

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES GREAT DUNMOW on 11 SEPTEMBER 2000**

Present:- Councillor R B Tyler – Chairman  
Councillors Mrs C A Cant, 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

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

**P63 SITE MEETINGS – 11 SEPTEMBER 2000**

Councillors Mrs C A Cant, 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  
visits for the following applications:-

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.

(1) 0878/00/FUL and (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 Phillips.

(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.

(Councillor Mrs J I Loughlin also attended the site visit at Manuden).

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.

Councillor Copping referred to the long distances which had been involved in  
Members travelling to the various sites during the morning. He felt that the  
arrangements for the site visits were neither in the interests of economy nor  
sustainable and asked Officers to investigate alternative arrangements for  
similar visits and report to the next meeting.

**P64 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors W F Bowker, Mrs M A Caton and R D Green.

**P65 MINUTES**

The Minutes of the meeting held on 21 August 2000 were received, confirmed and signed by the Chairman as a correct record.

**P66 MATTERS ARISING**

- (i) Minute P57 – 0674/00/CC Great Dunmow – Civic Amenity & Recycling Centre – land rear of ambulance station for Essex County Council

Councillor Copping stated that he understood that Essex County Council were minded to withdraw the current application in its present form and a further application would be submitted. He stated that this facility was much needed in Great Dunmow and he hoped that the matter would not be delayed unduly.

- (ii) Minute P58 (d) – 0972/00/CC Great Dunmow – Single storey extension of existing Junior School providing a new hall and three reception classrooms with WC and storage - Dunmow Junior School, Highstile for Essex County Council

Councillor Copping stated that he understood that a decision would not be taken by ECC on this application until the highway advice was available. This was not likely to be until 27 October. In view of the strong feelings which this application had aroused he suggested that Essex County Council be asked to allow representatives of this Council to attend and speak at the meeting when this application was determined.

RESOLVED that a request be made to Essex County Council on the lines set out above and that Councillor Copping and Mr J G Pine be authorised to attend on behalf of this Council.

**P67 APPLICATIONS WITHDRAWN**

It was noted that the following applications had been withdrawn.

- (i) 0592/00/OP – Takeley (report only)  
(ii) 0758/00/FUL – Little Hallingbury

## P68 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:-

**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 & Mrs Atkins and Mr Carrig.

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

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

**0930/00/FUL Hatfield Heath** – Erection of replacement chalet bungalow and detached single-storey garage -The Bungalow, Stortford Road for Mr & Mrs Holbrook.

**1059/00/FUL High Roding** – Re-construction of semi-detached dwelling - Maddocks, Canfield Road for Mr A Barker.

**1011/00/FUL Little Hallingbury** – Erection of replacement dwelling – The Willows, Wrights Green Lane, Wrights Green for Mr P Price.

**0944/00/OP Langley** – Erection of one dwelling with new vehicular access – Land adjacent Chestnuts, Langley Upper Green for Mr D Knight.

**1)1055/00/FUL & 2) 1057/00/LB Elmdon** – 1) Change of use and conversion of barn to dwelling – revisions to scheme approved under 1150/98/FUL (additional unit). Replacement gates and fencing. 2) Conversion of barn to dwelling – revisions to scheme approved under 1151/98/LB (additional unit). Replacement of gates and fencing – Elmdon Lee, Littlebury Green for R Duke.

### (b) Refusals

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

**(1) 0810/00/FUL, 2) 0811/00/LB, & 3) 0812/00/CA Manuden** – 1) Erection of 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 - r/o 40 The Street for Mr N Ridgeway.

**1) 0878/00/FUL & 2) 0879/00/LB Little Bardfield** – 1) Removal of personal occupancy condition no. 1 of permission UTT/302/75 and conversion of

remainder of barn to separate dwelling. Erection of 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, Oxen End for Mrs C Phillips.

**0766/00/FUL Thaxted** – Remove existing buildings. Erect 3 no. detached houses and garages. Alterations to existing access to serve proposed dwellings and Little Paddocks – Land r/o Sarnia, Cutlers Green for Skellern International Limited.

**1111/00/FUL Takeley** – Erection of 1.5-storey dwelling adjacent 26 Roseacres for Mr D Farrer.

**0909/00/FUL Debden** – Removal of condition 3 of planning permission SWR/201/69 – Land at Pinewood Farm, Debden Green for Mr N Temple.

**c) Deferments**

RESOLVED that 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 two houses to rear, garages and 1.8metre 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 Whitehouse, High Street for Bell Frampton Ltd.

Reason:- To enable consideration of and publicity for revised plans.

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

Reason:- To enable landscape details to be submitted.

**0919/00/CL Widdington** – Certificate of Lawfulness for existing use of land as a builder's yard.

Reason:- To enable further investigations to be carried out.

**(d) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 2 October 2000.

**0933/00/FUL Elsenham** – Retention of two-storey extensions and alterations to detached garage – Internal and external alterations (amendments to permission UTT/1352/99/FUL) – Elsenham Stud for Mr R Maher.

Reason:- To assess whether the increased height of the building is acceptable within the Countryside Protection Zone and in an Area of Special Landscape Value.

**0997/00/FUL Little Dunmow** – Change of use from light industrial use to fitness centre. Construction of link and passing place – Grange Farm Fitness Centre, Grange Lane for Mr H Jardine.

Reason:- To evaluate the impact of additional traffic and the proposed passing bay in this narrow lane.

**P69 ENFORCEMENT OF PLANNING CONTROL – LAND AT BRIDGEFOOT COTTAGE PARSONAGE ROAD TAKELEY**

Members were advised that this land was being used for the parking and storage of motor vehicles associated with passengers using Stansted Airport and that a concrete hardstanding had been formed on the land.

