

**PLANNING COMMITTEE held at the COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 20 DECEMBER 2017**

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

Officers in attendance: E Allannah (Senior Planning Officer), N Brown
(Development Manager), B Ferguson (Democratic Services
Officer), L Mills (Planning Officer), E Smith (Legal Officer), C
Theobald (Planning Officer) and C Tyler (Planning Officer).

Also present: Celia Bartlett, William Brazier, Victoria Choat, Richard Haynes,
Ray Houghton, Philip Kratz, Andrew Le Clercq, Cllr Petrina Lees,
Petrina Mawer, David McPherson, Don Proctor, Cllr Julie
Redfern, Cllr Howard Rolfe, Ian Rutherford, Tom Wilson and
Ashley Wynn.

PC67 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies were received from Councillors Davey and Fairhurst.

Councillor Freeman declared a non-pecuniary interest as a Member of Saffron
Walden Town Council. Councillor Gerard declared a non-pecuniary interest as
a Member of Newport Parish Council.

PC68 MINUTES

The minutes of the meeting held on 22 November 2017 were approved and
signed by the Chairman as a correct record.

**PC69 UTT/17/2542/DFO - LAND NORTH OF LEIGH DRIVE, STANSTED ROAD,
ELSENHAM**

This reserved matters application sought approval for the details of layout,
scale, appearance and landscaping for the erection of twenty dwellings with
associated works, garages, open space and services following the grant of
outline permission on appeal under application UTT/15/3090/OP.

The proposed scheme would comprise a mix of two storey dwellings and
bungalows consisting of detached dwelling units, a pair of semi-detached
bungalows, a FOG unit and a corner house. The dwellings would be externally
clad in a mix of building materials consistent with those materials used on
Phase One of the David Wilson Homes development to the immediate north.

Councillor Chambers said he appreciated the Parish Council's comments that
the housing mix was not what was needed in the community, but that was an
argument for Planning Policy, not the Planning Committee. He said the

developer had complied with planning policy framework and proposed that the application was approved.

Councillor Hicks said Members could only look at what was before them and the application complied with planning rules. He seconded the proposal.

Councillor Gerard asked whether meaningful negotiations regarding the housing mix between the Parish Council and the developer had taken place.

The Planning Officer said discussions with the developer had not moved beyond the developer's own market findings on what dwellings were appropriate for the site.

The Development Manager said the issue of housing mix had been raised with the developer, particularly the Parish Council's desire to incorporate more bungalows, but the developer's application was compliant with policy and they had made the commercial decision to build 3 or 4 bedroomed houses, rather than bungalows. He said there was no planning reason to refuse the application.

Councillor Lodge said the Planning Inspector had expected meaningful negotiations to have taken place between the developer and the local community on what was the preferred housing mix. He said it was clear this had not happened and he proposed deferral of the application on the grounds that this development was neither what the local community wanted, or needed.

The motion for deferral was defeated by 3 votes to 6.

Members voted on the initial proposal to approve the application.

The motion was approved by 5 votes to 3, with 1 abstention.

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

R Houghton and Cllr P Lees spoke against the application.

PC70

UTT/17/1652/FUL - SECTOR 3 WOODLANDS PARK, GREAT DUNMOW

This full application proposal related to the erection of twenty 2-bedroomed (four person) affordable housing apartments within two blocks of ten units to be built across an irregular shaped defined site area of 0.275 ha. The two blocks would each be constructed at three and four storey levels, would be handed identically with each other in terms of floor layout and built form and would face each other across an already constructed internal access road which leads through to an approved, but yet unbuilt, affordable housing development "behind" the proposal site to the immediate west. The scheme represents a revised proposal to a 3 storey affordable apartment complex shown in two blocks approved for this site under application UTT/0392/05/DFO which would appear still to have an extant approval.

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

PC71 **UTT/17/2624/FUL - LAND TO THE REAR OF LITTLE MAYPOLE, THAXTED**

The meeting was adjourned at 2.50pm. The meeting was reconvened at 2.55pm.

Members considered this application which sought planning permission for the construction of eight new three bedroom residential properties, with parking, landscaping and cycle and bin storage.

