

MINUTES

PLANNING & HIGHWAYS COMMITTEE held at THAXTED GUILDHALL on THURSDAY 11^h JULY 2019 AT 7:45pm

PRESENT: Cllr J Spencer (Chairman) Cllr V Knight (Vice Chairman) Cllr T Frostick, Cllr A Howells, Cllr W Brazier, Cllr D Morgan, Cllr R Barrington, Cllr A Frater, Cllr R Williams.

Also Present: District Cllr M Tayler, NPSG members: Richard Haynes & Peter Neal
& 2 member of the public

APOLOGIES FOR ABSENCE

Cllr A Wattebott
Cllr I Stewart

2. DISCLOSURE OF INTERESTS

Cllr R Barrington and Cllr V Knight both separately declare a NPI in item the 5.c

3. PUBLIC REPRESENTATIONS

A member of the public speaks in connection to their own application and details contained to the council prior to this meeting.

4. COMMITTEE MINUTES

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on 6th June 2019

5. PLANNING APPLICATIONS

To agree the Council's observations on the following applications:

a) UTT/19/1309/HHF

PROPOSAL: Single storey rear extension and garage conversion to form annex (amendment to previously approved application UTT/18/1741/HHF).

LOCATION: Dennton 11 Mill End

RESOLVED to **SUPPORT** with the following condition and comment: that the use of materials which is not specified in the application. Subject to a condition that the materials are approved.

b) UTT/19/1175/HHF

PROPOSAL: Erection of single storey and first floor rear extensions and front porch.

LOCATION: 3 Claypits Villas Thaxted

RESOLVED to **SUPPORT**

c) UTT/19/0809/LB UTT/19/0808/FUL

PROPOSAL: Conversion from residential to church office/assembly room including minor alterations, reconstruction of existing extension and changes to doors and windows

LOCATION: The Chantry Fishmarket Street

RESOLVED to **SUPPORT**

d) UTT/19/0995/FUL

PROPOSAL: Construction of 1 no. dwelling with cartlodge and new access point (amended scheme to that approved under planning permission UTT/18/0851/FUL).

LOCATION: Site Adj. Bluebell Cottage Cutlers Green

RESOLVED to **SUPPORT** providing this is built in accordance to the plans.

e) UTT/19/1408/LB UTT/19/1407/FUL

PROPOSAL: Proposed conversion of stable and garage block to 1 no. dwelling

LOCATION: The Borough Bolford Street

Chairman's Signature

RESOLVED to SUPPORT on the condition that the view (West elevation) from cutlers green remains unaltered

f) UTT/19/1463/FUL

PROPOSAL: Demolition of existing dwelling, garage and stables and erection of replacement dwelling complete with infrastructure and access

LOCATION: Land At Robels Cutlers Green

RESOLVED to SUPPORT with a recorded vote: on the following conditions:

For: Cllr's: Spencer, Knight, Howells, Frater, Brazier, Frostick, Barrington. (7)

Against: Williams, Morgan 1 vote The Neighbourhood Plan delivery Group (3)

On the conditions that, we Note that This dwelling is situated within an area of sensitive landscape as denoted in the Neighbourhood plan. On the provision that this is **not** in contravention of the Thaxted Neighbourhood Plan and any of its Policies, in particular TX LSC1 & 2&3 and THXD1 & TX LSC4 including any of the policies contained within the Uttlesford Local Plan such as policy S7 of the Local Plan.

g) UTT/19/1556/HHF

PROPOSAL: Proposed single storey and double storey rear extensions and single storey front extension

LOCATION: 8 Bolford Street Thaxted

RESOLVED to SUPPORT

h) UTT/19/1603/FUL

PROPOSAL: Demolition of redundant agricultural building and erection of 2 no. dwellings

LOCATION: Barn At Millars Farm

RESOLVED to OBJECT

This application follows a previous application (and approval) to conversion proposals under permitted development rights. This current application relates to an alternative scheme to demolish the barn and construct two new dwellings in its place. We must draw your attention to the Thaxted Neighbourhood Plan adopted by your Council in February. Policy TXLSC 4 deals with development in Outlying Settlements and specifically includes Bardfield End Green. The policy lends support to appropriate development in the form of extensions to existing dwellings, replacement dwellings and infill development. The current application neither relates to an extension nor to infill. Similarly, it cannot be considered to be replacement development since the permitted development rights consent has not been implemented. The current use of the building is therefore in agricultural use. On that basis the application can only be assessed in the context of development outside of the development limits. As such it cannot in any way be considered to be sustainable, being a mile from any community or retail facilities and without public transport. We therefore object to the application.

Neighbourhood Plan Delivery Group

This will be placed on the Full Council meeting following on from this meeting and delivered by the chairman of the Council.

6. PAVEMENT PARKING

To receive a report from the Chairman of the Highways committee in connection to pavement parking within Thaxted. The chairman reports from a document named Newbiggen street footway Parking arrangements and this will be attached as an appendix to these minutes. (see appendix A)

Chairman's Signature