

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES, GREAT DUNMOW on 2 OCTOBER 2000**

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

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

**P76 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Mrs C A Cant,  
R D Green and D M Miller.

Councillor Mrs Godwin declared a non-pecuniary interest in planning application 1175/00 Birchanger and the Bishop's Stortford Football Ground application for a park and ride facility. As Mrs Godwin had submitted written comments on the Football Club application she would neither speak nor vote on this application.

**P77 SITE MEETINGS**

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

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

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

**P78 MINUTES**

The Minutes of the meeting held on 7 September 2000 were received, confirmed and signed by the Chairman as a correct record subject to

- (i) The sub-headings of Minute P75 being renumbered correctly and
- (ii) Minute P75 (xi) Land at Bridgefoot Cottage, Parsonage Road, Takeley - in the resolution the word "properly" being deleted after "entry" and inserted after "investigate".

P79 **MATTERS ARISING**

**Minute P66 (i) - Great Dunmow Civic Amenity and Recycling Centre**

Following Members' comments it was agreed that Officers would write again to Essex County Council expressing concern at the delay in withdrawal and resubmission of the current application. A site visit for Members would be arranged to an existing facility elsewhere in the County.

**Minute P75(v) – 6B Walden Road, Swards End, Saffron Walden**

Members were updated on the current situation with regard to this site.

RESOLVED that the Corporate Director – Development be authorised to apply to the High Court or the County Court pursuant to Section 187b of the Town and County Planning Act 1990 (as amended) and/or Section 222 of the Local Government Act 1972 for an appropriate injunction to secure compliance with the Enforcement Notice.

P80 **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:-

**1175/00/FUL Birchanger** - 70 bedroom, three-storey hotel with associated bar and restaurant, car parking, landscaping and construction of new driveway and access (variation to scheme approved under reference UTT/1443/97/FUL) - Stansted Manor Hotel, Birchanger Lane for Classic Duo Ltd.

**1050/00/FUL Thaxted** - Rear conservatory - The Cottage, Vicarage Lane for Mr and Mrs D Rivers.

**1045/00/REN Great Easton** - Double garage/workshop ref: UTT/0869/95/FUL - The Old House, The Endway for Mr and Mrs P Shrosbree.

**0891/00/FUL Felsted** - Replacement dwelling and detached triple garage. Change of use of agricultural land to garden - "Springfield", Braintree Road, Watchouse Green for Mr P Gravatt.

**0994/00/FUL Wimbish** - Change of use from agriculture to music practice room and recording studio - Freemans Farm, Elder Street for Mrs J S P Cutts.

**(b) Refusals**

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

**1076/00/FUL Hatfield Heath** - Replacement detached dwelling and double garage - Walsingham, Hatfield Broad Oak Road for Mr D Wadhams.

**1125/00/OP Wimbish** - Change of use from builder's merchants, contractors yard and skip and plant hire, to residential use and erection of three dwellings with garages - Taylor Brothers Site, Howlett End for Taylor Bros Ltd.

**1158/00/OP Saffron Walden** - Demolition of agricultural contractor's building and erection of four detached dwellings with garages and shared private drive - 9 Radwinter Road, Swards End for Marshgate Developments Ltd.

**1171/00/FUL Great Dunmow** - Omission of 13 dwellings (plots 247-259 inc.) and related garages and erection of five dwellings with two detached quadruple garages and one detached double garage - Plot Nos. 247 – 259 inclusive, Woodlands Park, Sector 2, Phase 2 for Wickford Development Co.

**1) 0595/00/FUL 2) 0596/00/LB & 3) 0597/00/CA Newport** – (1) Change of use of offices to two dwellings. Construct two houses to rear, 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 Ltd.

**1157/00/FUL Farnham** - Replacement dwelling to replicate former barn - 2 Home Farm, Hassobury for The English Heritage Property Co Ltd.

**(c) Development on District Council Owned Land**

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

**1121/00/FUL Ashdon** – Ten dwellings for local need housing – land to the rear of Guildhall Way for Ashdon Parish Council/English Villages Housing Association Ltd.

RESOLVED that subject to the completion of an agreement under Section 106 of the Town and 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 development proposed under application 1121/00/FUL, subject to the conditions to be recorded in the Town Planning Register.

**(d) District Council Development**

Members considered the following applications.

**1) 1038/00/LB & 2) 1039/00/LB Saffron Walden** – (1) Attach CCTV camera to front of building at first/second floor level – 6 Cross Street. (2) Attach CCTV camera to front of building at first floor level – 17 George Street for Uttlesford District Council.

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992 DETR be requested to grant listed building consent for the development proposed, subject to the conditions recorded in the Town Planning Register.

**(e) Reference to Planning and Development Committee – District Council Development**

RESOLVED that the following application be referred to the Planning and Development Committee with a recommendation of refusal.