Each dwelling would be offered as open market housing; no affordable housing or contribution was proposed as part of this scheme.

The Planning Officer said there had been opposition to the development from local residents and 200 letters objecting to the application had been received. He added that comment had also been received from the ward Member for Thaxted, Councillor Foley, objecting to the scheme on the basis it would mar the view of the church from Chelmer valley.

RESOLVED that the application be refused.

Reasons:

1. The proposed development for the construction of 8 dwellings by reason of their inappropriate size and scale and excessive height, would result in a development detrimental to the character and appearance of the surrounding area and the street scene. The development is therefore contrary to Policy GEN2 and S7 of the Local Plan as Adopted (2005) and the National Planning Policy Framework.

2. The proposed dwellings would by reason of their size, scale and close proximity to the adjoining properties result in an intrusive and unneighbourly development which would give rise to an overbearing and harmful impact upon the amenities of the adjoining property occupiers contrary to Policy GEN2 of the Adopted Uttlesford Local Plan 2005 and the National Planning Policy Framework.

William Brazier, Richard Haynes, Petrina Mawer, David McPherson and Tom Wilson spoke against the application.

Ashley Wynn spoke in support of the application.

PC72 **UTT/17/2745/DFO – LAND NORTH OF BARTHOLOMEW CLOSE, GREAT CHESTERFORD**

Members considered the application seeking approval of all reserved matters, following a grant of outline planning permission for a residential development of up to 14 dwellings (UTT/14/0425/OP).

This proposal included the erection of 11 dwellings, and associated hard and soft landscaping. A new vehicular access would be provided at the end of Rookery Close, and a cycle link would connect the development to Stanley Close.

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

Amended conditions

5. Prior to commencement of the development, a Traffic Management Plan and Construction Method Statement must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved details, which must provide for:

- i. pre commencement local engagement
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities.
- vi. agreement of working hours

REASON: To ensure that the highway is not obstructed during the construction period, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

9. Prior to occupation of the development, the vehicular access off Rookery Close and the cycle link off Stanley Road must be formed in accordance with Drawing No. H.724.P100 B.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Additional conditions

10. The proposed development must not be occupied until such time as the vehicle parking areas indicated on Drawing No. H.724.P100 B have been provided. The vehicle parking areas must be retained in this form at all times.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

11. The cycle/ powered two wheeler parking must be provided in accordance with the EPOA Parking Standards. The approved facility must be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle/ powered two wheeler parking is provided, in accordance with Policy GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

12. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

REASON: To avoid displacement of loose material onto the highway, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Cllr Julie Redfern, Victoria Choat and Andrew Le Clercq spoke against the application.

Philip Kratz spoke in support of the application.

PC73

UTT/17/2336/OP – GRESHAM COURT, STATION ROAD, WENDENS AMBO

Councillor Loughlin declared a non-prejudicial personal interest as she was an acquaintance of Mike Hibbs.

This revised outline application related to the demolition of all of the existing commercial buildings on the site and the change of use from B1 to C3 use, comprising the erection of up to eleven two storey residential dwelling units with associated amenity and parking, with all matters reserved except access and scale.

The Senior Planning Officer said the proposed scheme was the same as application UTT/15/1665/OP which had previously been approved by the Planning Committee. This application was subject to the completion of a Section 106 Agreement to secure affordable housing. The scheme was later refused planning permission because the applicant did not complete the aforesaid Section 106 agreement.

In determining this application, the planning issues that were considered in the previous proposed application had not materially changed except this time the applicant had agreed to complete the Section 106 Agreement.

RESOLVED that the application be approved subject to the conditions in the report and the following legal agreement as follows.

- (I) The applicant be informed that the committee would be mindful to refuse planning permission for the reasons set out in paragraph (III) unless before 31 January 2018 the freehold owner enters into a binding obligation to cover the matters set out below under Section 106 of the

Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

- (II)
 - (i) Provision of Affordable Housing or Contribution
 - (ii) Payment of contributions towards primary and secondary education provision as per the formula for calculating education contributions
 - (iii) Pay the Council's reasonable costs
 - (iv) Pay Monitoring charges

- (III) In the event of such an obligation being made, the Assistant Director of Planning shall be authorised to grant planning permission subject to the conditions set out below:
 - (i) If the freehold owner shall fail to enter into such an agreement, the Assistant Director Planning and Building Control shall be authorised at his discretions to refuse at his permission for the following reasons:
 - (ii) No provision for Affordable Housing
 - (iii) No financial contributions towards education provision

Cllr Julie Redfern spoke against the application.

