL ROAD, THAXTED**

The Planning Officer said that the application proposal related to the demolition of all existing buildings and structures and comprehensive residential redevelopment, comprising the construction of seven new dwellings and related development (amended scheme to that approved under planning permission UTT/17/1896/FUL). The site had previously been used as a civil engineering/ground works business, but the applicants had stated that it was currently used by a building company for B8 storage and distribution purposes. Although there were residential developments nearby, the site was surrounded by open fields and was physically isolated from these settlements. The Local Planning Authority considered that the site might be classed as previously developed land, as it had been used for an established commercial enterprise.

The application was recommended for approval with conditions.

Members noted that the application was an improvement on the previous application which had now expired and, should they vote for it to be approved, they were keen for the development to start shortly.

Councillor Merifield proposed that the application be approved with conditions. It was requested that a condition be rewritten to ensure that a 1 metre strip of land is transferred to Thaxted Parish Council, as outlined in the officer's report.

Councillor Le Count seconded the motion.

RESOLVED to approve the application with conditions.

Councillor T Frostick, Chair of Thaxted Parish Council spoke in support of the application.

PC91 **UTT/20/2009/FUL - LAND WEST OF RADWINTER ROAD, ASHDON**

The Senior Planning Officer said that the application was for the erection of 5 dwellings, with access from Radwinter Road. All dwellings would be two storey detached; four had four bedrooms and one had three bedrooms.

The site was located off Radwinter Road in Ashdon and comprised of a portion of undeveloped agricultural land, which was sited between the property of Little House to the north of the site and a number of agricultural buildings to the south of the site.

The scheme was recommended for approval with conditions.

In response to various concerns from Members about drainage and the possible flood risk, the Senior Planning Officer clarified that the application did not require sustainable drainage or consultation from the local flood authority. It was confirmed that a storage tank would be installed to the rear of Plot 5, and managed by all 5 properties collectively, to mitigate the flood risk and water

would be discharged into the River Bourn at no more than greenfield runoff rate. The applicant would need to obtain a licence from the Environmental Agency to discharge into the river and this was not a matter for the Committee.

Members raised further concerns regarding topography of the proposed development and suggested that the applicant explored a better location, in line with the emerging neighbourhood plan, as this may alleviate any flooding concerns.

Councillor Fairhurst proposed that the application be defer so that the committee can be provided with further information regarding the issues raised around the drainage and flood risk.

Councillor Freeman seconded the motion.

RESOLVED to defer the application.

J Smith (agent) spoke in support of the application.

The meeting was adjourned at 11:15 and reconvened at 11:25

The Chair announced that the agenda was to be reorder and item 5 (UTT/20/2486/FUL - North of Laburnham View, High Street, ELMDON) would be heard last.

PC92 **UTT/20/2655/DFO - LAND NORTH OF HENHAM ROAD, DEBDEN**

The Senior Planning Officer said that the application site related to a plot of land to the north of Henham Road in Debden Green. To the south and east of the site were a number of dwellings, to the north of the site was open agricultural land. He said the proposal referred to Reserve Matters details following outline application UTT/19/3113/OP for the erection of one dwelling – to consider details of appearance, landscaping, layout and scale.

Applicant was a relative of a staff member.

The application was recommended for approval with conditions.

Officers clarified that this was an entirely new application to previous ones, and the applicant did currently hold outline permission for one dwelling. It was confirmed that factors including the impact to the countryside had been considered.

Councillor Caton proposed that the application be approved with conditions.

Councillor Le Count seconded the motion.

RESOLVED to approve the application with conditions.

PC93 **UTT/20/2668/TCA - 20-22 CASTLE STREET, SAFFRON WALDEN**

The Development Manager said that the item sought the Committee's consideration of the proposed felling of two sycamore, two lime and one horse chestnut tree in the grounds of the Saffron Walden Museum. The trees were within a conservation area. He said that the trees were growing in close proximity to a high brick retaining wall on the boundary between the museum grounds and residential properties in Castle Street. If the trees were retained there was a significant risk that the structural integrity of the retaining wall would be compromised.

He said that the recommendation was that no objection be raised to the proposed tree works.

Officers clarified that residents had not been consulted on this application; however, it did have the support of the Museum Committee.

Members requested that trees be planted elsewhere in the area to replace the ones which will be removed.

Councillor Freeman proposed that no objection be raised to the proposed tree works.

Councillor Fairhurst seconded the motion.

RESOLVED that no objection be raised to the proposed tree works.

The meeting was adjourned at 11:44 and reconvened at 11:55

PC94 **UTT/20/2486/FUL - NORTH OF LABURNHAM VIEW, HIGH STREET, ELMDON**

The Planning Officer said that the proposal included:

- Erection of two semi-detached 3-bedroom dwellings;
- Minor alterations to the existing access;
- Associated landscaping and parking/turning area;
- Retain access road to the farmland to the back (west) of the site;
- Materials: Rendered walls on a red brick plinth, plain tiled roof, stained timber windows and doors, black UPVC gutters and downpipes.

The application site comprised part of the curtilage of a two-storey detached dwelling called 'Laburnham View' (host dwelling), located outside development limits in the southern part of the village of Elmdon in the eastern side of High Street. The site was within the Elmdon Conservation Area, close to designated heritage assets, such as 'The Bangles' to the north (Grade II listed building) and a Grade II listed telephone box. There was a gated access on the front site boundary, with a track road leading to agricultural land and buildings to the rear of the site. Immediately to the rear there was also a paddock currently in use. The area contains linear development with dwellings on both sides and rural land to their rear, following a pattern of housing pockets scattered along the lane. In addition, the overall area contains no distinct residential type with varying

architectural styles and scales, with the high-quality architecture and materials, reflective of the local vernacular, being the common feature. Existing boundary treatments included mature green screening on the rear, front and northern site boundaries along with a post and rail fence on the southern boundary, distinguishing the site from the host dwelling. Opposite the road to the west there was a sharply elevated verge with mature hedging on top, and on the neighbouring site to the north there was a large outbuilding (parallel to the road), both obscuring countryside views. There were bus stops immediately outside the site. The ground was sloping up slightly eastwards. The site currently had lawn and was open without any structures.

The scheme was recommended for approval with conditions.

Members raised concerns about the impact which the proposal would have on the Elmdon Conservation Area and the sustainability of the location. Officers clarified that the site did not currently contribute to the conservation area, however the proposal would enhance the character and appearance of the conservation area in future. It was confirmed that the Conservation Officer had not visited the site in question. Furthermore, the site was considered sustainable, as it is part of a settlement and there is pre-existing public transport links immediately outside.

Further concerns were raised regarding the parking scheme, particularly the lack of emergency access to the land directly behind. Officers had recommended removing the parking from the front to the side, in line with Essex County Council's parking design guides, however members could add a condition to relocate parking provisions back to the front of the property.

Councillor Fairhurst proposed that the item be deferred to consider the sustainability of the application and the impact which it will have on the Elmdon Conservation Area.

Councillor Pavitt seconded the motion.

RESOLVED to defer the application.

It was noted that members requested that the relevant consultees, including the Conservation Officer, conduct a site visit before it is brought back to committee.

Councillor N Gregory and M Ainsworth spoke against the application.

Meeting Closed at 12:30