

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES
GREAT DUNMOW on 21 AUGUST 2000**

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

Also present at the invitation of the Chairman:- Councillors Mrs C D Down
and G W Powers.

Officers in attendance:- Mrs L J Crowe, T Ewbanks, J Grayson, J G Pine
and Mrs J Postings.

P53 SITE MEETING - 21 AUGUST 2000

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

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

P54 APOLOGY FOR ABSENCE

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

P55 DECLARATIONS OF INTEREST

Councillor P G F Lewis declared a non-pecuniary interest in application 0488/00/FUL Hatfield Heath as he was Chairman of the Parish Council and had had a meeting with the applicant. He would speak but not vote on this application. Mr J Grayson declared a previous non-pecuniary interest in planning application 0972/00/CC - Great Dunmow as he had been a governor of this school until 21 July 2000. He would not take part in any discussion on this application.

P56 MINUTES

The Minutes of the meeting held on 31 July 2000 were received, confirmed and signed by the Chairman as a correct record.

P57 MATTERS ARISING

(i) **Minute P45(i) - 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 a suitable civic amenity site would be arranged in due course. Officers confirmed that information would be needed at least three weeks before a Development Control Sub-Committee meeting and it was hoped that an updated report would be presented to the October meeting.

(ii) Minute P45(ii) - Control of advertisements - Angel and Harp Public House, Church End, Dunmow

In response to a question from Councillor Copping, it was reported that an application had not yet been received.

(iii) Minute P47(b) Refusals - 0776/00/FUL - Little Dunmow - Change of use of barn to 8 unit bed and breakfast accommodation - Blatches Farm, Bramble Lane for Mr and Mrs D Walsh

Since the last meeting of the Sub-Committee, it had transpired that a new access to the north from the existing A120 would be constructed to replace the one severed by the new A120. As it was not, therefore, the case that Blatches Farm would need to be accessed from the unsatisfactory access to the south, members agreed to delete that reference from the highway reason for refusal.

P58 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) 0745/00/FUL & (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.

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

0898/00/FUL Takeley - Two storey dwelling - Land adjacent The Bungalow, The Street, Takeley for Mr and Mrs B Humphreys.

(1) 0982/00/DFO & (2) 0985/00/DFO Newport - (1) and (2) Two dwellings - Plots 1 and 2 The Spinney, London Road for Mr and Mrs J Butcher.

(1) 0707/00/FUL & (2) 0708/00/LB Felsted - (1) Building to provide new boarding/staff accommodation and boundary walls. (2) Boundary walls - Garnetts Boarding House, Braintree Road for Felsted School Trustees Ltd.

(1) 0734/00/FUL and (2) 0735/00/LB Ugley - (1) Conversion and extension of barn to form dwelling and boundary walls. (2) Alteration and extension to barn - North Hall Farm for Mr and Mrs Carney.

0854/00/FUL Wimbish - Removal or variation of condition C.6.3 attached to permission 0893/92 restricting occupation to an annexe - Piglets Corner, Upper Green for P B Parker Settlement Ltd.

0882/00/FUL Chrishall - Permanent use of mobile home limited to present incumbent - Park Farm, Church Road for Mr and Mrs J Cranwell.

(b) Refusals

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

0950/00/FUL High Roding - Detached dwelling and construction of vehicular access - Land adjacent Ware Farm, The Street for Mrs D Bearfield Hall.

0868/00/FUL Great Dunmow - 20m telecommunications mast, 2 equipment cabins, 1 meter cabinet, security fencing, 5 x 600mm dishes, 3 dual polar antennae and 6 sector antennae to replace existing NTL Transmitting Station - Eastern Electricity Sub-Station, Station Road for NTL Group Limited.

0622/00/FUL Elmdon - Dwelling and detached double garage - Meadows, Duddenhoe End for Mr P J H Rowe.

(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 the conditions to be recorded in the Town Planning Register, including a condition setting out hours of work, following the expiry of the notification period.

0910/00/FUL Berden - Change of use of redundant farm building to light industrial and office use (B1) Unit 4 Highlands Farm for Mr J Noble.

(d) County Consultation

Mr Chaplin of Great Dunmow Town Council attended to speak on the following item. A summary of the points he raised is appended to these minutes.

0972/00/CC Great Dunmow - Single-storey extension of existing junior school, providing a new hall and three reception class rooms with WC and storage - Dunmow Junior School, High Stile for Essex County Council.

RESOLVED that Essex County Council be advised that in the absence of a clear programme of works to address the problems of access and the effects of parking problems on local residents, the District Council objects to the proposal.

(e) Certificates of Lawfulness

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

RESOLVED that a Certificate of Lawfulness be granted for retention and occupation of two mobile homes as a single residential unit.

0741/00/CL Little Canfield - Existing residential use - Woodcroft, Stortford Road, Little Canfield for Mr and Mrs F Barlow.

RESOLVED that a Certificate of Lawfulness be not granted for residential use of Woodcroft.

0716/00/CL Felsted - Use of land as residential garden - Land rear of Bardswick Lodge, Chelmsford Road Causeway End for Mr G E O Wright.

RESOLVED that the Certificate of Lawfulness be granted for the use of this land as domestic garden space.

(f) Deferments

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

(1) 0595/00/FUL, (2) 0596/00/LB & (3) 0597/00/CA Newport - (1) Change of use of offices to 2 dwellings, construct 2 houses to rear, garages and 1.8m high wall. (2) Convert office building to 2 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.

Reason:- For further negotiations to omit one dwelling following Members' site visit.

