

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 21
NOVEMBER 2018 at 2.00 pm**

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

Officers in attendance: N Brown (Development Manager), M Jones (Planning Officer),
A Mawson (Democratic Services Officer), L Mills (Planning
Officer), M Shoesmith (Development Management Team
Leader), E Smith (Solicitor), C Theobald (Planning Officer) and
C Tyler (Planning Officer)

PC103 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Ryles.

Councillors Freeman and Fairhurst declared a non-pecuniary interest as members of Saffron Walden Town Council.

Councillor Loughlin declared a non-prejudicial interest in that she was acquainted with the applicant of UTT/18/1993/FUL.

PC104 MINUTES OF THE PREVIOUS MEETINGS 24.10.18 & 14.11.18

The minutes of the meeting held on 14 November were being finalised due to the short turnaround time and would be available for the next meeting.

The minutes of the meeting held on 24 October were received and signed by the Chairman as a correct record.

Councillor Freeman raised the difficulties with the vote from minute item PC41. Two votes had been taken due to confusion about what the motion and the recommendation were. He asked that this be looked into further.

Councillor Fairhurst asked that this action be scrutinised further.

The Chairman said that he would discuss this with the Solicitor and the Development Manager.

PC105 UTT/18/1826/DFO - LAND WEST OF WOODSIDE WAY, GREAT DUNMOW

The Planning Officer presented the application for amendments to the access to the site approved under UTT/16/1466/DFO and outline approval under UTT/13/2107/OP for up to 790 homes, including primary school, community

buildings, open space including playing fields and allotments and associated infrastructure.

Councillor Fairhurst raised concerns about Essex Highways comments in the officer's report that indicated that they hadn't visited the site; The Development Manager assured the committee that despite this comment, Essex Highways had in fact visited the site. Councillor Fairhurst said that he wanted this noted in the minutes.

Councillor Wells proposed to approve the application. Councillor Hicks seconded the motion.

RESOLVED to approve the application subject to the conditions in the decision notice.

S Hammond and R Houghton spoke on the application.

PC106 UTT/18/0739/FUL - JOYCE FRANKLIN TRUST, NEWPORT

The Planning Officer presented the application for planning permission to erect 24 dwellings in the southeast corner of the playing field, enlarge the car park near the western boundary and provide new and enhanced sports facilities for the benefit of the school and the local community.

The Committee commended the school in its efforts to improve facilities. The Members went on to discuss concerns with the road safety issues and flood risks that the application presented given the current and historic issues at the site.

Councillor Fairhurst proposed to refuse the application. Councillor Chambers seconded the motion.

RESOLVED to refuse the application.

Permission is refused for the following reasons:

1. The proposed development would erode an open space of value to the rural setting of Newport and its conservation area, in conflict with Policy S7, Policy GEN2 and Policy ENV1 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.
2. The application does not include a mechanism, such as a S106 legal agreement, to secure the following:
 - The availability of the artificial grass pitches, netball/tennis courts, sports hall, playing fields (including cricket pitch) and supporting ancillary pavilion and parking facilities to the community, when not required by the Academy for the purposes of its students
 - Permanent pedestrian access from the proposed housing development to Burywater Lane, via the school

- The provision of 10 affordable homes

The proposal therefore conflicts with Policy GEN1, Policy GEN6 and Policy H9 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

3. The proposed development would result in the unjustified loss of playing field provision, in conflict with Policy LC1 and LC4 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Councillor N Hargreaves, Councillor A Gerard, D Roberts, A Williams, N Davis, B Buck, S Ayles, D Mayle, B Allum, P Ascott, and J Emanuel spoke on the application.

PC107 UTT/18/1993/FUL - LAND TO THE WEST OF HIGH LANE, STANSTED

The Planning Officer presented the application for the development of the site to provide 35 dwellings with associated garages, drainage, landscaping and parking. The proposal includes the introduction of a new pedestrian access points from Cambridge Road and High Lane, with the vehicular access taken from High Lane.

The application was deferred from the previous planning meeting for officers to investigate if the installation of a formal crossing were possible, before bringing the application back for final decision.

