

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 24
NOVEMBER 2021 at 10.00 am**

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

Officers in attendance: W Allwood (Principal Planning Officer), N Brown (Development
Manager), C Edwards (Democratic Services Officer),
B Ferguson (Democratic Services Manager), C Gibson
(Democratic Services Officer), M Jones (Senior Planning
Officer), A Lockhart (Planning Lawyer and Legal Services
Manager), M Sawyers (Planning Officer), E Smith (Solicitor),
C Theobald (Senior Planning Officer), L Tevillian (Principal
Planner) and C Tyler (Senior Planning Officer)

Public Speakers: B Bradfield, G Brimmer, R Butler, B Craig, Councillor G Driscoll, J
Durbin, J Greenberg, Councillor N Gregory, Councillor D Hall, R
Houghton, C Houston, D Monk, P Purkiss, T West and Councillor
F Wilkinson.

PC67 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Fairhurst; Councillor Light substituted.

Councillor Reeve declared a non-pecuniary interest as Ward Member for Hatfield Broad Oak on Agenda Item 4.

Councillors Light and Freeman declared a non-pecuniary interest as members of Saffron Walden Town Council on Agenda Item 8.

The Chair declared a non-pecuniary interest as Ward Member for Felsted and Stebbing and as a member of Stebbing Parish Council on Agenda Item 9.

PC68 MINUTES OF THE PREVIOUS MEETING

Following the correction of a spelling mistake, the minutes of the previous meeting held on 27 October and 3 November 2021 were approved.

**PC69 UTT/20/3329/DFO - LAND TO THE SOUTH WEST OF LONDON ROAD,
GREAT CHESTERFORD**

The Senior Planning Officer presented a Reserved Matters application, seeking approval of appearance, layout, scale and landscaping for 76 dwellings following approval of outline planning permission for UTT/19/0573/OP.

The application was recommended for approval subject to conditions.

A correction was made in respect of paragraph 6.2 of the report. The comments made were from Little Chesterford Parish Council.

Members discussed:

- The location of the Children's playground.
- The positioning of affordable housing on site.
- The situation in respect of no affordable bungalows along with available one storey developments and ground floor properties, together with wheelchair accessibility.
- Footpaths and cycle paths.
- Construction Management Plan and signage regime to ensure access from M11 direction.
- Re-wording Condition 4 in respect of the Electricity sub-station to ensure that independent measurements are taken.
- Inadequate water and sewage systems. Conservation of water and wildlife spaces.
- Safety "green fencing" at the rear of the development.
- Lack of a green buffer.
- Early planting of trees ahead of development.
- Highways Essex road safety issues and speed limits.
- An outline application from the same applicant to build 124 dwellings on an adjacent site.

Councillor Emanuel proposed approval of the application with five additional conditions:

- Amendments to the Electricity sub-station requirements in Condition 4 of the outline planning permission.
- Condition 22 of the outline planning permission in respect of the Construction Management Plan to cover routing, signage, instructions to suppliers and parking.
- Screening and the early planting of trees to be brought forward prior to the development of the site.
- Condition 8 of the outline planning permission to be varied to an additional line after trespass proof fence requirements to include consideration of carbon absorbing material.
- Ensure references to renewable solutions and water harvesting are captured and kept.

Councillor LeCount seconded the motion.

RESOLVED to approve the application, together with the additional five conditions detailed above.

Councillor N Gregory made a number of observations regarding the development. Councillor F Wilkinson (on behalf of Little Chesterford PC) and Councillor D Hall (on behalf of Great Chesterford) spoke against the application. C Houston (Agent) spoke in support.

PC70 **UTT/21/1685/FUL - OAKBOURNE, HAMMONDS ROAD, HATFIELD BROAD OAK**

The Senior Planning Officer presented an application for the proposed demolition of existing outbuildings, erection of a garage to serve existing dwelling and erection of 6 detached dwellings with associated private gardens and garages. In addition there would be a new access road from the existing public highway. This item had previously been deferred from the last meeting, pending a site visit.

The application was recommended for approval with conditions.

Members discussed:

- The increased footprint of two semi-detached dwellings and the proximity to the existing property of High Elms could be considered as overdevelopment.
- The pattern of developments in the area being different to this application.
- The positioning of the hammerhead turning.
- Lack of parking facilities.
- Street lighting.
- Backland development contrary to ULP Policy H4 .

