

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30pm at COUNCIL OFFICES GREAT DUNMOW  
on 17 JANUARY 2000**

Present:- Councillor Mrs D M Haggerwood - Chairman.  
Councillors W F Bowker, Mrs C A Cant, Mrs M A Caton, Mrs J F Cheetham, R A E Clifford,  
R J Copping, P G F Lewis, D M Miller, A R Thawley and R B Tyler.

Officers in attendance:- Mrs L J Crowe, K R Davis, J Grayson, J G Pine  
and Mrs J Postings.

**I. SITE MEETING - MONDAY 17 JANUARY 2000**

Councillors W F Bowker, Mrs M A Caton, Mrs J F Cheetham, R A E Clifford, R J Copping, Mrs D M Haggerwood, P G F Lewis, D M Miller, A R Thawley and R B Tyler had attended the site visit for the following applications:-

**UTT/0718/99/FUL and UTT/0719/99/CA Henham** - Demolition of existing dwelling, erection of new dwelling and garage - "St Juliens", Woodend Green - Mr and Mrs T Downes.

**I. APOLOGIES**

An apology for absence was received from Councillor R D Green.

**I. DECLARATIONS OF INTEREST**

Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning application 0718/99/FUL and 0719/99/CA Henham as she was a friend of some of the local residents.

Councillor D M Miller declared a non-pecuniary interest in planning application 1363/99/FUL Hadstock as he was a friend of the applicant.

Councillor A R Thawley declared a non-pecuniary interest in planning application 0679/99/FUL Thaxted as he knew the applicant. He did not speak or vote on this application.

**I. MINUTES**

The Minutes of the meeting held on 13 December 1999 were received, confirmed and signed by the Chairman as a correct record, subject to planning application 1121/99/LB Little Hallingbury being excluded from Minute P125 - Planning Applications (a) Approvals.

**I. MATTERS ARISING**

**(a) Minute P127 - Replacement Hawthorn Tree - High Street, Saffron Walden, Subject to a Tree Preservation Order**

In response to a query from Councillor Tyler, Officers confirmed that they had received a reply from Essex County Council stating that necessary arrangements had been put in hand for the planting of the replacement hawthorn tree by not later than 29 February 2000.

**(b) Minute P125(e) - 1078/99/FUL Broxted - Side extension to B8 storage building and change of use of garden land to B8 - Perry Direct Removals, Chapel End for Mr R Perry and Mr D Perry**

In reply to a query from Councillor Clifford, Officers said a letter had been received from the agent stating that any reduction in the size of the storage building would not be viable. Following discussion it was

RESOLVED that the above application be referred to the Planning and Development Committee recommending approval with a long term storage condition for the application site and a personal condition applicable to the whole site.

*Councillor A R Thawley wished his abstention from voting on the above application to be noted.*

## I. APPLICATIONS WITHDRAWN

It was noted that applications 1332/99/FUL - Stansted, 1494/99/FUL - Thaxted and 1326/99/FUL Wendens Ambo had been withdrawn.

## I. PLANNING APPLICATIONS

### (a) Approvals

RESOLVED that planning permission and listed building consent, where applicable, be granted for the following developments, subject to the conditions, if any, recorded in the Town Planning Register:-

**0679/99/FUL Thaxted** - Change of use from agricultural barns to two units of holiday let accommodation, tea room and craft shop - Totmans Farm, Dunmow Road for Mr and Mrs M De Bono.

**1068/99/FUL Wimbish** - Change of use from barn to two four-bedroom dwellings - Elms Farm, Thaxted Road for Mr and Mrs R Watson.

**1365/99/FUL Saffron Walden** - Pair of semi-detached houses with new vehicular access - 71 Thaxted Road for Mr P Rowe.

**1188/99/FUL Eisenham** - Retention of use of part of building for B2 general industry - The Old Sawmill, Fullers End for Mr A Hedges.

**1135/99/DFO Felsted/Little Dunmow** - 80 dwellings and associated garaging - Phase One, Sugar Beet Factory, Station Road for David Wilson Homes Ltd.

**1156/99/FUL Felsted** - Pair of semi-detached dwellings with garages and change of use of part of beer garden to residential - Land north of former Yew Tree Public House site - P G Bones Ltd and Essex Logistics Limited.

**1274/99/FUL Hatfield Broad Oak** - Replacement dwelling and detached double garage - Cranwellian, Stane Street for Mrs J H Ball.

