

MINUTES OF THE PLANNING COMMITTEE of THAXTED PARISH COUNCIL

via the video conferencing service **Zoom on 6th August 2020 at 8:00 PM** for the transaction of business as set out below.

Present: Cllr Victoria Knight (Chairman) Cllr Terry Frostick, Cllr Andy Frater, Cllr Ralph Barrington, Cllr Alison Howells, Cllr Ian Stewart.

Also Present:

Clerk: Dena Ludford

Richard Haynes & Peter Neal from the Neighborhood plan group

1. APOLOGIES FOR ABSENCE

Cllr Ray Williams

Cllr Jon Spencer

Cllr David Morgan

The chairman wishes Cllr Morgan good health.

The Chairman formally notes the absence rule be suspended in connection to Cllr Morgan, this receives the councils full support.

2. DISCLOSURE OF INTERESTS

To receive disclosures of interest in items on the agenda

3. PUBLIC REPRESENTATIONS

To receive public representations for a period not exceeding ten minutes on matters relating to the Agenda

4. COMMITTEE MINUTES

To **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on **10TH DECEMBER 2019**

5. PLANNING APPLICATIONS

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

a) UTT/20/1627/FUL

PROPOSAL: Erection of a single dwelling

LOCATION: Pathwoods Bardfield End Green

RESOLVED to OBJECT

The Parish Council object as this is country to Policy S7, the council would like to bring to the inspectors attention the appeal refusal for outline planning permission dated 2016. And the comments as follows:

Appeal Ref: APP/C1570/W/17/3168638

The Council's Officer Report and decision identify the Council's concern as related to the effect on the character of the rural area and the sustainability of the development. I have taken this as a putative reason for refusal.

b) UTT/20/1725/FUL

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

LOCATION: Robels Cutlers Green

RESOLVED to SUPPORT

The Parish Council resolved to support this application recognizing that the applicants have made a significant attempt to overcome the issues associated with the previous refusal. We would stress however, that development in this location would generally be considered to be contrary to Local Plan policy S7, as well as Neighbourhood Plan policies falling, as it does, within the area of sensitive landscape. Development can therefore only be justified on the grounds

Chairman Initial

of replacement and in that regard our support is dependent upon planning officers satisfying themselves that the development complies with Uttlesford's guidance on replacement dwellings.

c) UTT/20/1720/HHF

PROPOSAL: Two storey side and single storey rear extensions.

LOCATION: 1 Bardfield End Villas Bardfield Road

RESOLVED to SUPPORT

d) UTT/20/0016/FUL Appeal:

Mill Hill Farmhouse Cutlers Green

Description of development: Proposed 1 no. new dwelling

See attached letter (Appendix A)

e) UTT/20/0030/FUL Appeal:

Cranberry Cottage 24 Newbiggen Street

Description of development: Demolition of part of existing garage and extension to existing garage, and change of use to separate residential dwelling

See attached letter (Appendix B)

f) UTT/20/1656/FUL

PROPOSAL: Demolition of existing barn and erection of 1 no. Dwelling.

LOCATION: Land At Lodge Farm Bardfield End Green

RESOLVED to SUPPORT

The Parish Council are minded to support this application on the provision that there are agricultural ties connected to this property.

Two motions were raised:

Motion 1 Resolved to Support

Motion 2 Resolved to Support with an agricultural tie.

Cllr Stewart wishes to minute that this support should come with an agricultural tie in relation to the past history of this farmhouse and the parish Council neighbourhood plan policy.

RESOLVED to support Motion 2

Chairman Initial