Councillor Le Count proposed that the application be refused on the grounds of:

- Overdevelopment and the impact of the two semi-detached dwellings on High Elms, contrary to ULP Policy GEN2.
- Backland development contrary to ULP Policy H4.

Councillor Lemon seconded the motion.

RESOLVED to refuse the application on the grounds stated above.

Councillor G Driscoll and B Craig spoke against the application. J Durbin (Agent) spoke in support.

The Meeting adjourned at 12.05 pm and reconvened at 1.10 pm.

PC71 **UTT/21/2506/FUL - 77 HIGH STREET, GREAT DUNMOW**

The Senior Planning Officer presented an application to vary condition (approved plans) of planning application UTT/19/1437/FUL (added under UTT/21/2490/NMA). She corrected an error in paragraph 10.35 of her report and

said that the financial contribution in respect of health provision was actually £8,850.

The application was recommended for approval with conditions. It was explained that the matter had been brought to Committee because it was a variation of a major application.

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

RESOLVED to approve the application with conditions.

R Butler (Agent) spoke in support of the application.

PC72 UTT/21/2584/FUL - LAND WEST OF WOODSIDE WAY, GREAT DUNMOW

The Principal Planning Officer presented an application to vary condition 4 (walking and cycling network) and 5 (Ecology and lighting), and approved plans condition as added by UTT/21/2324/NMA to UTT/20/2220/DFO – Development of the site to provide 326 residential dwellings and associated infrastructure works. He outlined the proposed minor amendments.

The application was recommended for approval, subject to conditions.

Members discussed:

- Public Rights of Way and all other foot/cycle paths on the development.
- The proposal to splitting the play area in two to provide play across the site and the proposed safety arrangements in place that were policy compliant.
- Landscape- the volume and size of trees and shrubs.
- The proposed rationalisation of the character areas across the development to provide a more logical and coherent approach to the design of new homes.
- The need to consult with Crime Prevention Officers in respect of safety issues.
- The need to ensure that rainwater harvesting arrangements were in place as a condition.

The Principal Planning Officer indicated that an informative could be included for secure by design accreditation across the site. This was supported. The Development Manager said that urban design was used and that there would be consultations with the Police.

The Chair proposed that the application be approved with additional conditions:

- To detail the required specification of Public Rights of Way and all other foot/cycle paths on the development.
- The size of trees to be heavy and extra heavy standards.
- A rainwater harvesting condition to be added, if not already in place.

Councillor Lemon seconded the proposal.

RESOLVED to approve the application with additional conditions as detailed above.

R Houghton (Applicant) spoke in support of the application.

PC73 UTT/20/2417/OP - BARNSTON WAREHOUSING, CHELMSFORD ROAD, GREAT DUNMOW

The Principal Planning Officer presented an outline application, with matters of landscaping and appearance reserved, for partial site redevelopment comprising erection of two industrial buildings together with associated engineering works access and landscaping.

The application was recommended for approval, subject to conditions.

Members discussed:

- The impact on the Mound.
- The height of the proposed development.
- The maximum car parking standard in place for commercial developments.
- Solar panelling and the need for sensible metrics.
- Access arrangements.

Members welcomed the application for commercial development.

Councillor Emanuel proposed that the application be approved, subject to conditions and Councillor Reeve seconded the proposal.

RESOLVED to approve the application, subject to the detailed conditions.

PC74 UTT/21/2273/HHF - JALNA, 4 VICTORIA GARDENS, SAFFRON WALDEN

The Principal Planner presented an application for a replacement roof and alterations to allow rooms in loft space, two storey rear extension and enlargement of raised terrace. This item had been deferred from the previous meeting, pending a site visit.

The Principal Planner provided an update as to how concerned representations had been answered

The application was recommended for approval with conditions.

Councillor Freeman said that most houses in the area had already been extended and proposed that the application be approved with conditions. Councillor Light said that she thought that the development would fit in and seconded the proposal.

RESOLVED to approve the application with conditions.

P Purkiss (Agent) spoke in support of the application.

PC75 UTT/20/0930/FUL - PORTERS HALL, STEBBING

The Planning Officer presented an application for construction of manege and the erection of a stable block. This application had been deferred from Planning Committee on 29 September 2021 to allow for a site visit to take place.

The application was recommended for approval with conditions.