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

Reason:- For further negotiations.

0792/00/FUL Felsted - Creation of two accesses onto B1417 - Sites at Braintree Road and Chelmsford Road for Messrs G Crawford.

Reason:- To obtain further information as to the need for the accesses and to assess the impact on the environment.

(g) Site Visits

The Sub-Committee agreed to visit the sites of the following applications on Monday 11 September 2000:-

(1) 0878/00/FUL & (2) 0879/00/LB Little Bardfield - (1) Removal of personal occupancy Condition no 1 of permission 302/75 and conversion of remainder of barn to separate dwelling, two garages and boundary walls and fencing. (2) Alterations to form dwelling and demolition of rear extension. Infilling of two glazed panels in walls of outbuilding to Coft Hall - Coft Hall for Mrs C Philips.

Reason:- To assess the condition of the building, access and setting of the listed building.

0488/00/FUL Hatfield Heath - Change of use from domestic to Class C1 (Motel use) and Class D2 (Fitness Centre use) and erection of swimming pool building - Great Heath Farm and Hunters Meet, Chelmsford Road for Mr and Mrs Atkins and Mr Carrig.

Reason:- To assess whether there is overdevelopment and the effect on car parking facilities.

(1) 0810/00/FUL (2) 0811/00/LB and (3) 0812/00/CA Manuden - (1) One dwelling and detached garage. (2) Demolition of lean-to garden structure and section of wall and erection of new wall. (3) Demolition of lean-to garden structure and section of wall - rear of 40 The Street for Mr Nigel Ridgeway.

Reason:- To assess the suitability of the access and the effects of the proposal on adjacent properties in this backland location.

0654/00/FUL Ashdon - Change of use of agricultural land to car park, construction of bridge - rear of Ashdon Village Museum, Walden Road for Mr R C Heath.

Reason:- To assess the impact on the countryside and public footpath.

P59 FELSTED SUGAR BEET FACTORY - AMENDMENT OF CONDITION TO ALLOW 250 DWELLINGS TO BE CONSTRUCTED PRIOR TO COMPLETION OF THE NEW A120 - SAFETY MEASURES AT A120/STATION ROAD JUNCTION - UTT/0873 & 0942/99/FUL

Members received a report requesting them to approve one of two alternative schemes relating to the improvement of the junction of the existing A120 and Station Road.

RESOLVED that the scheme which included illuminated bollards be approved.

P60 MATTERS ARISING FROM LAST MEETING ON 31 JULY 2000 - BLAMSTERS HALL GREAT EASTON - REDEVELOPMENT OF HAULAGE YARD FOR RESIDENTIAL PURPOSES - UTT/0705/00/FUL

Members received a report that the applicant was seeking the Sub-Committee's views on an amended proposal for two dwellings instead of three dwellings on this site. Following discussion, it was

RESOLVED that such requests be not considered and that any planning application be considered on its merits in accordance with usual procedures.

P61 APPEAL DECISIONS

The Sub-Committee noted the following appeal decisions:-

(a) Allowed

Change of redundant barn to "B" Class Use - Home Farm, Elsenham (UTT/1318/99/FUL.

(b) Dismissed

Erection of one dwelling - former garden of Hazels, Wicken Road, Clavering (UTT/1201/99/OP).

P62 PLANNING AGREEMENTS

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

The meeting ended at 4.35 pm.

DEVELOPMENT CONTROL SUB-COMMITTEE - 21 AUGUST 2000

COMMENTS MADE BY REPRESENTATIVES OF TOWN AND PARISH COUNCILS

0972/00/CC Great Dunmow

Comments on applicant's supporting statement

- 1 Need for extra places in Dunmow depends upon use by children from outside Dunmow where alternative places are available.
- 2 The delay in provision of school in Woodland Park is just that, a delay. Temporary facilities only should be provided at existing sites if really necessary.
- 3 Local public consultation contained a strong recommendation to the chosen plan by the Education Authority. It was therefore biased and hardly fair. Other viable plans were not even considered. Information such as the demography of the school population and other places in villages was not supplied. Therefore the favoured choice was based on biased information which was incomplete.
- 4 Were local residents consulted at time of consultation in 1999? Now plans are available public may have different view. For example larger hall may mean more evening use affecting area for longer each day.
- 5 Swimming pool will be lost. No plan to replace on site. Published programme for leisure centre does not allow any period during school hours for access. Loss of amenity and consequent life preserving skill for children.
- 6 Plan is only required in order to make the existing infant school site available for sale.
- 7 The Woodlands Park site could be developed in such a way as to accept reality of situation and take adequate provision for enough children to be conveyed by parents' vehicles from outset.
- 8 The remedial measures in the vicinity of junior school are required now and even then would not deal effectively with the existing problems. The suggested measures are incomplete, conjectural and require an unreasonable level of co-operation by local residents and road users.
- 9 Any alternative proposal must accept that children under 11 years are unlikely to be allowed to walk or cycle any great distance to and from school alone. Their parents will not walk or cycle with them and as most have a car available they will use it.
- 10 Infant/junior mix will force parents to drop off both and have to park for longer to pick up both. This will cause more lengthy problems.

Alternative

- 11 * Carry out survey of school population to ascertain if they would be better placed to avoid travelling.
- * Provide places for remaining Dunmow children and build temporary accommodation but only if and when required.
- * Carry out remedial works in High Stile site to alleviate existing problems.
- * Ensure that development at Woodlands is of sufficient size and with facilities for travelling parents to drop off/pick up without unreasonable detriment to other members of public.