

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES
GREAT DUNMOW on 19 JUNE 2000**

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

Officers in attendance:- K R Davis, J Grayson, J G Pine, Mrs J Postings
and M T Purkiss.

P13 SITE MEETINGS - 19 JUNE 2000

Councillors W F Bowker, Mrs C A Cant, R P Chambers, 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 had attended the site visits for the following applications and, with the exception of Councillor Bowker, had attended a visit to a site in Haverhill which was operated by the St Matthew Trust:-

0444/00/DC Saffron Walden - Change of use of block 1-8 from dwelling houses (Class C3) to residential institution (Class C2). Extensions to front elevation of block 1-8 and single storey rear extension to form warden's dwelling and communal areas. Creation of car parking spaces - Flats 1-8 Bromfield and garage area behind Peaslands Road, for Uttlesford District Council.

0529/00/FUL Great Chesterford - 30 x 2 bed flats with associated parking, garages and landscaping - London Road, Great Chesterford for Persimmon Homes (East Midlands) Ltd

0219/00/OP Wimbish - Change of use from builder's merchants, contractor's yard and skip and plant hire to residential and erection of four dwellings, garages and vehicular access - Taylor Brothers site, Howlett End for Taylor Brothers Limited.

P14 APOLOGIES

An apology for absence was received from Councillor Mrs M A Caton.

P15 DECLARATIONS OF INTEREST

Councillor R P Chambers declared a non-pecuniary interest in planning application 0444/00/DC Saffron Walden and 0219/00/OP Wimbish as he was known to the applicants.

Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning application 0339/99/FUL Hatfield Broad Oak as she knew the applicant.

Councillor Tyler, whilst not declaring an interest, stated that he would take no part in any discussion on application 0526/00/FUL Great Hallingbury.

P16 MINUTES

The Minutes of the meeting held on 30 May 2000 were received, confirmed and signed by the Chairman as a correct record.

P17 MATTERS ARISING

(i) Minute P6(iii) - Heathview, Pond Lane, Hatfield Heath

Councillor Lewis expressed his concern at the lack of progress with this matter. The Head of Legal Services reported that it had been hoped that a planning application would be submitted. However, this had not been received and enforcement action would now take place.

(ii) Minute P8 - Control of Advertisements - Angel and Harp Public House, Church End, Great Dunmow

In response to a question from Councillor Clifford, it was reported that the Council's architectural advisor was preparing a scheme which would be acceptable to the Council and which would form the basis for further discussions with the proprietor.

P18 APPLICATIONS WITHDRAWN

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

- (i) 0560/00/OP Thaxted
- (ii) 0526/00/FUL Great Hallingbury

P19 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:-

0190/00/FUL Great Dunmow - 16 unit motel building - 27 Stortford Road, r/o The Chequers Public House for Mr D G Whitney.

0621/00/FUL Elmdon - Chalet dwelling and alterations to access - Land adjacent to Serenity, Essex Hill for Mr D Newland.

(1) 0626/00/FUL & (2) 0627/00/LB Great Dunmow - (1) Conversion and extension of barn to form dwelling, annexe and two-bay garage. Erection of boundary fences. (2) Conversion and extension of barn to form dwelling, annexe and two-bay garage - Crofters, 19 Clapton Hall Lane for Mr and Mrs M Dines.

0562/00/FUL - 0581/00/FUL Little Chesterford - Variation of conditions on 20 planning permissions to allow unrestricted use within Class B1(b) (Research and Development) - Chesterford Park for Aventis Crop Science UK Ltd.

0475/00/OP Stansted - Two storey dwelling and construction of vehicular/pedestrian access - Land adjacent 51 Stoney Common for Mr Warren, Pelham Homes Ltd.

0552/00/DFO Stansted - Two dwellings - Plots 5/6 West Road for Mr R Monks.

(1) 0454/00/FUL & (2) 0455/00/LB Wimbish - (1) Conversion of agricultural store to dwelling; erection of oil tank; 1.1m high post and rail fence and 0.3m high brick wall. (2) Conversion of agricultural store to dwelling, including demolition of lean-to, insertion of partitions and roof lights - Granary at Wimbish Hall Farm, off Maple Lane for Mr D Hawkes.

0546/00/FUL Saffron Walden - Addition of pitched roof to existing extension - 6 Shepherds Way for Mr R Saich.

