

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES GREAT DUNMOW  
on 7 FEBRUARY 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, R D Green, P G F Lewis, D M Miller, A R Thawley and R B Tyler.

Also present at the invitation of the Chairman:- Councillors  
R P Chambers and D J Morson.

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

**I. SITE MEETING - MONDAY 7 FEBRUARY 2000**

Councillors W F Bowker, Mrs C A Cant, Mrs M A Caton, R A E Clifford, R J Copping, R D Green, 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 application:-

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

Councillors W F Bowker, Mrs C A Cant, Mrs M A Caton, Mrs J F Cheetham, R A E Clifford, R J Copping, R D Green, 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 application:-

**UTT/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.

**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 Mrs D M Haggerwood declared a non-pecuniary interest in planning application 1532/99/OP and 1533/99/OP Birchanger as she was an acquaintance of the owners. She did not speak or vote on these applications.

**I. MINUTES**

The Minutes of the meeting held on 17 January 2000 were received, confirmed and signed by the Chairman as a correct record.

**I. MATTERS ARISING**

**(i) 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 the replacement Hawthorn tree had not been planted but they would ensure that it was by not later than 29 February 2000.

**(ii) Minute P147 - 1592/98/FUL Great Canfield and High Roding**

It was reported that a Public Inquiry in connection with the above appeal would take place on 16 May 2000. It was likely that Mrs Bosworth would give evidence on behalf of the Council.

**I. APPLICATIONS WITHDRAWN**

It was noted that the following applications had been withdrawn:-

- (i) 0327/99/CA, 0328/99/FUL and 0329/99/FUL Great Dunmow,
- (ii) 1189/99/OP Felsted
- (iii) 1476/99/FUL and 1477/99/LB Felsted
- (iv) 1433/99/FUL Little Dunmow
- (v) 1131/99/OP Saffron Walden
- (vi) 1451/99/FUL and 1452/99/LB Stansted.

## 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.

**1364/99/FUL Little Sampford** - Conversion of agricultural building 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 Mr G Wisbey.

**1462/99/FUL Stansted** - Vehicular access - Burton Bower, Burton End for C J Prior Ltd.

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

**1419/99/FUL Debden** - First floor side and two storey front extension - Mellings, High Street for Mr & Mrs A Burchall.

**1459/99/FUL Elsenham** - Single storey office building and provision of associated car parking - Land to rear of Fullers Court, Robin Hood Road for Mr P Charlton.

**1460/99/FUL Elsenham** - Dwelling and single garage - Site to rear of Fullers Court, Robin Hood Road for Mr T Bushell.

**1479/99/FUL Great Dunmow** - Extensions to farmhouse, conversion of stables to offices, residential conversion of barn and coach house and erection of garage - Roffeys Farm for M & D Developments.

**1481/99/DFO Stansted** - Extension to long stay car park - Long Stay Car Park, Stansted Airport for Stansted Airport Ltd.

**1475/99/FUL Takeley** - Warehouse and associated loading area - Stansted Airport Cargo Area for Stansted Airport Ltd.

**(1) 1541/99/FUL and (2) 1542/99/FUL Elsenham** - (1) and (2) 25m replacement telecommunications mast and equipment cabins - Orange Base Station, Tye Green Farm, Tye Green Road for Orange PCS Ltd.

**(1) 1546/99/FUL and (2) 1547/99/FUL Great Dunmow** - (1) and (2) 20m replacement telecommunications mast and equipment cabins - Orange Base Station, Folly Farm, Stortford Road for Orange PCS Ltd.

**1552/99/FUL Great Dunmow** - Detached dwelling - Land north of Clockhouse Cottages, Beaumont Hill for Mrs H Greene.

**1358/99/OP Henham** - Replacement dwelling - Old Mead Road for Elsenham Nurseries and Poultry Farm Ltd.

- (1) 1355/99/FUL and (2) 1356/99/LB Great Dunmow**
- (1) Change of use of first floor from offices to restaurant.
- (2) Internal alterations and widening front door - 71 High Street for Mr A Lee.

**1507/99/FUL Stansted** - Change of use from shop to 1 no bedroom flat - Unit 6, Castle Walk Shopping Centre, Lower Street for Mr K Khazai.

**(1) 1537/99/FUL and (2) 1538/99/LB Saffron Walden**

- (1) Conversion of upper two floors of shop into 3 bedsits.
- (2) Internal and external alterations in connection with conversion of upper floors into 3 bedsits - 6 Cross Street for Granite Property Holdings Ltd.

**1539/99/FUL Saffron Walden** - Conversion of part ground floor and upper floor of shop premises into self contained residential unit and shop front alterations - 45 King Street for Mr Raphael.

**(b) Refusals**

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

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

*Reason: Overdevelopment and dangerous access onto main road.*

**1491/99/FUL Great Sampford** - Removal of occupancy condition imposed on permission SWR/106/61 - Spaniards for Mrs M Squire.

**1498/99/FUL Elsenham** - Change of use of light industrial unit to A3 take-away and erection of flue - Unit 8, Gold Nurseries Business Park for Mr Farok Miah.

