

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES
GREAT DUNMOW on 31 JULY 2000**

Present:- Councillor R B Tyler - Chairman.
Councillors W F Bowker, Mrs C A Cant, R A E Clifford,
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:- Councillor R A Merrion.

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

P41 SITE MEETINGS - 31 JULY 2000

Councillors W F Bowker, Mrs C A Cant, 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:-

(1) 0595/00/FUL (2) 0596/00/LB (3) 0597/00/CA Newport - (1) Change of use of offices to 2 no
dwellings. Construct 2 no houses to rear, construct garages and 1.8m high wall. (2) convert
office building to 2 no 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 Ltd.

(1) 0370/00/FUL (2) 0371/00/LB Saffron Walden - (1) Redevelopment of undertaker's
premises to provide 5 no dwellings and parking spaces, and (2) Conversion of existing
building to 2 dwellings. Demolition of curtilage buildings - 62 Gold Street for C Hobbs.

P42 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs M A Caton and Mrs J F Cheetham.

P43 DECLARATIONS OF INTEREST

Councillors R D Green and R B Tyler declared non-pecuniary interests in applications
0370/00/FUL and 0372/00/LB Saffron Walden.

P44 MINUTES

The Minutes of the meeting held on 10 July 2000 were received, confirmed and signed by the
Chairman as a correct record.

P45 MATTERS ARISING

(i) **Minute P27 - 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

In response to a question from Councillor Copping, it was reported that a site visit to suitable civic amenity sites would be arranged as soon as further supporting information had been received from Essex County Council.

(ii) Minute P32 (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 plans were being considered by the owner and an application was awaited.

(iii) Minute P32 (iii) 0388/00/FUL Farnham - New Dwelling to replicate earlier barn conversion approval - 2 Home Farm, Hassobury for the English Heritage Property Company Limited

In response to a question from Councillor Clifford, it was reported that a the appellant had requested a hearing.

(iv) Minute P34 (c) 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

In response to a question from Councillor Clifford, it was reported that negotiations in respect of the Section 106 Agreement were progressing.

(v) Minute P40 - Appeal by Wimpey Homes Holdings Limited - Land to the East of Bell College, Peaslands Road, Saffron Walden

Councillor Clifford wished it to be minuted that the costs awarded against the Council were solely due to the late submission and content of the evidence of the highway consultant.

P46 APPLICATION WITHDRAWN

It was noted that Planning Application 0805/00/FUL - Thaxted had been withdrawn.

P47 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:-

0289/00/FUL Little Dunmow - Conversion of barn to dwelling - The Barn, Brook End for Messrs D & S Metson.

0706/00/LB Great Easton - Conversion and extension of barns to form three dwellings, boundary walls and demolition of storage sheds - Askew Transport Haulage Yard, Blamsters Hall Farm, Duton Hill for Messrs C & A Askew.

0784/00/FUL Saffron Walden - Change of use of ground floor from Class A2 (Financial and Professional Services) to class C3 (Dwelling) 2 bed flat. Demolition of rear single storey extension - 5 Fairycroft Road for Mr M Gunn.

(b) **Refusals**

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

(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.

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

0771/00/FUL Barnston - Conversion and extension of former agricultural building to form dwelling including erection of metal flue. Change of use of adjacent building to provide garage to dwelling and change of use of land to garden - New House Farm Barns, Onslow Green for Mr K Gregory.

0705/00/FUL Great Easton - Redevelopment of haulage yard to residential development. Erection of three dwellings, conversion and extension of barns to form three dwellings, associated garaging, boundary walls and alterations - Askew Transport Haulage Yard, Blamsters Hall Farm, Duton Hill for Messrs C & A Askew.

0661/00/FUL Littlebury - Proposed conversion/extension of existing building to provide one dwelling - Land off Church Walk for Mr and Mrs S Taylor.

0753/00/OP Debden - Three bedroom bungalow - land adjoining 'Asmara', Henham Road, Debden Green for Mrs P Saunders & Mrs J Trescher.

0776/00/FUL Little Dunmow - Change of use of barn to eight unit bed and breakfast accommodation - Blatches Farm, Bramble Lane for Mr and Mrs D Walsh.

0856/00/OP Widdington - Two detached dwellings for work from home initiative with ties to two light industrial units on site - The Piggeries, Cornells Lane for Mr J Smith.

(c) **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 being satisfied that there are appropriate arrangements for access to the Fritch Way and subject to conditions to be recorded in the Town Planning Register.

0632/00/DFO Little Dunmow - 85 dwellings with associated roads, garages and parking - Old Sugar Beet Factory Site, Station Road for David Wilson Homes plc.

(d) **County Matters**

0818/00/CC Little Canfield - Variation of condition 3 of permission UTT/512/86 to allow importation of civic amenity and household waste on Saturday afternoons, Sundays and Bank/Public Holidays - Crumps Farm for Mr D K Symes.