PC74 **UTT/17/1673/FUL – ELSENHAM GOLF AND LEISURE, HALL ROAD, ELSENHAM**

The meeting was adjourned at 4.30 pm. The meeting was reconvened at 4.35pm.

The application was to vary condition numbers: 2 (Netting of reservoir and ponds); 3 (Bird Hazard Management Plan); 9 (Site Contamination Investigation); and 10 (Remediation Scheme) of planning permission UTT/16/1066/FUL to exclude the construction of the adventure golf area.

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

PC75 **UTT/17/1493/FUL - LAND SOUTH OF WYNDHAMS CROFT, WHITEDITCH LANE, NEWPORT**

The application related to the construction of two detached dwellings with car parking and associated landscaping (The subdivision of plot 13 as granted under UTT/15/3824/DFO) bringing the total proposed dwellings from 15 to 16.

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

PC76 **UTT/17/2050/FUL - THE THATCH, ELSENHAM ROAD, STANSTED**

The application was for the proposed erection of a single dwelling and garage. The dwelling would be within the existing curtilage of The Thatch and sited within the rear garden area. The dwelling would be two storeys with habitable accommodation within the roof space and basement. The dwelling would include external finishes of rendered and cladded walls under a plain clay tiled roof.

The access to the site would remain as existing, with a new drive created within the front of the site to the dwelling and garage.

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

PC77

UTT/17/2407/FUL - LAND NORTH OF FARMADINE GROVE, SAFFRON WALDEN

The proposed application involved the erection of two dwellings – as an amendment to the scheme approved by Planning Committee under UTT/16/1997/FUL – with the relocation of previously approved plot 4 and the addition of one dwelling (plot 5). Members considered the revised scheme, which would increase the number of dwellings from four dwellings to five dwellings in total.

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

Amended Condition

15. Prior to commencement of the development, a Traffic Management Plan and Construction Method Statement must be submitted to and approved in writing by the local planning authority. The development must be carried out in accordance with the approved details, which must provide for:

- i. pre commencement local engagement
- ii. the parking of vehicles of site operatives and visitors
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. wheel and underbody washing facilities.
- vi. agreement of working hours

REASON: To ensure that the highway is not obstructed during the construction period, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework. This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

Celia Bartlett spoke against the application.

Don Proctor spoke in support of the application.

PC78

UTT/17/2887/FUL - NEW KESTREL HOUSE, PARSONAGE FARM, STANSTED

The application was in relation to the variation of conditions; C.3.1, C.4.1, C.4.2 and C.10.17 imposed on the approved planning application UTT/0581/07/FUL.

C.3.1 – The development hereby permitted shall be implemented in accordance with the submitted plans.

C.4.1 – No development shall take place until the landscape details have been submitted and approved.

C.4.2 – All landscaping shall be carried out in accordance with the approved plans.

C.10.17 – The car park area shall be set out and in accordance with the approved plans.

The variation of these conditions was to increase the existing number of parking spaces from 17 to 24. This would include the removal of the existing boundary vegetation and reconfiguration of the parking layout.

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

PC79

UTT/17/2704/HHF - CAMPIONS, 12 WALDEN ROAD, SEWARDS END

Members considered the proposal, which involved the extension of an existing garage/workshop block to include an office and a three bay garage with a log store.

RESOLVED that the application be approved subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before development commences samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: In order enhance the setting of the nearby Listed Building and Barn and the visual amenity of the area in accordance with Policies GEN2 and ENV2 of the adopted Local Plan (2005).

Cllr Howard Rolfe and Ian Rutherford spoke in support of the application.

PC80

UTT/17/2966/FUL - THE LODGE, 56 LONDON ROAD, SAFFRON WALDEN

The proposal was for the installation of a CCTV system consisting of eight external cameras, connected to a local recorder inside the building.

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

The meeting ended at 5.35pm.