

MINUTES of an Extraordinary Meeting of the COUNCIL held at 7.30pm on Monday 20 February 2017 in the Council Offices, Crafton Green House, 72 Chapel Hill, Stansted Mountfitchet, Essex

**PRESENT:** Cllr M Caton (Chairman), Cllrs S Dunn, J Hudson, M Jessup, J Kavanagh, J O'Brien, J Richards, G Sell, V Trundle and D Wallace-Jarvis

**ATTENDING:** Mrs R Clifford – Clerk to the Council  
Dist Cllrs A Dean and T Farthing  
Mr I Beatwell, Landmark Planning  
3 members of the public

#### 420 APOLOGIES

Apologies for absence were received from Cllrs C Dean, P L Jones, F Richards and J Salmon.

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#### PUBLIC PARTICIPATION

None.

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**421 DECLARATIONS OF INTEREST** - None.

#### 422 TO CONSIDER A PROPOSAL FROM AMHERST HOMES IN RELATION TO 14 CAMBRIDGE ROAD

The Chairman reminded members that planning consent has recently been granted for development on the site at 14 Cambridge Road. The planning agents for that development had met with the Strategy Group and presented an alternative proposal for consideration and Mr Beatwell was invited to present this to the meeting.

The approved development has ten dwellings, a retail/office space, a one and a half storey commercial building and all associated parking. The access road to/from the site is two-way onto Cambridge Road.

The revised proposal differs in the following ways:

- One-way access from Cambridge Road through to the Crafton Green car park.
- Replace the retail/office unit with public car parking.
- Eleven dwellings instead of ten.
- Develop six starter homes (flats) instead of commercial unit 2.
- The scheme would involve a land-swap with the Parish Council.

Cllr Caton reminded everyone of the “principles for development” agreed by the Parish Council in November and it was the view of the Strategy Group that this latest proposal complied with those principles. The Group was seeking the support of the Full Council to proceed to pre-planning discussions with UDC officers and Essex Highways. The Clerk stated that, if members agreed and the pre-planning advice was positive, the next stage would be for her to discuss the scheme with the District Valuer to establish the financial impact upon the Council’s assets.

The Chairman invited members to ask questions:

Cllr Wallace-Jarvis – how many public parking spaces would be gained or lost as a result of the land-swap? Unknown as yet until the new proposal is drawn up to scale.

Cllr Sell stated that Starter Homes are a relatively new concept but designed to help local people, under the age of forty, to get on the housing ladder. The Government subsidises the costs but locally market housing is still expensive.

Cllr Dean sought confirmation that there were now eleven dwellings instead of ten and that two of those were on Parish Council land. Cllr Wallace-Jarvis commented that the gardens of two plots were on PC land.

Cllr O'Brien sought confirmation that the living areas of all the houses were on the ground floor. Mr Beatwell said that following concerns about over-looking, made by neighbours at the appeal stage, he understood this was the case. However, he would confirm this and let the Council and neighbours know. If the plans had not been amended this could be achieved by an application for a minor amendment as the developers were also keen for all living areas to be ground-floor at not at first floor as previously shown. In addition, the roof trusses of the houses had been designed to prevent upward expansion in the future.

There was a brief discussion about the open area at the start of the access road – some members considered more parking could be provided there, Cllr Sell considered the open aspect to be a merit of the scheme.

The Chairman reminded members once again of the principles agreed by the Parish Council in relation to this site, after which Cllr Richards proposed the following

**RESOLUTION** That members of the Strategy Group, in conjunction with the Clerk, be authorised to attend a pre-planning consultation with officers at Uttlesford District Council and Essex Highways, along with Landmark Planning, to discuss this proposal.

Seconded by Cllr Sell and unanimously agreed.

Meeting closed 8.01 pm

Following the close of the meeting, two residents of Greenfields aired their concerns in relation to the first-floor living accommodation and screening between the development and their gardens. Mr Beatwell confirmed that he would investigate this and let them know. A further concern was the traffic might start to use this as a cut-through to avoid hold-ups on Cambridge Road – it was considered this could be addressed through traffic-calming and signage.