(b) Refusals

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

0219/00/OP Wimbish - Change of use from builder's merchants, contractor's yard and skip and plant hire to residential and erection of four dwellings, garages and vehicular access - Taylor Bros Site, Howlett End for Taylor Bros Ltd.

0460/00/FUL Felsted - One dwelling and garage - Land adjacent Teena House, Gransmore Green for Shire Hall Homes Ltd.

0590/00/OP Birchanger - Detached three bedroom house and garage - The Haze, Wood Lane for Mr R Harris.

0388/00/FUL Farnham - New dwelling to replicate earlier barn conversion approval - 2 Home Farm, Hassobury for The English Heritage Property Co Ltd.

(A report would be submitted to a future meeting to consider whether it is expedient to take enforcement action).

(c) Development on District Council owned land

Members considered the following application submitted on land owned by the Council:-

0642/00/FUL Great Sampford - Provision of two semi-detached three bedroom houses and associated parking - Land between numbers 7 and 8 Willetts Field for the Granta Housing Society.

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed under application 0642/00/FUL, subject to the conditions recorded in the Town Planning Register.

(d) District Council development

Members considered the following applications:-

UTT/0444/00/DC Saffron Walden - Change of use of Block 1-8 from dwelling houses (Class C3) to residential institution (Class C2). Extensions to front elevation of Block 1-8 and single-storey rear extension to form warden's dwelling and communal areas. Creation of car parking spaces - Flats 1-8 Bromfield and garage area behind Peaslands Road for Uttlesford District Council.

UTT/0557/00/DC Saffron Walden - Construction of single storey extension to rear of property to provide facilities for residents with disabilities - 31 Landscape View for Uttlesford District Council.

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

(e) Deferments

RESOLVED that determination of the following applications be deferred:-

0362/00/FUL & 0363/00/LB Felsted - (1) Change of use from health club (D1) to restaurant (A3). (2) Internal and external alterations and associated works - the Old Congregational Church, Braintree Road for Mr R and Mrs R M Hide.

Reason:- To notify neighbours regarding revised plans.

0529/00/FUL Great Chesterford - Erection of 30 x 2 bedroom flats with associated parking, garages and landscaping, London Road for Persimmon Homes (East) Ltd.

Reason:- To enable a full report to be submitted to the next meeting.

1058/99/CL Barnston - Certificate of Lawfulness for retention of mobile home - The Caravan, Garnetts Wood, High Easter Road for Mr S Bell.

Reason:- To clarify the site plan and supporting information and for the report to the Community Services Committee of 5 November 1996 to be supplied to Members.

(f) Site Visits

The Sub-Committee agreed to visit the sites of the following applications on Monday 10 July 2000:-

(i) **0645/00/FUL Berden** - Erection of timber framed barn for use as dwelling. Change of use from lorry park with ancillary open/container storage to residential barn and land to the rear of Francis Farm for Jonathan Smith.

Reason: To assess weight to be given to the cessation of the current use and on the visual impact on the locality.

(ii) **0515/00/OP Newport** - Erection of 1.5 storey dwelling - Branksome, Whiteditch Lane for Mr and Mrs Frost

Reason: To assess the visual effects of proposed dwelling in relation to the character of area.

(iii) Unauthorised third mobile home at Garnetts Wood, High Easter Road, Barnston.

Reason: To assess the impact of the mobile home on the visual amenities of the area and the expediency of taking enforcement action.

**P20 EXTENSION TO FACTORY AT CARTERS BARN NEW BURY MEADOWS CAGE END
HATFIELD BROAD OAK - UTT/0339/99/FUL**

Members noted that when planning permission had been granted for this development last year a condition had been imposed which stated that improvement works should include 'the provision of a 1.5m wide footpath on the eastern side of Cage End between junctions with Cage End Close and Cannons Lane'.

In view of local concern about this footpath and claims that the verge was in private ownership, consultations had been carried out with several residents and the Parish Council and the responses were reported. Following the consultation exercise, officers had negotiated further amendments with the applicant. It was considered that the path should be omitted and left with Essex County Council Highways and Transportation Department to implement as part of its projects, should it see fit. It was also considered that the kerb should be constructed of 'conservation' quality materials to match that opposite. Whilst this would be more expensive for the applicant, there would be consequential savings from omitting the path. This amendment had met with the approval of the residents and the Parish Council and would be instead of the relevant part of the condition referred to above.