Members discussed:

- The protection of two ancient oak trees.
- Condition 7 relating to any proposed floodlighting, including the stable blocks.
- Placing hours of operation on the external lighting.
- The facility being used for personal as opposed to commercial use.
- The public right of way.
- The positioning of the stable block.

Councillor Sutton proposed that the application be approved with additional conditions:

- to ensure physical protection of two ancient oak trees,
- to ensure that the facility was for personal rather than commercial use,
- existing Condition 7 to include reference to the stable block and that Policy GEN5 and GEN7 be incorporated in addition to GEN2.
- The addition of a condition on the hours of operation for the external lighting.

Councillor Emanuel seconded the motion.

RESOLVED to approve the application with additional conditions.

A written statement was read out in support of the application on behalf of J Bell (Agent).

PC76 ESTABLISHMENT OF PLANNING COMMITTEE WORKING GROUP

The Development Manager summarised the report and the draft Terms of Reference. He said that there was a need to go across all pathways

The Chair said that all matters that were in the EELGA report would be examined by the Working Group and that the Group would look move forward following this.

Members discussed:

- The adequacy of the Terms of Reference.
- Training needs.
- Looking at past decisions and Appeal outcomes.
- The need for qualitative information to be fed back.
- The need for clear cross-fertilisation.

The Chair proposed to approve the recommendation. This proposal was seconded by Councillor Le Count.

RESOLVED that Planning Committee recommends that Full Council formally establishes a Planning Committee Working Group and approves the proposed Terms Of Reference as detailed in Appendix A of the report.

Councillor Light left the meeting at 2.45 pm.

The meeting adjourned at 2.45 pm and reconvened at 3.45 pm.

PC77 UTT/21/0245/FUL - VENN HOUSE, TENTERFIELDS, GREAT DUNMOW

The Senior Planning Officer presented an application for demolition of existing buildings and construction of 12 residential dwellings (Use Class C3) with associated landscaping, access and infrastructure.

The application was recommended for approval with S106 Heads of Terms.

Members discussed:

- The possible overdevelopment of the site.
- The likely increase in traffic movements.
- Parking difficulties and problems with manoeuvrability of vehicles.
- Difficult accessibility to the site and safety of pedestrians and cyclists.
- Consultations with Highways.
- The need for a strong Construction Management Plan as per condition 10.
- External lighting requirements as per condition 17.
- The wording in condition 14 in respect of the lifetime of the development.

Councillor Lemon proposed that the application be refused on the grounds of:

- Overdevelopment contrary to section ULP Policy GEN2.
- Design of access and safety concerns contrary to ULP Policy GEN1.

Councillor Freeman seconded the motion.

RESOLVED to refuse the application as detailed above.

D Monk and T West spoke against the application. J Greenberg, for the Applicant, spoke in support of the application.

PC78 UTT/21/2357/HHF - HOWE HALL, LITTLEBURY GREEN ROAD, LITTLEBURY

The Principal Planner presented an application for the conversion and extension to the Dovecote including restoration of oak frame, removal of cement render and addition of ply bracing, wood wool insulation and lime render.

The recommendation was recommended for refusal as the impact of the proposal on the heritage asset would be harmful to the historic fabric, form and character of the building.

Various issues were discussed by Members:

- The need to fully consider the views expressed in paragraph 6.3 of the report relating to historic buildings and conservation advice.
- The need to consider the views of Place Services Conservation Officers as expressed in paragraph 9.19 of the report.
- The risks of doing nothing against carrying out a sympathetic restoration.
- The quality of previous restoration works undertaken at Howe Hall.
- The fact that any works undertaken could be reversible.
- The merits of possibly approving the application weighed against a possible deferral.

Following various clarifications from the Development Manager, Councillor Bagnall proposed that this application, together with UTT/21/2358/LB as detailed in Agenda item 12 should be deferred in order that further advice could be sought from Place Services for a sympathetic solution to be considered.

The Chair seconded the motion.

RESOLVED to defer this application and UTT/21/2358/LB in order that further advice could be sought from Place Services for a sympathetic solution to be considered.

Councillor N Gregory, B Bradfield (Applicant) and G Brimmer all spoke in support of the application.

PC79 UTT/21/2358/LB - HOWE HALL, LITTLEBURY GREEN ROAD, LITTLEBURY

This item is covered in PC 78 above.

The meeting ended at 5.07 pm.