**(1) 1385/99/FUL and (2) 1386/99/LB Farnham** - (1) Dwelling with driveway, garage, tennis court and domestic oil store (alternative to dwelling approved under UTT/0466/96/FUL). (2) Dwelling and garage, demolition of part of north wall - The Garden House, Hassobury - Mr and Mrs D James.

**1389/99/FUL Thaxted and Little Bardfield** - Change of use of redundant agricultural building to B1 use - Furthermoor Hall for E W Davies Farms Ltd.

**(1) 1425/99/FUL and (2) 1426/99/LB Little Hallingbury** - (1) Conversion and single-storey rear extension to granary to form one dwelling. Conversion of barley & wheat barns to form two dwellings. Conversion of workshop to garaging. Erection of two new garages and formation of hardstanding. (2) Demolition of grain driers and agricultural structures, single-storey extensions to granary, barley and wheat barns. Partial demolition of other single-storey extension to barley and wheat barns. Conversion of granary to one dwelling and single-storey extension. Conversion of barley and wheat barns to two dwellings. Erection of fencing and associated internal and external works - Little Hallingbury Park Farm for - The Croft Group Ltd.

**1276/99/FUL Great Dunmow** - Demolition of existing buildings, erection of four dwellings with garaging - Pondfield Garage Site, The Downs for Radland Construction Ltd.

**1373/99/FUL Debden** - First-floor side and rear extension - 20 Highfields for Mr and Mrs S Hollitt.

### (b) Refusals

RESOLVED that the following applications for planning permission be not granted for the reasons stated in the Town Planning Register:-

**1357/99/FUL Stebbing** - Detached dwelling - Land rear of Pump Cottage for Mr C Duckworth.

**1353/99/FUL Stebbing** - Detached dwelling and detached double garage - rear of Motts Cottage, High Street for Mrs D Kittow.

**1374/99/FUL Saffron Walden** - One-and-half-storey dwelling - 2 Hollyhock Road for Mr and Mrs Keen.

**1346/99/OP Langley** - One dwelling - Land adjacent Upper Green for Mr McLaren.

**1363/99/FUL Hadstock** - Retrospective application for variation of condition C.90A of permission UTT/1363/93/FUL to allow occupation of units for continuous short-term letting - The Stables, Little Bowsers, Bowsers Lane for Mr C Barker.

It was further resolved that enforcement and, if necessary, legal action be taken to prevent permanent occupation becoming established, contrary to District Plan policies.

**1403/99/OP Little Hallingbury** - Low cost housing, off-street parking, play area and construction of new access - Land adjacent George Green Villas, OS6770 for Mr R Marsh.

**(c) Deferments**

RESOLVED that the determination of the following applications be deferred:-

**1382/99/OP Saffron Walden** - Industrial buildings with associated infrastructure and extension of roadway - Veermans site, Thaxted Road for Thaxted Road Property Ltd.

Reason:- To discuss access concerns with Essex County Council Transportation.

**(1) 0718/99/FUL & (2) 0719/99/CA Henham** - (1) Construction of replacement dwelling (2) Demolition of existing dwelling - St Juliens, Woodend Green for Mr and Mrs T Downe.

Reason:- To allow time for consultation to take place on revised plans.

**1148/99/FUL Saffron Walden** - Detached dwelling and creation of vehicular access - 112 Debden Road for Mr and Mrs Moody.

Reason:- Awaiting receipt of ownership certificate.

**1189/99/OP Felsted** - One dwelling and garage - Land adjacent Greetwell, Chelmsford Road, Causeway End for Mr B Ducer.

Reason:- At applicant's request to submit detailed plans.

**1462/99/FUL Stansted** - Formation of vehicular access and erection of boundary wall - Burton Bower, Burton End for C J Pryor Ltd.

Reason:- For negotiations re: location of access and retention of walls.

**(d) District Council Development**

Members considered the following application:-

**1345/99/FUL Saffron Walden** - Remodelling of bay windows to front elevation and rear porches - 13 - 20 Bromfield, Peaslands Road for Uttlesford District Council.

RESOLVED that pursuant to the Town and Country Planning General Regulations 1992, permission be granted for the development proposed, subject to the conditions recorded in the Town Planning Register.

**(e) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 7 February 2000.

**1303/99/FUL Saffron Walden** - Two storey dwelling - Seckford House, Thaxted Road for Mr R Palmer.

Reason:- To assess the impact on the street scene and access.