*Councillor Mrs Haggerwood vacated the Chair to Councillor Mrs Caton for the following application.*

**(1) 1532/99/OP and (2) 1533/99/OP Birchanger**

- (1) Detached bungalow, and
- (2) Residential development and construction of vehicular access - Land at end of Bradley Common and Highview for Mr J Smith.

**1571/99/FUL Saffron Walden** - Two detached bungalows - Land off Butlers Close for Camstead Homes Ltd.

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

**(c) County Matters**

**1530/99/CC Little Canfield** - Importing and crushing of M11 construction waste and temporary variation of Condition 8 of ESS/33/95/UTT - Crumps Farm for Edwards Waste Management.

RESOLVED that Essex County Council be advised that the District Council has no objections to this application subject to the conditions recorded in the Town Planning Register.

**(d) Certificate of Lawfulness**

**0979/99/CL Great Chesterford** - Use of building for design, storage and distribution of ironmongery goods (Class B8) - Fair Acre, Newmarket Road for Mr M Derham.

RESOLVED that a Certificate of Lawfulness be granted for the use of the building for design, storage and distribution of ironmongery goods (Class B8).

**(e) Authority to the Corporate Director - Development**

RESOLVED that the Corporate Director - Development in consultation with the Chairman of the Sub-Committee be authorised to approve the following application subject to the conditions to be recorded in the Town Planning Register:-

**1572/99/DFO Takeley** - Construction of surface car park for employees - Stansted Airport Cargo Area for Stansted Airport Limited.

**(f) 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 - Veerman Site, Thaxted Road for Thaxted Road Property Ltd.

*Reason: For further negotiations with ECC Transportation.*

*Mr S Howell of Saffron Walden Town Council attended to speak on the following item. A summary of the points he raised is appended to these Minutes.*

**0120/98/FUL Saffron Walden** - Extension to retail building and alterations to parking/landscaping layout - Tesco Store, Radwinter Road for Tesco Stores Ltd.

*Reason: To arrange meeting of Development Control Sub-Committee members with the economic impact and highway consultants at Saffron Walden offices. Publicity will be given to the meeting to enable members of the public to attend. However, they would not be permitted to speak.*

**(g) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 28 February 2000.

**1033/99/FUL Thaxted** - Change of use from agricultural barn to light industrial and office accommodation (B1) - Hammer Hill Farm, Stanbrook for Interactive New Media Ltd.

*Reason: To assess the impact on the rural area and the highways of the proposed diversified B1 use. This application was also deferred to consider revised plans.*

**1271/99/OP Wimbish** - Replacement dwelling - Abbots Manor for Mr & Mrs R Stone.

*Reason: To assess state of existing building.*

**I. ENFORCEMENT OF PLANNING CONTROL - 17 LITTLE HEATH HATFIELD HEATH**

Members received a report which proposed amended reasons for the enforcement action authorised on this site. In the original report reference was correctly made to the parking and storage of eight or more motor vehicles in the grounds of this detached house as being detrimental to the amenity of the area. However, reference was incorrectly made to the use contrary to Policy DC14 - General Amenity. The Policies that should have been referred to were Policies S1 - Development Limits and DC1 - Design.

RESOLVED that the parking and storage of the motor vehicles is contrary to Policies SI and DC1.

**I. PLANNING APPLICATION UTT/0443/98/OP FOR 400 DWELLINGS CONSTRUCTION OF ACCESS TO THE HIGHWAY PROVISION OF PUBLIC OPEN SPACE PLAY AREA AND SITE FOR A SCHOOL - ROCHFORD NURSERIES FOR PELHAM HOMES LIMITED - UPDATE ON S106 AGREEMENTS.**

Members received a report for information updating them on the progress of this application. Officers informed Members that following a further meeting with Essex County Council and the developers, the Corporate Director-Development was expecting a reply from the Head of Essex County Council Transportation and Operational Services. Councillor Copping questioned why a District Council Officer would not be present at the meeting on 8 February. Officers replied that the meeting was dealing with technical issues and therefore they would not be able to contribute as they do not have the appropriate technical expertise. Following further discussion it was

RESOLVED that a District Council Officer attend the meeting, if possible, if not a copy of the Minutes was to be requested.

## I. APPEAL DECISIONS

The Committee noted the following appeal decisions:-

### Allowed

- (i) Condition C.19.1. imposed on the grant of planning permission for a conservatory requiring obscure glazing - 6 Peggy's Walk, Littlebury, Saffron Walden (UTT/0766/99/FUL).
- (ii) Temporary use of land for storage of soil recovered from settlement lagoons on adjoining Sugar Beet Works for duration of development of housing scheme - Rear of 35-63 Station Road, Felsted (UTT/0903/98/FUL).
- (iii) New Sports Hall including a club house for hockey club - Newport Free Grammar School, Bury Water Lane, Newport (UTT/0800/99/FUL).

