

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 9 JUNE  
2021 at 10.00 am**

Present: Councillor S Merifield (Chair)  
Councillors G Bagnall, J Emanuel, R Freeman, G LeCount,  
M Lemon (Vice Chair), J Loughlin, R Pavitt, N Reeve and  
M Sutton

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

Public Speakers: S Bampton, Cllr V Barlow, S Brock, J Ketteridge, Cllr P Lavelle,  
M McGarr (statement read out), N Powers, J Snares, Cllr J  
Woods

**PC8 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor Fairhurst.

Councillor Freeman declared a non-pecuniary interest as a member of Saffron  
Walden Town Council (Agenda Item 5).

Councillor Light declared a non-pecuniary interest as a member of Saffron  
Walden Town Council and Ward Councillor for Saffron Walden Audley (Agenda  
Item 5).

Councillor Reeve declared a non-pecuniary interest as a Ward Councillor for  
Broad Oak and The Hallingburys, which covers Great Canfield (Agenda Item 4).

**PC9 MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 15 May 2021 were agreed and  
would be signed by the Chair as an accurate record at the next opportunity.

*Councillor Reeve arrived at 10:11 and declared his non-pecuniary interest.*

**PC10 UTT/20/3226/FUL - MEADOWVIEW, HILL ROAD, GREAT SAMPFORD**

The Planning Officer presented an application for the demolition of redundant  
poultry shed and erection of one Bungalow with associated landscaping. The  
application was called-in by Councillor Day.

The application was recommended for approval with conditions.

Officers clarified that the principle for conversion, demolitions and rebuilding had already been established from a previous Planning Application and Prior Notification. It was confirmed that consultees, including Essex Highways, deemed the amended scheme acceptable.

Councillor Reeve proposed that the application be approved, with an additional condition for the removal of permitted development right. This was seconded by Councillor Pavitt.

RESOLVED to approve the application with conditions

*Cllr J Woods (Sampfords' Parish Council) spoke against the application and S Brock (applicant) spoke in support of the application.*

**PC11 UTT/20/2601/HHF - HAYDENS END, GREEN STREET, GREAT CANFIELD**

The Planning Officer presented an application for the creation of storage barn for equestrian equipment and horse driving carriages, with horse box storage. The application had been called in by Councillor Driscoll.

The application had been recommended for approval with conditions.

Members raised concerns about the proposed access to the block. Officers clarified that they were satisfied that the proposed access was workable, and the applicant would have to submit a separate application if they chose to amend it, which would be considered on its own merits.

Officers also clarified that they were content that the building was clearly justified and legitimate, and it was not the intention of the applicant to convert it into another dwelling. It was noted that, should the applicant seek to convert, then separate planning permission would have to be sought.

Councillor Pavitt proposed that the application be approved. This was seconded by Councillor Le Count.

RESOLVED to approve the application with conditions

*Cllr V Barlow (Great Canfield Parish Council) spoke against the application and a statement from M McGarr (agent) in support of the application was read out.*

**PC12 UTT/20/3354/FUL - LAND OFF AUTON CROFT, SAFFRON WALDEN**

The Development Management Team Leader presented an application for the proposed development of 14 new council homes together with associated external works, landscaping, and parking.

The officer clarified that a total of 28 objections had been received, contrary to the information provided within the report.

The application is recommended for approval with conditions.

Members recognised the need for more social housing in the district, which the development would help to address, but debated their concerns around the subsequent loss of key amenity space in a densely built area. Officers confirmed that, whilst the space had been gifted to the public by Hastoe, it was not a Designated Public Space so held no statutory protection which would stop the land being developed.

Members raised further concerns about the impact in the Ground Water Protection Zone. It was noted that an environmental assessment was not required to assess the environmental impacts of the development, but Anglian Water was consulted as the site is situated in Flood Zone 1.

In making their decision, members considered the options available, including deferring the application until the emerging Local Plan's Call for Sites had been assessed. Members indicated that they were unable to make a decision without a site visit and additional information on the environmental impact.

