

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 29  
SEPTEMBER 2021 at 10.00 am**

- Present: Councillor S Merifield (Chair)  
Councillors G Bagnall, M Caton (substitute for Councillor Loughlin), J Emanuel, P Fairhurst, R Freeman, G LeCount, M Lemon, R Pavitt, N Reeve and M Sutton
- Officers in attendance: W Allwood (Principal Planning Officer), N Brown (Development Manager), C Edwards (Democratic Services Officer), A Emanuel (Planning Officer), Sawyers (Planning Officer), C Shanley-Grozavu (Democratic Services Officer), M Shoemith (Development Management Team Leader), E Smith (Solicitor), C Theobald (Senior Planning Officer) and C Tyler (Senior Planning Officer)
- Invitee: K Kift and H Frost
- Public Speakers: R Bray, R Butler, L Carpenter, C Derbyshire, Councillor J Kingdom, J Snares and N Turner.

**PC46 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor Loughlin, Councillor Caton attended as her nominated substitute.

Councillor Fairhurst declared a non-pecuniary interest as a member of Saffron Walden Town Council (agenda items 4,5 and 6).

Councillor LeCount declared a pecuniary interest as the applicant (agenda item 8).

Councillor Freeman declared a non-pecuniary interest as a member of Saffron Walden Town Council (agenda items 4,5 and 6).

The Chair declared a non-pecuniary interest as the Parish Councillor and Ward Councillor for Stebbing (agenda item 9).

Councillor Reeve declared a non-pecuniary interest as Ward Councillor for Little Hallingbury (agenda item 10).

**PC47 MINUTES OF THE PREVIOUS MEETING**

Councillor Emanuel said that the minutes showed that at PC42 she returned to the meeting but did not state that she had left. It was agreed that this would be rectified accordingly.

The minutes of the previous meeting held on 1 September 2021 were approved, subject to the above amendment.

PC48 **UTT/20/1929/OP - HELENA ROMANES SCHOOL, PARSONAGE DOWNS, GREAT DUNMOW**

The Principal Planning Officer presented an outline application with all matters reserved except access, for the erection of up to 200 dwellings, demolition of existing school buildings, public open space, landscaping, sustainable drainage system and vehicular access from the B1008 Parsonage Downs.

He said that the proposed development had not originally provided any affordable housing, subsequently an offer had been received for some provision.

The application was recommended for refusal.

The Development Manager said that Members needed to consider: -

- The objections from Heritage
- The benefit to the public in terms of the funding being raised for a new school.
- The increase in the affordable housing offer, although this was still below the 40% required.

The Chair asked whether members wished to consider the principles of the application in open discussion, or if they wished to exclude the Press and Public in order to discuss the viability issues.

Members voted in favour of an open discussion.

Members made the following comments and observations: -

- There was a school on site already but there were problems and on-going issues with wiring and electricity.
- The principal of housing on this site was included in the neighbourhood plan but this was 3 years old and allowed for 100 houses, this application doubled the density.
- This application was not the way to go about raising funding for a new school.
- The new school would not be adequate for future growth and was therefore not fit for purpose.
- The concerns raised by Heritage and insufficient mitigation for heritage assets particularly Newton Hall and the adjoining cottage.
- The new school would not be adequate for future growth and was therefore not fit for purpose.
- The new school site had got planning permission from Essex County Council (ECC).

- In order to provide funding for the new school the Council would have to forego the 40% affordable housing.
- How much of the existing woodland would be retained?

Councillor Fairhurst proposed that the application be refused. This was seconded by Councillor Pavitt.

RESOLVED to refuse the application.

*C Derbyshire (applicant) and R Bray (applicant, Viability Advisor) spoke in favour of the application.*

PC49

### **UTT/21/2465/DFO - LAND SOUTH OF RADWINTER ROAD, SAFFRON WALDEN**

The Senior Planning Officer presented the application which considered the details following outline approval UTT/17/3426/OP (approved under appeal APP/C1570/W/19/3227368) for extra care housing together with associated infrastructure including road, drainage, and access - details of appearance, landscaping, layout, and scale.

This revised scheme aimed to address the previous refusal issues.

The application was recommended for approval with conditions.

Members made the following comments and observations: -

- The design had improved, the developer had listened and there were several good green initiatives.
- A cut through to Tesco's could not be conditioned but a conversation with the Developer would be had and this was a logical action to take.
- The mechanically assisted ventilation with heat recovery needed to have Individual heating systems for each dwelling to avoid polluted air circulating to other properties. This would be picked up by Building Control.
- A condition for substantial trees along the front including removal and replacement of damaged trees.
- A condition added to remove the permitted development rights for the bungalows.
- A pedestrian crossing on Radwinter Road was covered in the outline permission.
- The bungalows differed in style to the apartment blocks, could they be more in line with the apartment design.

Councillor Fairhurst proposed that the application be approved, with conditions regarding the trees and permitted development rights for the Bungalows to be removed. This was seconded by Councillor Freeman.

RESOLVED to approve the application with the additional conditions: -

- removal of permitted rights for the bungalows.
- substantial trees to be planted and replaced if damaged.

*R Butler (agent) spoke in favour of the application.*

PC50 **UTT/20/3415/FUL - WALDEN PLACE, FRESHWELL STREET, SAFFRON WALDEN**

The Development Management Team Leader presented an application for the proposed single storey and two storey extensions: erection of new boundary wall and railings and alterations to existing access and parking. The scheme also included the part demolition of the 1980s extension to remove the link to the existing sheltered housing scheme and included associated repairs and landscape works.