RESOLVED that Essex County Council be advised that the District Council raises no objections, subject to the rest of the conditions as previously approved and requesting

- (i) appropriate signage for the control of heavy goods vehicle access and
- (ii) discouraging lorry movements before 9.00 am on Sundays.

(e) Deferments

RESOLVED that determination of the following applications be deferred:-

1058/99/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.

Reason: To consider additional statutory declaration.

(1) 0595/00/FUL, (2) 0596/00/LB and (3) 0597/00/CA Newport - (1) Change of use of 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 - For further negotiations.

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

Reason - For further negotiations.

(1) 0745/00/FUL and (2) 0746/00/LB Stansted - (1) Conversion and extension of redundant farm buildings to form office space and covered parking. Alterations of existing access. (2) Conversion and extension of redundant farm buildings to form office space and covered parking - Thremhall Priory Farm Barns, Dunmow Road for HWCG Wine Growers Ltd.

Reason: To seek advice from an independent highway consultant about the possible imposition of a condition preventing development from commencing before the new A120 is open to the public.

(f) Site Visits

The Sub-Committee agreed to visit the site of the following application on Monday, 21 August 2000:-

0831/00/FUL Felsted - One dwelling and garage and construction of vehicular access - site adjacent Greetwell, Chelmsford Road, Causeway End for P J Rayner & Co Ltd.

Reason: To assess the impact on the street scene and highway issues.

APPROVED UNDER UTT/1264/93/FUL) AND ERECTION OF 3M HIGH FENCING AT NEWPORT GRAMMAR SCHOOL FOR SWANCAT LTD

Members received a report concerning the applicant's request to deal with a revised design for the clubhouse building as a minor amendment to the planning permission. After discussion it was

RESOLVED that the proposed amendment to planning permission UTT/1193/95/FUL be agreed.

P49 PROPOSED AMENDMENT TO PLANNING PERMISSIONS UTT/740/97/FUL AND 1414/97/FUL - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO DETACHED HOUSES AND GARAGES AT CASTLE END (PLOTS 1 AND 2) POUND WALK SAFFRON WALDEN

Members received a report concerning irregularities which had arisen in the construction of two dwellings at the above site. Amendments to the planning permissions were proposed.

RESOLVED that the proposed amendments to planning permissions UTT/0740/97/FUL (Plot 1) and UTT/1414/97/FUL (Plot 2) be agreed.

P50 APPEAL DECISIONS

The Sub-Committee noted the following appeal decisions:-

(a) Allowed

Country House Estate including new principal house and staff lodge to replace existing stables and other outbuildings following demolition of the existing house and cottage on land at and adjoining The Old Barn House, Great Canfield (UTT/1592/98/FUL).

(b) Dismissed

Extension to replace a flat roof addition to provide a bathroom and kitchen at Avondale Cottage, Burton End, Stansted (UTT/1260/99/FUL and UTT/1261/99/LB).

P51 EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100 A (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 I of Schedule 12(A) of the Act.

P52 ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT

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

(a) Martinside Stud, Ladywell Drive, Great Hallingbury

The Occupational Therapist had inspected the alternative residential accommodation offered but did not consider it satisfactory.

(b) The Nook, Burton End, Stansted

Compliance had been achieved.

(c) Ten Acres, Poore Street, Arkesden

Compliance had been achieved.

(d) The Old Post Office, Church End, Broxted

The appeal had been withdrawn and compliance was anticipated.

(e) 6B Walden Road, Swards End

RESOLVED that the Corporate Director - Development be authorised to apply for an Injunction to the High Court or the County Court pursuant to Section 187B of the Town and Country Planning Act 1990 (as amended) and/or Section 222 of the Local Government Act 1972 in order to secure the removal of vehicles in connection with the business from and the cessation of the activities on this site.

(f) Units 2/3 Boys British School, East Street, Saffron Walden

The listed building consent application had now been received and was being considered.

(g) Heathview, Pond Lane, Hatfield Heath - Shipping container and two caravans

Requisitions for information had been served to enable appropriate enforcement notices to be served.

(h) 2A Pleasant Valley, Saffron Walden

A planning application had been received and was being considered.

(i) Land at Start Hill, Great Hallingbury (formerly Elliott's Yard)

Partial compliance had been achieved and a planning application was anticipated.

(j) Windmill Works, Keeres Green, Aythorpe Roding

Members received a report dealing with a suggestion by the Planning Inspectorate that the appeal may not be necessary if the compliance period were extended. After discussion it was

RESOLVED that the compliance period be not extended.

(k) 77-79 High Street, Great Dunmow

Compliance had been achieved.

The meeting ended at 5.30pm.