

DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES GREAT DUNMOW on 23 OCTOBER 2000

Present:- Councillor R B Tyler – Chairman
Councillors W F Bowker, 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.

Also present at the invitation of the Chairman:- Councillors E C Abrahams and
Mrs C D Down

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

P84 **SITE MEETINGS**

Councillors W F Bowker, 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, A R Thawley and R B Tyler had attended the site visits for the following applications.

UTT/1024/00/FUL Wimbish – Erection of three dwellings – The Old Mushroom Farm, Radwinter Road for Mr R E Canning.

Enforcement of Planning Control – Land at Severals Farm, Wicken Road, Arkesden

UTT/0965/00/FUL & UTT/0967/00/LB Langley – Conversion of dovecote and cartlodge to 4 no holiday units with parking – Hall Farm, Langley Upper Green for Mr G George.

UTT/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 r/o Stoner House, Silver Street for English Heritage Ltd.

P85 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

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

Mrs J Postings declared a non-pecuniary interest in planning application 1204/00/FUL - Thaxted as a neighbour of the property. Mr J Grayson declared a previous non-pecuniary interest in planning application 0972/00/CC – Great Dunmow as he had been a Governor of the school until 21 July 2000. He would not take part in any discussion on this application.

P86 **MINUTES**

The Minutes of the meeting held on 2 October 2000 were received, confirmed and signed by the Chairman as a correct record.

P87 **MATTERS ARISING**

(i) **Minute P79 - (i) Civic Amenity and Recycling Centre, Chelmsford Road, Great Dunmow**

Following Members' previous comments it was agreed that officers would write again to Essex County Council reiterating the previous request for alternative dates for a site visit to a similar facility and the submission of a revised application.

(ii) **Minute P81 – Enforcement of Planning Control, Land at Severals Farm, Wicken Road, Arkesden**

Members had attended a site visit at Severals Farm to assess the impact of the building on the surrounding countryside. A planning application had now been received and it was

RESOLVED that consideration of this enforcement matter be deferred pending a report on the planning application.

(iii) **Minute P83 – Planning Applications**

Members were informed that it had not been possible to commence this Sub-Committee meeting at 2.00 pm as there had not been enough time to inform the public adequately. The change of time would be advertised as widely as possible and as from 11 December 2000 the Sub-Committee meetings would commence at 2.00 pm.

A report concerning workload and staffing in Development Control would be submitted to the next meeting of the Planning and Development Committee on 30 November 2000.

P88 **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:-

0965/00/FUL & 0967/00/LB Langley – Conversion of dovecote and cartlodge to 4 no holiday units with parking - Hall Farm, Langley Upper Green for Mr G George.

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 r/o Stoner House, Silver Street for Enterprise Heritage Ltd

1145/00/OP Saffron Walden – Single-storey detached dwelling - Shepherds Way, r/o 99 & 101 Ashdon Road for Mr and Mrs C Probert.

1112/00/FUL Berden – Retention of change of use of buildings from light industrial to storage and distribution (contrary to condition 2 of permission UTT/1064/97) - Rooks Farm, Little London for Mr Ward and P F Maxfield.

1067/00/LB Great Dunmow – Conservatory and gallery – 45 The Close, Chelmsford Road for Mr and Mrs Von Schwietzer.

1211/00/FUL Margaret Roding – Change of use from agricultural outbuilding to B1 and provision of 15 associated car parking spaces - Brick House Farm for Mr H Matthews.

1020/00/FUL Felsted – Refrigerated store, creation of parking and storage areas with associated landscaping – Hartford End Brewery for T D Ridley and & Sons Ltd.

RESOLVED that the Corporate Director – Development in consultation with the Chairman be authorised to take enforcement action, if necessary, to remove the unauthorised parking outside the Hartford End Brewery.

1170/00/FUL Great Hallingbury – Replacement dwelling – Chestnuts, Anvil Cross for Mr and Mrs B Meecham.

1224/00/FUL Elmdon – Dwelling and garage (revised design to scheme granted under UTT/0821/97/FUL) – Wenden Vineyard, Duddenhoe End for Mr and Mrs M Heseltine.

1204/00/FUL Thaxted – Replacement dwelling and detached garage. Alterations to existing vehicular access – Greenways, Richmonds Green for Mr D Wadhams.

1165/00/FUL Thaxted – Change of use of shop and premises to a dwelling – 5 Park Street for Russell Collins.

(b) Refusals

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

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

1140/00/OP Felsted – Dwelling and double garage - Copperfield, Cock Green for Mrs M Ward.

1295/00/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.

0939/00/FUL Elsenham – Change of use from hair salon (A1) to hot food take-away (A3) - 2 Ambrose Corner for Mrs A Fagan.