### Dismissed

- (i) Enforcement Notice requiring cessation of use of residential land to a mixed use which is partly residential and partly as an operating centre for a transport business and for the parking of vehicles used in connection with that business - 6B Walden Road, Swards End, Saffron Walden (ENF/167/98/D).
- (ii) Change of use of a cycling clubhouse. The Clubhouse, North Hall Road, Henham (UTT/0331/99/FUL).
- (iii) Change of use from an outbuilding with separate flat to a separate independent dwelling - Rose Lane, Berden (UTT/0525/99/FUL).
- (iv) New single storey sports centre built in three phases - Newport Free Grammar School, Bury Water Lane, Newport (UTT/0013/99/FUL).

## I. EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of Exempt Information as defined in paragraphs 12 and 15 of Part 1 of Schedule 12(a) of the Act.

## I. ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT

The Sub-Committee received a progress report on outstanding enforcement cases.

### (i) B&T Motor Salvage, Duck End, Stebbing

Counsel's advice on compliance with the regrading and landscaping requirements was expected shortly.

### (ii) The Nook, Burton End, Stansted

Officers would be arranging a compliance inspection after receipt of the appeal decision.

### (iii) Builders' Yard, The Street, Takeley

The appeal had been dismissed and the effective date for compliance was 1 March 2000.

### (iv) Timbers, Clockhouse Drive, Great Hallingbury

The appeal had been upheld.

### (v) 1 Bridge Foot Cottage, Parsonage Road, Takeley

The Enforcement Notice had been quashed.

**(vi) Land Rear of Willows Cottage, Parsonage Downs, Great Dunmow**

The Enforcement Notice would be served as soon as possible.

**(vii) Huntingfield House, Woodcroft, Stortford Road, Little Canfield**

(a) The building, the subject of the Completion Notice, had been completed.

(b) The Public Inquiry would be held on 8 February 2000.

**(viii) Jojacks Farm, Wicken Road, Clavering**

Compliance had been achieved in respect of the vehicle recovery and repair, and the keeping of pigs.

**(ix) The Old Post Office, Church End, Broxted**

There would be a meeting on site with the owner and his solicitor.

**(x) Rear of Great Hallingbury Manor, Great Hallingbury**

A letter requesting compliance had been sent to the contravener.

**(xi) Units 2-3 Boys British School, East Street, Saffron Walden**

The Council was still waiting for details of proposals to ensure compliance with the their requirements.

**(xii) Land at Tindon End, Great Sampford**

Direct action would be taken by the Council to ensure compliance with the Enforcement Notices.

**(xiii) Heath View, Pond Lane, Hatfield Heath**

A useful meeting had taken place with the solicitor and contravener. It was hoped that progress could now be made.

**(xiv) Barnston Hall Stud, Parsonage Lane, Barnston**

Compliance was anticipated.

**(xv) Angel and Harp Public House, Church End, Great Dunmow**

Partial compliance had been achieved.

RESOLVED that the Corporate Director - Development be authorised to take enforcement and, if necessary, legislation in respect of all unauthorised signs.

The meeting ended at 6.00 pm.

**DEVELOPMENT CONTROL SUB-COMMITTEE - 7 FEBRUARY 2000****COMMENTS MADE BY REPRESENTATIVES OF TOWN AND PARISH COUNCILS****1120/98/OP - Saffron Walden**

- 1 Saffron Walden Town Council believed this application to be one of the most important in the town for a long time.
- 2 Two major issues to be addressed - the effects on trading in the town centre and the traffic issues.
- 3 The Town Council is very concerned about the effect that approval for the extension would have on the viability of the town centre.
- 4 Town Councillors were pleased to note the proposals to restrict sales of certain items and would ask that banking services and children's shoes are added to that list, if approval were to be given to the application.
- 5 The Town Council believes that, in addition to infrastructure payments towards roadworks, Tesco should make a financial contribution specifically earmarked to support the continued viability of the town centre shopping. It is suggested that this sum could be used for town centre enhancement through the provision of new street furniture, improved lighting and security in the town centre car parks, expansion of the CCTV system and as seed corn to expand the number of markets. Other such items should be identified in conjunction with local retailers and their association.
- 6 Councillors are also very concerned at the likely traffic effects, particularly in Radwinter Road and are not persuaded that the figures for future traffic have been accurately estimated in the consultants' reports. They would remind the District Council that the estimated figures for traffic at the time of the original application turned out to be a massive 94% under estimate. The current estimates were similarly flawed. It would be no exaggeration to say that the Radwinter Road area could become gridlocked.
- 7 Therefore, it is absolutely vital that everything possible is done to ensure that the road system in this area be improved and upgraded. This means not only improving the existing roads as suggested by District Councillors but installing a new road in the form of a link from Shire Hill. The Town Council believe that Tesco should be asked, as an absolute condition, to install this road, in addition to (and not instead of) the contribution of £230,000 for other roadworks. The link would have a considerable benefit to the town in that it would relieve pressure on the Thaxted Road traffic lights, as a result of which a substantial portion of traffic from the south of the town including the town's largest estates would then be able to avoid this junction.
- 8 The Town Council appreciated that this was a difficult balancing act for the Development Control Sub-Committee but believe its suggestions are not unreasonable and would strike a realistic and sensible compromise.