

MINUTES

PLANNING & HIGHWAYS COMMITTEE held at THAXTED GUILDHALL on Tuesday 10th 2019 AT 7:45pm

PRESENT: Cllr J Spencer, (Chairman) Cllr V Knight (Vice Chairman) Cllr T Frostick, Cllr W Brazier, Cllr R Barrington

Also Present: 0 members of the public

1. APOLOGIES FOR ABSENCE

Cllr's Frater, I Stewart, A Wattebot, R Williams, D Morgan

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

RESOLVED To **APPROVE** and sign as a correct record the minutes of the Planning Committee meeting held on **05th SEPTEMBER 2019**

5. PLANNING APPLICATIONS

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

a) UTT/19/2663/FUL

PROPOSAL: Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding.

LOCATION: Amenity Land Bardfield Road

RESOLVED to **OBJECT UNANIMOUSLY** with the following comments

The application site is located on the northern side of Bardfield Road approximately 350m to the east of the development limits of the village of Thaxted. The site itself is relatively level, triangular in shape and consists of approximately 0.20 of a hectare in size. The site is located on a dangerous junction with a country lanes adjacent to the northern boundary and Bardfield Road bounding the southern boundary.

Communal allotments are located opposite the site to the north, large open fields used for agriculture to the south and a small linear row of residential housing is located on the northern side of Bardfield Road to the west. The site is located approximately 1.2km to the east of the town centre of Thaxted.

The application site is within an area identified in the Uttlesford District Local Plan as outside the established development limits and is therefore considered to be within the countryside. The development proposed is for change of use to a residential caravan site for one gypsy family with two caravans and the erection of a utility building and laying of hardstanding.

This would result in a significant intensification in the built form within the immediate area. It would in turn alter the character of the surrounding locality creating an urbanising effect that would be out of context with the existing pattern of development and harmful to the setting and character and appearance of the countryside. The benefit of the supply of a residential caravan site for one gypsy family does not outweigh the harm that this causes. This is particularly so given that the latest Gypsy and Traveller Accommodation Assessment prepared for UDC indicates that there is no requirement for further gypsy and traveller pitches in Uttlesford. The development is therefore contrary to Policy S7 of the Adopted Local Plan which limits development in the countryside to uses that need to be there. If there is no requirement for further gypsy and traveller pitches in Uttlesford then clearly there can be no need for this form of development to be located in the countryside. In terms of the National Planning Policy Framework, paragraphs 7 to 14 of the NPPF set out that there is a presumption in favour of sustainable development whilst subsequent paragraphs, taken as a whole, constitute the Government's view of what sustainable development

Chairman's Signature

means. The proposal would not collectively comply with the positive stance towards sustainable development as set out in the National Planning Policy Framework. In particular, the proposal fails to take into account the need to protect and enhance the natural, built and historic environment and at the same time, the remote location of the site away from any community facilities renders any development socially unsustainable. As such it fails to fulfil the three strands of sustainable development.

The proposal is, therefore, contrary not only to national planning policy but is also contrary to both Local and Neighbourhood Plan policies as follows:

UTTLESFORD LOCAL PLAN (adopted 2005)

Policy S7 - The Countryside

Policy GEN1 - Access

Policy GEN2 - Design

Policy GEN3 - Flood Protection

Policy GEN4 - Good Neighbours

Policy GEN7 - Nature Conservation

Policy GEN8 - Vehicle Parking Standards

THAXTED NEIGHBOURHOOD PLAN (adopted February 2019)

Policy TX LSC 4 – Development in Outlying Settlements

Specifically, the proposed development does not fall within one of the permitted categories. It does not form an extension, nor is it replacement, infill or the re-use or conversion of commercial premises.

Highways Safety is a serious concern at this dangerous road junction and was subject to highways comments at the last application.

This site has been refused on appeal for a dwelling house and this scheme is in no way different to that application.

It has been claimed there may be a public right of way across this site and needs further investigation.

b) UTT/19/2928/HHF

PROPOSAL: Proposed replacement of fence with brick wall.

LOCATION: 22 Guelphs Lane Thaxted.

RESOLVED to SUPPORT

c) UTT/19/2809/FUL

PROPOSAL: Change of use of first floor of annexe and change of use of redundant agricultural building into a total of 3 no. holiday lets

LOCATION: The Willows Monk Street

RESOLVED to SUPPORT

6. Neighbourhood Plan Delivery Group

The Chairman reports back that we met highways and were supposed to get some responses however to date no replies have been received. The Clerk will chase the appropriate officers and report back at the next meeting.

Chairman's Signature