Members were advised of the relevant planning considerations and in particular noted that the land was within the Countryside Protection Zone. When planning consent had been granted for the Airport, one of the principles had been that all Airport related development was sited on the Airport. The purpose of this principle was to prevent development in the countryside around the Airport.

Members were satisfied that there appeared to be a clear breach of control in a vulnerable area where it was important to avoid a precedent being created. Severe harm to the open characteristics of the Countryside Protection Zone was being caused and the use had a detrimental effect on the residential amenities of the neighbour and on highway safety.

RESOLVED that enforcement and, if necessary, legal action be taken to secure:

- a) the removal of the concrete hardstanding and
- b) the cessation of the use of the land for parking and storage of motor vehicles.

**P70 ENFORCEMENT OF PLANNING CONTROL – LAND AT REAR OF RED STAR GARAGE LONDON ROAD QUENDON**

Earlier this year, the Council had received information alleging that tall metal poles, security lights and cameras had been installed on this land in preparation for its use as a parking and storage area associated with passengers using Stansted Airport. The proprietors of “The Cricketers Arms” had since confirmed that they were using the land for secure parking for passengers using the Airport and that some of these passengers were using the facilities at that establishment before being transferred to the Airport.

The use of the land for vehicle parking and storage unrelated to the remainder of the site as garage and workshop premises and the erection of the security installations and fence required planning permission. As this had not been sought, the use and works were unlawful. Members were advised of the planning considerations and the consultations which had been carried out. The activity caused an alien visual intrusion, and harm to the residential amenities of neighbours.

The proprietors of the public house had indicated that they intended to submit a retrospective planning application for the activity and a letter had been received from them expressing concern at the investigations which the Council had carried out and asking that the matter be deferred to enable them to submit a response.

RESOLVED that enforcement and, if necessary, legal action be taken to secure:

- a) the cessation of the use of the land for the parking and storage of motor vehicles and
- b) the removal of the security installations and 2.16 metre high frontage fence.

**P71 LOCAL GOVERNMENT ASSOCIATION CONFERENCE 2000: MOBILE TELECOMMUNICATION MASTS HEALTH & PLANNING ISSUES**

Following the Local Government Association Conference, Vodafone had written to the Chief Executive setting out the measures the company had taken to minimize the visual intrusion of masts and to provide advice on health and safety issues regarding base station installation. Copies of this letter were circulated and members were also advised of the contents of the letter from the Minister for Housing and Planning concerning this issue.

Councillor Copping considered that the Officers needed to identify what designs were being put forward elsewhere to help this Council determine the best way forward. It was noted that a report would be submitted to the Planning and Development Committee on 14 September concerning the DETR Consultation Paper on Telecommunication Mast Development. Members felt that it might be useful to arrange a Member workshop on this issue.

**P72 APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions:-

**(a) Allowed**

- i) Retention of pedestrian access and bridging work on site fronting Millfords, Braintree Road, Felsted (UTT/1026/99/FUL)

**(b) Dismissed**

- i) Garden land to be separated to create new dwelling, garage and garden at Whitemantles House, Cambridge Road, Ugley (UTT/1205/99/OP)
- ii) Rear dormer window at 3 Lacey Cottages, Rickling Green (UTT/1521/99/FUL).
- iii) Extension to dwelling, alteration of a wall to enable vehicle access and alterations at Carmelstead Cottage, Carmel Street, Great Chesterford (UTT/0164/00/FUL & UTT/0165/00/LB)
- iv) Erection of two detached bungalows and non determination of an application for erection of two detached dwellings at land off Butlers Close, Saffron Walden (UTT/1571/99/FUL & UTT/1038/99/FUL). (Appeal against non-determination dismissed and planning permission refused).

**P73 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 items of business on the grounds that they involved the likely disclosure of Exempt Information as defined in Paragraphs 12 & 15 of Part 1 of Schedule 12A of the Act.

**P74 OMBUDSMAN COMPLAINT – FELSTED**

Members were advised that following a full reinvestigation the Ombudsman had confirmed that he was satisfied that there had been no maladministration by the Council and that the complainant had not been caused injustice. He did not intend to pursue the complaint further.

**P75 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

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

**i) Martinside Stud, Ladywell Drive, Great Hallingbury.**

Further negotiations were being held concerning the possible use of another property.

**ii) The Nook, Burton End, Stansted.**

Compliance had been achieved.

**iii) Ten Acres, Poore Street, Arkesden**

Compliance had been achieved.

**iv) The Old Post Office, Church End, Broxted**

Compliance had been achieved.

**ii) 6B Walden Road, Swards End**

Further inspections to be carried out.

**iii) 17 Little Heath, Hatfield Heath**

Compliance had been achieved.

**iv) Heathview, Pond Lane, Hatfield Heath**

Enforcement notices to be served this week.

**v) Millfords, Braintree Road, Felsted**

Planning permission had been allowed on appeal.

RESOLVED that the Council withdraw authority to enforce.

**vi) Little Bowers, Hadstock**

Appeal received regarding refusal of planning permission.

**vii) Land at Start Hill, Great Hallingbury**

Planning application not received. Further information being obtained.

**viii) Land at Bridgefoot Cottage, Parsonage Road, Takeley**

Members were advised of an incident which had prevented Officers from undertaking a full inspection of this site.

RESOLVED that prosecution proceedings be authorised for the obstruction of rights of entry properly to investigate enforcement matters under Section 325 of the Town & Country Planning Act 1990.

The meeting ended at 4.35 pm