Councillor Merifield proposed that the application be deferred so that a site visit could be conducted. This was seconded by Councillor Bagnall.

RESOLVED to defer the application

*N Power and J Ketteridge spoke against the application and J Snares (Uttlesford District Council) spoke in favour.*

*Councillor LeCount left the meeting at 11:12 and returned at 11:18*

*The meeting adjourned at 11:51 and reconvened at 13:02.*

PC13 **UTT/21/0757/DFO - LAND AT MARANELLO, WATCH HOUSE GREEN, FELSTED**

The Principal Planning Officer presented an application for the Approval of Reserved Matters, following the grant of outline planning permission for the erection of seven dwellings, under Outline Approval reference UTT/1596/OP.

The application is recommended for approval with conditions.

In response to member questions, officers clarified the following:

- The S106 agreement will cover biodiversity mitigation and enhancement measures. This will not impact the S106 agreement for the development on an adjacent site (UTT/18/1011/OP)
- Policy H10 is currently out-of-date and will be updated in the emerging Local Plan. Whilst the policy requires developments to have an element of

two- and three-bedroom homes, officers encourage the building of three-bedroom homes to address the shortage within the district.

- The larger trees, as outlined on the site plans, will be retained.
- The site has been designed to provide a “homes only” approach without traditional front gardens. Officers can withdraw the rights to change gardens into additional parking provision without planning permission.
- The three-bed properties would be allocated two parking spaces each.

Members requested that additional conditions be added to ensure that any removed trees are replaced by native, semi-mature trees, as opposed to tree whips, and that measures are put in place to ensure the trees are protected during construction.

Councillor Merifield proposed that the application be approved with the additional condition. This was seconded by Councillor Le Count.

RESOLVED to approve the application with conditions.

#### PC14 **UTT/20/1744/FUL - LAND EAST OF ST EDMUNDS LANE, GREAT DUNMOW**

The Principal Planning Officer presented an application for the erection of 30 custom/self-build dwellings with associated parking provision, new service roads to include new access formed to the south west through the approved housing scheme, and onto St Edmunds Lane, and associated drainage works.

The application was recommended for approval with conditions with S106.

Members debated the location of the development with some members stating that the site was not in a suitable location as St Edmunds Lane was already densely developed and the development sticks out into agricultural fields, contrary to the Dunmow Neighbourhood Plan. Other members argued that there was not enough brownfield land to build on in Uttlesford, so the committee should not reject the application, based on the development being situated on a green field site.

Members raised further concerns that individuals on the self-build register may not want to build in an estate environment and that the requirements for self-build homes have already been met in the area. Officers clarified that there was not a requirement in the NPPF for self-build applications to provide affordable housing but the Council’s Housing Department were supportive of this application as it produced a worthy product to address the demand on the self-build register.

Councillor Lemon proposed that the application be approved. This was seconded by Councillor Loughlin. The motion was defeated.

Councillor Bagnall proposed that the application be refused due to conflicting with the following policies:

- Policy DS1 of the Great Dunmow Neighbourhood Plan (Outside the Town Development Area)

- Policy LSC1 of the Dunmow Neighbourhood Plan (Impact on landscape, setting and character)
- Policy S7 of the Uttlesford Local Plan (Impact on the countryside)
- Policy ENV2 of the Uttlesford Local Plan (Impact on heritage asset)

This was seconded by Councillor Emmanuel.

RESOLVED to refuse the application

*Councillor P Lavelle (Mayor of Great Dunmow Town Council) spoke against the application and S Bampton (agent) spoke in favour of the application.*

PC15 **UTT/21/1147/HHF - 15 MOUNT DRIVE, STANSTED**

The Planning Officer presented an application for the proposed removal of existing outbuildings and the erection of a single storey extension.

The application has been recommended for approval with conditions.

Councillor Pavitt proposed that the application be approved. This was seconded by Councillor Sutton.

RESOLVED to approve the application with conditions

*The meeting ended at 14:03.*