(c) Reference to Planning and Development Committee**(1) 1323/00/FUL & (2) 1324/00/LB Great Easton**

- 1) Redevelopment of Haulage Yard to residential development. Erection of two dwellings. Conversion and extension of barns to form three dwellings, associated garaging, boundary walls and alterations of vehicular access.
- 2) Extension to rear of plot 4 (now plot 3) (in compliance with condition C.17.1 of listed building consent UTT/0706/00/LB) – Askew Transport and Haulage Ltd, Blamsters Hall Farm, Duton Hill for George Askew Transport Ltd.

RESOLVED that the above applications be referred to the Planning and Development Committee recommending approval with the Section 106 Agreement.

(d) 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 Muir.

Reason:- To consider the information that has been received recently.

0933/00/FUL Elsenham – Retention of two storey 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 circulate the consultant's report on design matters to Members.

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:- Awaiting consultant's report on highway matters.

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

Reason:- Awaiting further information on parking matters.

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:- Awaiting revised plans showing improved design and setting garages back.

(e) Certificate of Lawfulness

0372/00/CL Wimbish – Certificate of Lawful Use of chalet bungalow as dwelling house - Brambles, Lower Green for Mr F Clark.

RESOLVED that a Certificate of Lawfulness be not granted for the use of chalet bungalow as a dwelling house as there was insufficient evidence to grant the Certificate.

(f) Site Visits

The Sub-Committee agreed to visit the sites of the following applications on Monday, 13 November 2000.

1) 1036/00/FUL & 2) 1037/00/CA Newport – 1) Bungalow and Garage. 2) Demolition of two garages and Nissen huts – The Paragon, High Street for Mrs MacMath.

Reason:- To assess the visual impact of the dwelling in an area of Special Landscape Value and Conservation Area and also to obtain further information on the flood plain.

1003/00/FUL Stansted – New Church, Church Hall and Presbytery with associated car parking - Land off Cambridge Road and High Lane for Father Joseph White.

Reason:- To assess the impact of the buildings on the surrounding area and the amenities of neighbours.

1) 1107/00/FUL & 2) 1108/00/LB Little Hallingbury – (1) Conversion of agricultural buildings to form four dwellings and two attached garages. Change of use of land to garden and erection of wall and fencing. (2) Demolition of two buildings. Conversion of agricultural buildings to form four dwellings and erection of two attached garages – Monksbury Farm for Mr S Padfield.

Reason:- To assess the suitability of these buildings for conversion, assess the proximity of the farm buildings to the access and the effects on neighbours' amenities.

P89 ENFORCEMENT OF PLANNING CONTROL – 21 HIGH STREET SAFFRON WALDEN

Members received a report concerning the unlawful erection of a ventilation cowl on the roof of a Grade II * listed building.

RESOLVED that enforcement and, if necessary, legal action be taken to secure the removal of the unauthorised ventilation cowl.

P90 DUNMOW JUNIOR SCHOOL EXTENSION PROPOSAL

Members discussed further information which had been received and it was

RESOLVED that Essex County Council be informed that in the event of any extension being permitted the District Council recommended that no

development should take place until all highway measures had been agreed and implemented.

P91 **APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions:-

Dismissed

- (i) Conversion of paddock to garden at Mawbyns, Millend, Little Easton (UTT/1222/99/FUL)
- (ii) Extension of the existing class A1 retail store, together with alterations to the car parking, landscaping and related works - Tesco store, Radwinter Road, Saffron Walden (UTT/0120/98/FUL).
- (iii) Consent to fell no 1 Cherry Tree subject to a Tree Preservation Order at 1 The Endway, Great Easton.

P92 **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 paragraphs 12 and 15 of Part I of Schedule 12 (A) of Act.

P93 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

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

(i) Units 2-3 Boys British School, East Street, Saffron Walden

Listed Building consent had been granted and the situation would continue to be monitored.

(ii) Heathview, Pond Lane, Hatfield Heath

Planning applications had been received.

(iii) Angel and Harp Public House, Church End, Great Dunmow

The site meeting had been held and the owner has agreed to the removal of one sign.

(iv) Land at Start Hill, Great Hallingbury (formerly Elliotts Yard)

In reply to a question from Councillor Lewis, the Head of Legal Services explained that the Enforcement Notice could not be served until the Council had information as to all persons who might have an interest in the land.

(v) Windmill Works, Keeres Green, Aythorpe Roding

An appeal had been lodged and the decision was awaited.

(vi) Bridgefoot Cottage, Parsonage Road, Takeley

The Enforcement Notice was to be served.

Councillors commented that the Council needed to strengthen policy in the Review of the District Plan to minimise off-site parking in connection with Stansted Airport.

The meeting ended at 5.00 pm