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

**(f) Authority to the Corporate Director - Development**

RESOLVED that the Corporate Director – Development, in consultation with the Chairman of the Sub-Committee, be authorised to refuse the following application for the reasons to be recorded in the Town and Planning Register following the receipt of the reply from Essex County Council Transportation and Operational Services:-

**1149/00/OP Little Canfield** – pair of semi-detached dwellings – land adjacent 3 Hamilton Road for executors of Mrs A Heard.

**(g) County Matters**

**1098/00/CC Little Canfield** – recycling of inert materials by screening and occasional crushing and shredding and composting of clean waste – Crumps Farm Quarry for Edwards Waste Management Ltd.

RESOLVED that Essex County Council be advised that the District Council raises no objections subject to conditions.

**(h) East Hertfordshire District Council Consultation**

**Bishop's Stortford** – proposed park and ride facility – Bishop's Stortford Football Ground, Woodside, Dunmow Road for M & D Developments Ltd.

RESOLVED that

- 1 East Hertfordshire District Council be advised that the District Council objects to this application, and
- 2 Written representation be made in respect of the appeal.

**(i) Certificate of Lawfulness**

**1102/00/CL Hatfield Heath** - Certificate of Lawful Use for use of building for assembly and storage of electrical panels and switch gear - Land and buildings adjacent Camp Farm, Mill Lane for Mr V Crisp.

RESOLVED that a Certificate of Lawfulness be not granted for the use of the building for the assembly and storage of electrical panels and switchgear.

**(j) Deferments**

RESOLVED that the determination of the following applications be deferred.

**0919/00/CL Widdington** – existing use of land as a builder’s yard – Cornells Lane for Mr B Miller.

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

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

Reason:- to appoint independent consultant to give opinion on effect of revised design/ dimensions on the surrounding countryside and effectiveness of additional landscaping.

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

Reason:- to appoint independent Highway Consultant to give opinion on effect of increased traffic from the development on the country lane (to include consideration of the lay-by and existing agricultural traffic).

**1144/00/FUL Wendens Ambo** – change of use from residential flat to commercial premises – Audley End Station House for Karisma Ltd.

Reason:- to investigate the provision of adequate parking.

*Mr Lemon of Hatfield Heath Parish Council attended to speak on the following item. A summary of the points he raised is appended to these Minutes.*

**1218/00/FUL Hatfield Heath** – Two detached dwellings and two detached double garages to replace existing bungalow. Construction of new vehicular access – Allways, Chelmsford Road for Croft Homes Ltd.

Reason:- to negotiate revised design and relocate the garages behind the building line.

**(k) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 23 October 2000.

**0965/00/FUL & 0967/00/LB Langley** – conversion of Dovecote and cartlodge to four holiday units with parking – Hall Farm, Langley Upper Green for Mr G George.

Reason:- to assess the impact of the buildings in an area of special landscape value.

*Mr Brown of Wimbish Parish Council attended to speak on the following item. A summary of the points he raised is appended to these minutes*

**1024/00/FUL Wimbish** – Three dwellings -The Old Mushroom Farm, Radwinter Road for Mr R E Canning.

Reason:- to assess the impact of the dwellings on the surrounding countryside in an area of special landscape value.

**1156/00/FUL Stansted** – Omission of condition C.17.1 of planning permission UTT/0261/00/FUL (requiring relocation of dwelling on plot 6 to retain sycamore tree) – land rear of Stoner House, Silver Street for Enterprise Heritage Ltd.

Reason:- to assess the impact of the trees on the street scene.

P81

**ENFORCEMENT OF PLANNING CONTROL LAND AT SEVERALS FARM  
WICKEN ROAD ARKESDEN**

Members received a report concerning the unlawful erection of a building on agricultural land and its use for a commercial storage and distribution business and an adjoining ancillary demountable building. Representations had been received from the landowner recently.

RESOLVED that consideration of the report be deferred for three weeks to allow Members to visit the site to assess the impact of the building on the surrounding countryside and for officers to consider further the information submitted on behalf of the land owners.

**P82 PLANNING AGREEMENTS**

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

**P83 PLANNING APPLICATIONS**

Members expressed concern at the number of planning applications that had not yet been submitted to the Sub-Committee. Officers explained the current workload and staffing situation and said that a report would be submitted to the next meeting of the Planning and Development Committee. Members discussed possible solutions to the problem. The option of starting the next meeting at 2.00 pm was also discussed

The meeting ended at 4.55 pm.

**DEVELOPMENT CONTROL SUB-COMMITTEE – 2 OCTOBER 2000  
COMMENTS MADE BY REPRESENTATIVES OF TOWN/PARISH COUNCILS**

**UTT/1024/00/FUL Wimbish**

- 1 The site is an eyesore.
- 2 Would like to see intermediate sized housing on this site.
- 3 Would like the Sub-Committee to have a site visit to assess the views.

**UTT/1218/00/FUL – Hatfield Heath**

- 1 The garages would butt onto the pavement which would be totally unacceptable.
- 2 To the south-west is an area of special landscape value and the garages would be seen by the public.
- 3 This is a prominent area in the village and the site is totally open.