**1364/99/FUL Little Sampford** - Conversion of agricultural buildings to form 1 no Class B1 Business Unit and 1 no nursery school with parking areas. Change of use of agricultural land to form additional parking area and new access - Spriggs Farm, Thaxted Road for G Wisbey.

Reason:- To assess the relationship of proposed uses and access.

**I. 1562/98/OP - STONEY COMMON AND OLD BELL CLOSE STANSTED**

Members received a report which set out the conclusions of the public consultation exercise which had been carried out to seek views about the highway issues arising from the proposed final phase of the Old Bell Close development. After discussion it was

RESOLVED that Essex County Council be requested to commission an independent consultant to carry out a study to assess whether the access problems of Stoney Common Road could be resolved in the longer term as part of the District Plan review, and that in the meantime the application be held in abeyance.

**I. TREE REPLACEMENT NOTICE: LAND ADJACENT TO THORNCROFT TAKELEY STREET TAKELEY**

Members received a report on non-compliance with a Tree Replacement Notice.

RESOLVED that representatives of the Council enter the land, carry out the tree planting and, take action to recover the costs from the landowner.

**I. 1414/98/OP APPEAL AGAINST REFUSAL OF PERMISSION TO CHANGE USE OF PLAYING FIELD TO RESIDENTIAL AND PUBLIC OPEN SPACE - PROVISION OF TWO SPORTS PITCHES AND MULTI-USE GAMES AREA TOGETHER WITH CHANGING FACILITIES PROVISION OF CAR PARKING AND CREATION OF NEW ACCESS AND ROUNDABOUT JUNCTION - LAND EAST OF BELL COLLEGE PEASLANDS ROAD SAFFRON WALDEN**

The Public Inquiry date had been set for 28 March 2000.

RESOLVED that Councillor R A E Clifford and a planning and/or highway consultant be appointed to act as Council's witnesses at the Public Inquiry.

**I. SPEED LIMITS IN CHELMSFORD ROAD GREAT DUNMOW AND BARNSTON**

Members received a report which set out the response from Essex County Council to Members' request for further information on speed limits.

RESOLVED that the matter be considered by the Highways Sub-Committee.

**I. PLANNING APPLICATIONS DUE TO BE CONSIDERED BY THE SUB-COMMITTEE BY 17 JANUARY 2000 BUT DELAYED**

Members received a report for information which set out the reasons for introducing this item as a standing item. It was agreed that a report should be made to each meeting of the Sub-Committee.

**I. APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions:-

**(a) Allowed**

- (i) Single storey building on land at 1 Bridgefoot Cottages, Parsonage Road, Takeley (reference: ENF/18/98/D/JRG).
- (ii) Residential redevelopment on land at the rear of Dunelm, Flitch Lane, Great Dunmow (UTT/0478/98/OP).
- (iii) Extension to the existing house and construction of a granny annexe at Hill Pasture, Broxton (UTT/0009/99/FUL).
- (iv) Non-compliance with condition requiring obscured glazing on certain dwellings in a scheme for residential redevelopment at the former Cleales site, Station Road, Saffron Walden (UTT/1224/98/FUL).

**(b) Dismissed**

- (i) Change of use of land for outdoor storage of builders' materials at The Street, Takeley (ENF/234/97/D).
- (ii) Change of use to A3 hot food restaurant at 15 King Street, Saffron Walden (UTT/0794/99/FUL).
- (iii) Replacement office for builders with ancillary storage at The Nook, Burton End, Stansted (UTT/0780/99/FUL).
- (iv) Removal of hedgerows at Tooleys Farm, Little Dunmow.

**I. PLANNING AGREEMENTS**

The Sub-Committee received a schedule setting out the current position regarding the outstanding Section 106 Agreements.

Members noted that agreements had now been completed for Claybury Buildings, Little Canfield and Flitch Lane, Great Dunmow.

It was agreed that a report would be presented to a future meeting on progress being made on the agreement for the Rochford Nurseries site.

**I. URGENT BUSINESS**

**1592/98/FUL Great Canfield and High Roding** - Appeal against refusal of replacement dwelling and staff lodge, stables, outbuildings and change of use of agricultural land to gardens. Construction and alteration of vehicular access. Diversion of watercourse - Land at and adjoining the Old Barn House for Mr and Mrs P Sears.

It was reported that an appeal had been lodged and a Public Inquiry was being arranged.

RESOLVED that Councillor R B Tyler and, if possible, Mrs B Bosworth (or alternatively, an external consultant), be appointed as the Council's witnesses at the Public Inquiry.

The meeting ended at 4.45 pm.