RESOLVED that the revised details be agreed, subject to the provision of 'conservation' design quality kerbing to match that opposite and the omission of the footpath on the eastern side.

**P21 NOTIFICATION OF INTENT TO CARRY OUT WORKS TO 1 NO HOLLY AND 1 NO YEW TREE
AT BRIDGE END GARDENS SAFFRON WALDEN - WITHIN A CONSERVATION AREA BY
UTTLESFORD DISTRICT COUNCIL**

The Sub-Committee considered a request from the Council's Property Services Manager to crown lift and reshape one holly and one yew tree at Bridge End Gardens within the Saffron Walden Conservation Area.

RESOLVED that no objections be raised to the crown lifting and reshaping of one yew and one holly tree.

P22 APPEAL DECISION

The Sub-Committee noted the dismissal of the following appeal.

Display of freestanding internally - illuminated poster unit at Save Petrol Station, 77 - 79 High Street, Great Dunmow (UTT/1454/99/AV).

It was also noted that a letter had been received from the appellant agreeing to remove a wall mounted sign on this site.

P23 SITE VISITS

Members also agreed to visit the sites of the following planning applications on Monday 10 July 2000:-

0674/00/CC Great Dunmow - Outline application for civic amenity and recycling centre, with ancillary building/storage containers. Proposed vehicular maintenance workshop/store with messroom and outdoor storage for vehicles (all matters reserved except for means of access and landscaping) - Land r/o Ambulance Station, Chelmsford Road for Essex County Council (Consultation).

Reason: To assess the potential effects of this proposal on the amenity of residents and the countryside, in particular regarding access and traffic movements.

0710/00/FUL Great Dunmow - Construction of 1400m of the north west relief road and roundabout onto the B184, access to Sector 3 and Brookfield Farm associated earthworks, regrading and drainage - Woodlands Park for Wickford Development Co Ltd.

0711/00/OP Great Dunmow - Outline application for the erection of 300 dwellings, provision of open space and north west relief road - Sector 3 Woodlands Park for Wickford Development Co Ltd.

Reason: To assess the impact of the proposal to relocate 42 dwellings from the approved area into the countryside.

P24 **NAME PLATES**

It was suggested that in order to help the public identify Councillors at future meetings of the Sub-Committee, it would be good practice to have name plates displayed at future meetings. Officers would arrange for this to be put in place by the next meeting.

P25 **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 ground that it involved the likely disclosure of Exempt Information as defined in paragraphs 12 and 15 of Part I of Schedule 12(A) of the Act.

P26 **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

Motor vehicles were still being stored on this site contrary to a court order. Officers would be writing to the owner's Solicitors and a report would be submitted to a future meeting.

(ii) Martinside Stud, Ladywell Drive, Great Hallingbury

Further negotiations had been held regarding compliance and it was noted that the owner had informally accepted an offer of Council accommodation, subject to viewing the accommodation.

(iii) Ten Acres, Poore Street, Arkesden

The owner had now agreed to reduce the height of the piers and gate to 1 metre.

(iv) Builder's Yard, The Street, Takeley

Compliance had been achieved.

(v) Land rear of Willows Cottage, Parsonage Downs, Great Dunmow

Compliance had been achieved

(vi) Land at Tindon End, Great Sampford

Specialist advice was being obtained regarding the materials on the site.

(vii) Heathview, Pond Lane, Hatfield Heath

Planning applications had been invited but not yet received. Enforcement action to proceed.

(viii) 2A Pleasant Valley, Saffron Walden

A planning application had been invited but not yet received. Enforcement action to proceed.

(ix) Angel and Harp PH, Church End, Great Dunmow

A scheme was being prepared for discussion with the owner.

(x) Windmill Works, Keeres Green, Aythorpe Roding

An Enforcement Notice had been served.

(xi) 77 - 79 High Street, Great Dunmow

The owner had agreed to remove the sign.

(xii) Woodcroft, Stortford Road, Little Canfield

An application for Certificate of Lawfulness would be considered at a future meeting.

(xiii) 81B High Street, Great Dunmow

An undertaking had been received for future compliance.

The meeting ended at 4.10 pm.