

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES
GREAT DUNMOW on 10 JULY 2000**

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

Also present at the invitation of the Chairman:- Councillors E C Abrahams
and R P Chambers.

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

P27 SITE MEETINGS - 10 JULY 2000

Councillors Mrs C A Cant, R J Copping, Mrs E J Godwin, P G F Lewis, D M Miller, A R Thawley
and R B Tyler had attended the site visit for the following application:-

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 and barns for Jonathan Smith.

Councillors W F Bowker, Mrs C A Cant, R J Copping, Mrs E J Godwin, P G F Lewis, D M Miller, A
R Thawley and R B Tyler had attended the site visit for the following application:-

0515/00/FUL Newport - Erection of 1.5 storey dwelling - Branksome, Whiteditch Lane for Mr and
Mrs Frost.

Councillors W F Bowker, Mrs C A Cant, Mrs M A Caton, R J Copping, Mrs E J Godwin, P G F
Lewis, D M Miller, A R Thawley and R B Tyler had attended the site visit for the following
application:-

710/00/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, re-grading and
drainage - Woodlands Park for Wickford Development Co Ltd.

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

711/00/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.

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

1056/99/CL Barnston - Certificate of Lawfulness for retention and residential occupation of two
mobile homes as a single residential unit - The Caravan, Garnetts Wood, High Easter Road for
Mrs S Ball.

P28 CHAIRMAN'S ANNOUNCEMENT

The Chairman welcomed Councillor Mrs E J Godwin who had recently been appointed to serve on this Sub-Committee.

P29 APOLOGY FOR ABSENCE

An apology for absence was received from Councillor R A E Clifford.

P30 DECLARATIONS OF INTEREST

Councillors Mrs C A Cant and Mrs J F Cheetham declared non-pecuniary interests in application number 0777/00/FUL Little Dunmow and Councillor R B Tyler declared a non-pecuniary interest in applications 0370/00/FUL and 0371/00/LB Saffron Walden.

P31 MINUTES

The Minutes of the meeting held on 19 June 2000 were received, confirmed and signed by the Chairman as a correct record. Councillor Tyler clarified the extent of his interest in planning application 0526/00/FUL Great Hallingbury under Minute P15.

P32 MATTERS ARISING**(i) Minute P17(i) - Heathview, Pond Lane, Hatfield Heath**

Councillor Lewis would continue to be informed on progress of planning applications and enforcement matters at this site.

(ii) Minute P17(ii) - Control of Advertisements - Angel and Harp Public House, Church End, Great Dunmow

In response to a question from Councillor Copping it was reported that the Council's architectural adviser had prepared a scheme which had been forwarded to the owner suggesting that it formed the basis for a future application.

(iii) Minute 19(b) - 0388/00/FUL Farnham - New dwelling to replicate earlier barn conversion approval - 2 Home Farm, Hassobury for the English Heritage Property Company Limited

An undertaking had been given by the applicant's agent to remove the foundations within six weeks if the appeal against the refusal of planning permission was dismissed. There was, therefore, no need to report the breach of control for formal enforcement action.

P33 APPLICATION WITHDRAWN

It was noted that planning application 0777/00/FUL Little Dunmow had been withdrawn.

P34 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:-

1) 0362/00/FUL and 2) 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.

0664/00/FUL White Roding - Conversion of outbuildings to form two units of temporary student bedsit accommodation and two B1 (Business Use) units - Walkers Farm for Mr M Gemmill.

0730/00/FUL Saffron Walden - Change of use of music school to single dwelling - 121 Ashdon Road for Mr and Mrs Godel.

0637/00/DFO Felsted - One dwelling - Land adjacent Springfields, Mill Lane for Messrs Stiles & Hammond.

0438/00/FUL Thaxted - Two-storey side extension to dwelling - 12 Barnards Field for Mr and Mrs S Morris.

0732/00/FUL Clavering - Conversion and extension of Methodist Church to form dwelling. Detached garage and change of use of agricultural land to form garden - Clavering Methodist Church, Hill Green for The Methodist Church.

0377/00/FUL Radwinter - Retention of mobile home for use as staff and/or student accommodation - Brook Farm Equestrian Centre, Hempstead Road for Mr D Tanner.

0783/00/REN Saffron Walden - Renewal of permission 0789/95/DFO for single-storey dwelling - 23 The Wayback for Mr and Mrs S Millership.

(b) Refusals

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

0515/00/OP Newport - 1.5 storey dwelling - Branksome, Whiteditch Lane for Mr and Mrs Frost.

0645/00/FUL Berden - 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 and barns for Jonathan Smith.

0624/00/FUL Margaret Roding - Conversion of piggery building to offices and creation of parking, access and turning area - Marks Hall Farm for Mr M R Ritchie.

0731/00/FUL Saffron Walden - Demolition of part of existing house and erection of detached dwelling. Construction of vehicular access - Part 46 Newport Road for Mr R Dodman.