The Planning Officer said that following investigation the introduction of an additional formal crossing point was not supported by Essex Highways Authority.

The Committee discussed the access points and that they would like improvements to the footpaths included in the section 106 agreement.

The Development Manager confirmed to the Members that disabled access was provided throughout the site although the access point locations were not ideal for Members this could not be changed.

Councillor Wells proposed to approve the application. Councillor Chambers seconded the motion.

RESOLVED to approve the application subject to the conditions in the decision notice and a Section 106 agreement.

Councillor A Dean, Councillor G Sell and N Parsons spoke on the application.

PC108 **UTT/18/2400/OP - LAND EAST & NORTH OF CLIFFORD SMITH DRIVE, FELSTED**

The Planning Officer presented the application for outline planning permission 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

The Development Manager confirmed to the Committee that this site was not identified on the emerging Local Plan or the emerging Neighbourhood Plan.

Councillor Fairhurst said that he was minded to support the emerging Neighbourhood Plan.

Councillor Fairhurst proposed to refuse the application. Councillor Lodge seconded the motion.

RESOLVED to refuse the application.

Permission is refused 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 and GEN6 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).

R Ramm and C Loone spoke on the application.

PC109 **UTT/18/1467/FUL - HOMEBASE LTD, ELIZABETH CLOSE, SAFFRON WALDEN**

The Planning Officer presented the application to vary Condition 2 of planning permission UTT/14/3763/FUL to increase the range of products that can be sold from the premises.

Councillors Freeman and Fairhurst recused themselves from the vote on the grounds of impartiality due to being members of the Saffron Walden Town Council. They did not take part in the discussion or the vote.

Councillor Lodge proposed to approve the application. Councillor Mills from the Chair seconded the motion.

RESOLVED to grant the application subject to the conditions in the decision notice.

PC110 UTT/18/2642/HHF - 28 TUKES WAY, SAFFRON WALDEN

The Planning Officer presented the application for the erection of a single storey front and side extension. The extension will infill the front of the property and will introduce a single storey front and side section. The extension will be of a flat roof design and include external materials that will match the existing dwelling. to vary Condition 2 of planning permission UTT/14/3763/FUL to increase the range of products that can be sold from the premises.

Councillors Freeman and Fairhurst recused themselves from the vote on the grounds of impartiality due to being members of the Saffron Walden Town Council. They did not take part in the discussion or the vote.

Councillor Chambers proposed to approve the application. Councillor Lemon seconded the motion.

RESOLVED to grant the application subject to the conditions in the decision notice.

PC111 UTT/18/2426/NMA - LAND TO THE EAST OF FRAMBURY LANE, NEWPORT

The Planning Officer presented the application for a Non-Material Amendment to a planning permission for the erection of four dwellings, which was granted in November 2017 (UTT/17/2611/FUL). The proposed amendments include a negligible increase in the building footprints and changes to some window designs.

Councillor Chambers proposed to approve the application. Councillor Lemon seconded the motion.

RESOLVED to approve the application subject to the conditions in the decision notice.

PC112 UTT/18/2797/NMA - LAND TO THE EAST OF NEWTON VILLAS, DUNMOW

The Planning Officer presented the application for a Non-Material Amendment to UTT/17/1227/FUL. This was a planning application for the removal of the existing wooden building and the construction of 2 no. one-bed flats and 2 no. two-bed houses for rent including associated external works and parking. The proposal was granted by the Council's Planning Committee and the decision notice was dated 31 August 2017.

Councillor Fairhurst proposed to approve the application. Councillor Chambers seconded the motion.

RESOLVED to approve the application subject to the conditions in the decision notice.

PC113 **UTT/18/2854/TCA - NO.4, SOUTH VIEW, WALDEN ROAD, RADWINTER**

The Planning Officer presented the application to seek the Committee's consideration of proposed felling of two Thuja trees situated in the grounds of No.4, South View, Walden Road, Radwinter. The trees are within the Radwinter conservation area.

Councillor Chambers proposed to approve the application. Councillor Fairhurst seconded the motion.

RESOLVED to approve the application subject to the conditions in the decision notice.

The meeting closed at 4:50pm