

**PLANNING COMMITTEE held at COUNCIL CHAMBER, COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN CB11 4ER, on WEDNESDAY, 1
AUGUST 2018 at 2.00 pm**

Present: Councillor A Mills (Chairman)
Councillors R Chambers, P Fairhurst, A Gerard (substitute for J Lodge), E Hicks, G LeCount (substitute for R Freeman), M Lemon, J Loughlin (Vice-Chair), and L Wells.

Officers in attendance: N Brown (Development Manager), B Ferguson (Democratic Services Officer), M Jones (Planning Officer), A Mawson (Democratic Services Officer), M Shoemith (Development Management Team Leader) and E Smith (Legal Officer).

Also present: M Calder, B Light, C Loon, R Ramm, S Stephen and A Storah

PC16 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Fairhurst declared a non-pecuniary interest as a member of Saffron Walden Town Council.

PC17 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 4 July 2018 were approved and signed by the Chairman as a correct record.

PC18 UTT/18/1011/OP - LAND WEST OF MARANELLO, WATCH HOUSE GREEN, FELSTED

The proposal was for an outline application, with appearance, landscaping and scale reserved, for the construction of 28 new dwellings, including 11 affordable homes, formation of new vehicular access, associated local area for play, parking and landscaping.

Councillors discussed that this application could undermine the work of the Neighbourhood Plan which was in its early stages, and the impacts and benefits to the community of this proposed development.

Councillor Gerard proposed to reject the application. Councillor Fairhurst seconded this motion.

RESOLVED to refuse the application for the following reasons:

- 1) The proposal would adversely affect the rural character of the area, in conflict with Policy S7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 2) The application does not include a mechanism to secure suitable affordable housing provision, in conflict with Policy H9 of the Uttlesford Local Plan (adopted 2005).
- 3) The application does not include a mechanism to secure suitable contributions towards education in conflict with Policy GEN6 of the Uttlesford Local Plan (adopted 2005).

A Storah, R Ramm and M Calder spoke on this application.

PC19 **UTT/18/0784/OP - LAND EAST & NORTH CLIFFORD SMITH DRIVE, WATCH HOUSE GREEN, FELSTED**

The proposal was for an outline application with all matters reserved, except for access, for the erection of up to 30 dwellings served via new access from Clifford Smith Drive, complete with related infrastructure, open space and landscaping.

Members raised concerns that the application, if approved, would undermine the work of the Neighbourhood Plan which was in its early stages and whether the benefits of the proposed development would outweigh the harm to the local community and surrounding countryside

Councillors also discussed that the housing needs report for the area had already been met with the existing adjacent development.

Councillor Gerard proposed to refuse the application. Councillor Fairhurst seconded this motion.

RESOLVED to refuse the application for the following reasons:

- 1) The proposal would adversely affect the rural character of the area, in conflict with Policy S7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.
- 2) The application does not include a mechanism to secure suitable affordable housing provision, in conflict with Policy H9 of the Uttlesford Local Plan (adopted 2005).
- 3) The application does not include a mechanism to secure suitable contributions towards education in conflict with Policy GEN6 of the Uttlesford Local Plan (adopted 2005).

A Storah, R Ramm and C Loon spoke on this application.

PC20 **UTT/18/1299/FUL - SITE AT THAXTED ROAD FORMER CIVIC AMENITY AND GRANITE SITE, THAXTED ROAD, SAFFRON WALDEN**

The Chairman adjourned the meeting at 3.25pm. The meeting was reconvened at 3.30pm.

The application was for amendments to planning application UTT/13/0268/FUL, incorporating amendments approved under UTT/17/1782/FUL, to allow the change of use of Unit 3 from Class A1 retail to Class D2 Gym.

Councillor Mills proposed to approve the application. Councillor Chambers seconded this motion.

RESOLVED to approve the application subject to a Section 106 Agreement, the conditions in the report, and the following amended condition;

26. Unit 3 hereby permitted shall be used for a gym/health and fitness facility and for no other purpose (including any other purpose within Classes D2) of the Schedule of the Town and Country Planning (Use Classes Order) 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To define the scope of the permission and so as to not cause unacceptable harm to the vitality and viability of the town centre or the surrounding locality, in accordance with NPPF.

S Stephen spoke on this item.

PC21 **UTT/17/3540/FUL - LAND TO THE NORTH OF 35 TO 40, HANOVER PLACE, SAFFRON WALDEN**

The applicant sought full planning permission for the erection of a single dwelling. The application proposed a ground floor comprising of a study, utility room, cloakroom, kitchen, dining area, living room and a reception room/bedroom, and 3 bedrooms and bathrooms on the floor above.

Councillor Mills proposed to defer this application in order to visit the site. Councillor Chambers seconded this motion.

RESOLVED that the application be deferred.

Cllr Light spoke on this item.

PC22 UTT/18/0569/FUL - MYCO GARDEN CENTRE, ELDER STREET, WIMBISH

The application sought planning permission for the change of use of the building from an office/storage unit to a retail/take way unit, to allow the sale of pre-prepared sandwiches, cakes and snacks, pre-packaged tea and coffee, and arts and crafts items.

Councillor Chambers proposed to approve the application. Councillor Mills seconded this motion.

RESOLVED: Permission granted subject to the conditions in the report.

PC23 UTT/18/1298/LB - POLICE STATION, EAST STREET, SAFFRON WALDEN

The application was for listed building consent to form a new pedestrian access to existing front boundary wall along East Street, which forms part of the Grade II listing.

Members considered the application and concerns were raised regarding the issue of piecemeal planning and 'application by stealth'.

The Legal Officer asked the Development Management Team Leader to confirm for the benefit of the Committee, that the application was purely to pierce the wall for a gate, and she confirmed that this was the case. Members could only consider the application before them.

Councillor Chambers proposed to approve the application. Councillor Mills seconded this motion.

RESOLVED: Permission is granted subject to the conditions in the report.

The meeting ended at 4.05pm.