0659/00/FUL Newport - Variation of condition C.90B of planning permission 0964/94/FUL to allow restaurant to open on Sundays, Bank and Public Holidays, between hours of 1100 to 1400 and 1630 to 2230 - 56 High Street for Mr Mobinul Islam.

(c) Planning Agreements

RESOLVED that subject to the completion of an agreement under Section 106 of the Town & Country Planning Act 1990 or complying with the proposed terms thereof 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:-

0374/00/FUL Stansted - Pair of semi-detached dwellings with integral garages, relocation of existing garages, formation of vehicular access and parking areas - Land rear of 10-16 Millfields for Croft Group Limited.

(d) Deferments

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

1058/99/CL Barnston - Retention and residential occupation of two mobile homes as a single residential unit - The Caravan, Garnetts Wood, High Easter Road for Mrs S Ball.

Reason - To consider further statutory declaration received against the granting of the certificate and to seek legal advice.

(Members noted that the unauthorised third caravan had been removed from the site.)

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

Reason - At applicant's request for further negotiations.

0699/00/DC Saffron Walden - Two car parking spaces - Council Offices, London Road for Uttlesford District Council.

Reason - For further negotiations re location, size and marking of disabled spaces.

(e) Site Visits

The Sub-Committee agreed to visit the sites of the following applications on Monday 31 July 2000:-

1) 0370/00/FUL and 2) 0371/00/LB Saffron Walden - 1) Redevelopment of undertaker's premises to provide five dwellings and parking spaces. 2) Conversion of existing building to two dwellings. Demolition of curtilage buildings - 62 Gold Street for C Hobbs.

Reason - To assess the impact on the surrounding area.

1) 0595/00/FUL, 2) 0596/00/LB and 3) 0597/00/CA Newport - 1) Converting offices to two dwellings. Construct two houses to rear, construct garages and 1.8m high wall. 2) Convert office building to two dwellings with internal alterations, including removal and construction

of partitions. 3) Demolition of part of single-storey office building - The White House, High Street for Bell Frampton Limited.

Reason - To assess the effect on the setting of the listed building.

(f) Reports for Information

Members received reports for information on the following applications:-

0674/00/CC Great Dunmow - 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 means of access and landscaping) - Land rear of Ambulance Station, Chelmsford Road for Essex County Council.

The purpose of this report and site visit was to enable Members to be aware of the joint proposals and to allow consideration of what relevant information would be required.

1) 0710/00/FUL and 2) 0711/00/OP Great Dunmow - 1) 1400m of the north west bypass and roundabout onto the B184, access to Sector 3 and Brookfield Farm, associated earthworks, re-grading and drainage. 2) 300 dwellings, provision of open space and north west bypass - Sector 3, Woodlands Park for Wickford Development Co Ltd.

P35 ENFORCEMENT OF PLANNING CONTROL - THE KINGS HEAD HEYDON LANE ELMDON

Members received a report which proposed enforcement and if necessary legal action to be taken to bring about the cessation of the use of a former public house for residential purposes.

RESOLVED that enforcement and if necessary legal action be taken to secure the cessation of the use of the premises as separate residential accommodation.

P36 APPEAL DECISIONS

The Committee noted the following appeal decisions:-

Allowed

- (i) Conversion of existing disused industrial building to two bed private residence - The Forge, Church End, Dunmow (UTT/0937/99/FUL)
- (ii) Residential development, public open space, playing fields and access from Peaslands Road - Land to the east of Bell College, Peaslands Road, Saffron Walden (UTT/1414/98/OP)

Members noted that Essex County Council had been asked to contribute to the costs.

Dismissed

- (i) Single storey dwelling and garage - Land at Cobblestones, Church Road, Great Hallingbury (UTT/0693/99/FUL)

- (ii) One dwelling on land between Foxwood and The Cottage, Pleshey Road, High Easter (UTT/0774/99/FUL)
- (iii) Four dwellings with associated works - Land adjacent to the Shealings, Dell Lane, Little Hallingbury (UTT/0575/99/FUL)

P37 PLANNING AGREEMENTS

The Sub-Committee received a schedule setting out the current position regarding the Section 106 Agreements. Members noted that the agreement regarding application 1051/99/FUL had been completed and the decision issued.

P38 CHAIRMAN'S COMMUNICATIONS

The Chairman of the Sub-Committee reported that he had received a letter from the solicitor acting for the Saffron Walden Retailers Association expressing their gratitude at the way in which Members and Officers had carried out their duties in connection with the recent Public Inquiry into the Tesco appeal.

P39 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 paragraph 8 of Part I of Schedule 12A of the Act.

P40 APPEAL BY WIMPEY HOMES HOLDINGS LIMITED - LAND TO THE EAST OF BELL COLLEGE PEASLANDS ROAD SAFFRON WALDEN

In response to a question from Councillors, Members were informed that Essex County Council Highways Department had responded to the approach to contribute towards the costs awarded against the Council at this appeal, as the District Council had not been aware of all the facts available, and their reply was being considered.

The meeting ended at 4.45 pm.