The application was recommended for approval with conditions.

In response to Members concerns, Officers made the following comments: -

- The trees would be protected during construction, under condition 11 within the report.
- There was only one access through Myddylton Place and a construction management plan would be needed and conditioned.
- The main access would remain and there was parking for both the sheltered accommodation and Walden Place, condition 2 asked for details of the parking layout.
- The Development Manager said that the potential 'next step' of the scheme was not being considered at this meeting, the focus should remain on this application and the additional units which were needed.
- The access to the development would be widened.

Councillor Reeve proposed that the application be approved with a construction management plan as a condition. This was seconded by Councillor Lemon.

RESOLVED to approve the application with conditions.

*J Snares (applicant, Uttlesford District Council) spoke in favour of the application.*

PC51 **UTT/20/3416/LB - WALDEN PLACE, FRESHWELL STREET, SAFFRON WALDEN**

The Development Management Team Leader presented a parallel application for the part demolition of existing extensions to the sheltered scheme from listed building, including alterations to access, listed wall, existing parking and driveways. The addition of a new boundary wall, railings, fire escape stairs, landscaping works and temporary repair works to the listed building associated with the demolition of rear extension.

The application was recommended for approval with conditions.

Councillor LeCount proposed that the application be approved. This was seconded by Councillor Reeve.

RESOLVED to approve the application with conditions.

*The meeting adjourned at 12:00 and reconvened at 13:00.*

PC52 **UTT/21/1108/FUL - LAND AT LODGE FARM, BARDFIELD END GREEN, THAXTED**

The Senior Planning Officer presented an application for the demolition of an existing hay barn and erection of new farmhouse. The application had previously been deferred by the Planning Committee in August 2021 so that a site visit could be conducted, and the agricultural case be examined further. The site visit had been cancelled at short notice due to circumstances beyond Members' control.

The application was recommended for refusal.

Members discussed balancing the needs of the farmer against applying the technicality of Planning Law. They acknowledged that the agricultural process was in place for a reason, whilst also acknowledging that agricultural dwellings did have restrictions on them, such as the applicant not being able to obtain a mortgage and the dwelling not being saleable on the open market.

Officers confirmed that there would not be any scope to impose agricultural conditions on the application and emphasised that it should be considered on its own merits.

Members raised concerns for the following:

- Approving the application could set a precedent for other landowners to apply to build dwellings in remote locations.
- If the land moved into new ownership and was not used for agricultural purposes, it would become a private dwelling in a remote location.
- The application was not in a sustainable location.

Councillor Fairhurst proposed that the application be refused. This was seconded by Councillor Bagnall.

RESOLVED to refuse the application.

*L Carpenter (agent) spoke in favour of the application.*

PC53 **UTT/21/2501/FUL - LAND AT OLD MEAD ROAD, HENHAM**

The Planning Officer presented an application for the erection of a detached dwelling and double garage/annexe, following outline planning permission UTT/19/2993/OP.

The application was recommended for approval with conditions.

Officers confirmed that the outline permission was for the erection of 4 new dwellings on equally sized plots, however the applicant was no longer sure that they wanted to implement them all. Furthermore, a decision had not been made on whether they would demolish Cott-Moor. The applicant had amended the plans, including narrowing the plot size, to sensitively respond to the presence of the existing property.

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

RESOLVED to approve the application.

**PC54 UTT/20/0930/FUL - PORTERS HALL, PORTERS HALL ROAD, STEBBING**

The Planning Officer presented an application for the construction of an manege and the erection of a single storey stable block

The application was recommended for approval with conditions.

Officers clarified that highways initially objected to the application, as the definitive route of the public footpath and visibility splays were not displayed on the site plans. However, following the submission of revised plans and consultation with the Public Right of Way Team, the objection was withdrawn as the proposal would not disrupt the line of the footpath.

In response to further questions, it was confirmed that the two mature oak trees on the site did not hold a Tree Protection Order and additional conditions could be added with regard to the storage and disposal of waste.

Members raised concerns about the Officer's recommendation contradicting the objecting views of the Parish Council and requested that further dialogue take place between the two authorities. In addition, they requested additional information about the sustainability of the site and the safety of the public footpath, as it was proposed to go through the stable yard.

Councillor Emanuel proposed that the application be deferred for the following reasons:

- To conduct a site visit.
- Consultation with Stebbing Parish Council, Public Rights of Way and Environmental Health.
- Further clarification on the arrangements for the footpath through the site.

This was seconded by Councillor Le Count.

RESOLVED to defer the application.

*Cllr J Kingdom (Stebbing Parish Council) spoke against the application.*

PC55 **UTT/21/1550/HHF - THE WILLOWS, LOWER ROAD, LITTLE HALLINGBURY**

The Planning Officer presented an application for the demolition of an existing detached garage, and for the construction of a double storey side extension with a single storey extension projecting to the rear.

The application was recommended for approval with conditions.

In response to Members' questions, Officers clarified the following:

- The Case Officer confirmed that they had attended the site and had no overlooking concerns.
- The swimming pool would be heated through ground source heat pumps.
- At its closest point, the extension was approximately 0.5 metres from the site boundary and tapered out to 0.75 metres. Best practice guidance recommended that a metre gap should be left.
- The application was called in by Councillor Driscoll due to overdevelopment.

Councillor Fairhurst proposed that the application be approved. This was seconded by Councillor Emanuel.

RESOLVED to approve the application.

*N Turner (agent) spoke in favour of the application.*

*The meeting ended at 2.30 pm.*