

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.30 pm at COUNCIL OFFICES GREAT DUNMOW on 13 NOVEMBER 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,  
R D Green, D M Miller and A R Thawley.

Also present at the invitation of the Chairman:- Councillor Mrs J E Menell.

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

P94 **SITE MEETINGS**

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, R D Green, D M Miller, A R Thawley and R B Tyler had attended the site visits for the following applications:-

- 1) **UTT/1036/00/FUL Newport** – Erection of bungalow and garage.
- 2) **UTT/1037/00/CA Newport** – Demolition of 2 no. garages and nissen huts – r/o The Paragon, High Street for Mrs MacMath.  
**UTT/1003/00/FUL Stansted** – Erection of new church, church hall and presbytery with associated car parking – Land off Cambridge Road and High Lane for Fr Joseph White.
- 1) **UTT/1107/00/FUL Little Hallingbury** – Conversion of agricultural buildings to form four dwellings and erection of two attached garages - Change of use of land to gardens and erection of wall and fencing.
- 2) **UTT/1108/00/LB Little Hallingbury** – Demolition of two buildings, conversion of agricultural buildings to form four dwellings and erection of two attached garages – Monksbury Farm for Mr S Padfield.

P95 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

An apology for absence was received from Councillor P G F Lewis.

Councillor R B Tyler declared a non-pecuniary interest in planning application 1375/00/FUL Great Hallingbury and Councillor Mrs J F Cheetham declared a non-pecuniary interest in agenda item no 7 - Enforcement of Planning Control – Land off Tile Kiln Lane, Start Hill, Great Hallingbury.

P96 **MINUTES**

The Minutes of the meeting held on 23 October 2000 were received, confirmed and signed by the Chairman as a correct record.

P97 **MATTERS ARISING**

**(i) Minute P87(i) – Civic Amenity and Recycling Centre, Chelmsford Road, Great Dunmow – 0674/00/CC**

In answer to a question from Councillor Copping, Officers advised they had written again to Essex County Council which was awaiting highway information before submitting a revised application. Arrangements for a site visit were under way. Officers shared Members' concern with the delay on this application and suggested that the Chairman of the Environmental Services Sub-Committee contact Essex County Council. Councillor Copping reported that he was arranging a meeting with County Councillor Westcott. Members agreed that an invitation to the site visit should be extended to Members of the Environmental Services Sub-Committee. It was agreed that copies of recent correspondence would be sent to Councillor Copping.

**(ii) Minute P87(iii) – Planning Applications**

In answer to a question from Councillor Clifford, Members were informed that the total number of outstanding applications for the Sub-Committee had fallen as the majority of applications received recently were delegated matters. Members were reminded that from the next meeting of the Sub-Committee on 11 December 2000 meetings would commence at 2.00 pm.

**(iii) Minute P88 – (a) 0965/00/FUL and 0967/00/LB Langley**

In reply to his question, it was agreed that Councillor Clifford would be notified when revised plans had been received in accordance with the conditions of this permission.

**(iv) Minute P90 – Dunmow Junior School Extension Proposals**

Members were informed that Essex County Council had agreed that no work would be carried out until satisfactory highway measures were agreed. Details of these measures would be reported to this Sub-Committee for comments when received.

**(v) Minute P93(i) – Units 2-3 Boys British School, East Street, Saffron Walden**

In reply to a question from Councillor Clifford, Officers agreed to update him on the current situation.

**(vi) Minute P93(iii) – Angel & Harp Public House, Church End, Great Dunmow**

In reply to a question from Councillor Clifford, Officers agreed to investigate the situation and report back to him.

**(vii) Minute P93(vi) – Bridgefoot Cottage, Parsonage Road, Takeley**

RESOLVED that prosecution proceedings be authorised under Section 196(C) of the Town and Country Planning Act 1990.

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**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:-

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

**1037/00/CA Newport** – Demolition of 2 no garages and nissen huts – r/o The Paragon, High Street for Mrs MacMath.

**1) 1107/00/FUL and 2) 1108/00/LB Little Hallingbury** – 1) Conversion of agricultural buildings to form four dwellings and erection of 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.

**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.

*(Councillors Bowker, Caton, Copping and Mrs Godwin wished it to be recorded that they voted against this application).*

**1375/00/FUL Great Hallingbury** – Two-storey side extension – Woollcott House Restaurant, Anvil Cross for Mr and Mrs Woollcott.

**1) 1131/00/FUL and 2) 1219/00/FUL Great Hallingbury** – 1) Alterations to condition C.90A and C.90B of UTT/0836/97/FUL relating to personal permission for use as storage. 2) Change of use of part of farm building to storage – Beldams Farm, Beldams Lane for Mrs J Streeter.

**1) 1282/00/DFO and 2) 1283/00/DFO Little Dunmow/Felsted** – Reserved matters applications for erection of 69 dwellings and associated garages – Sugar Beet Works, Station Road for Redrow Homes.

**1300/00/FUL Saffron Walden** – 1.5-storey dwelling and garage – Land off Butler Close for Camstead Ltd.

**1233/00/FUL Elmdon** – House and garage – Land adjacent to Serenity, Essex Hill for Mr D Newland.

**1042/00/FUL Margaret Roding** – Conversion of piggery building, raising of roof to form offices and creation of parking, access and turning areas – Marks Hall Farm for Mr M R Ritchie.

**(b) Refusals**

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

**1036/00/FUL Newport** – Bungalow and garage - r/o The Paragon, High Street for Mrs MacMath.

**1329/00/OP Newport** – Demolition of bungalow and erection of five dwellings and garages. Formation of vehicular access – Pineacre, Cambridge Road for Mr D J Taylor.

**1269/00/FUL Great Easton** – Dwelling with three stables – Homefield, Mill End Green for Mrs D Goodwin and Mrs L Felton.

**1) 1006/00/FUL and 2) 1009/00/LB Ugley** – 1) Conversion of family dining room to 4 letting bedrooms and addition of toilets for people with disabilities and entrance. Erection of 2 no. bedroom blocks (total 9 units). 2) Conversion of family dining room to 4 letting bedrooms and addition of toilets for people with disabilities and entrance – The Chequers Public House, Cambridge Road for D L Smith.

**1) 1277/00/FUL and 2) 1278/00/LB Hatfield Broad Oak** – 1) Residential conversion of stable block and change of use of adj land from paddock to garden. 2) Residential conversion of stable block – Forest Farm for J S Garton & Son Ltd.

**1044/00/FUL Thaxted** – Change of use from B1 light industrial to mixed B1 light industrial and residential – Hardings Barn, Bardfield End Green for Mr P Wills.

**1274/00/FUL Stebbing** – Construction of office and store with hardstanding to replace existing buildings. Alteration to existing accesses – Unity Garage, A120 Dunmow Road for Sabre Sport Ltd.

**1389/00/OP Great Chesterford** – Hotel – Luckfield, Newmarket Road for Mr M Derham.

**1) 1365/00/FUL and 2) 1366/00/LB Aythorpe Roding** – 1) Change of use from agricultural buildings to Class B1 (Business) use, renovation, repair and associated alteration works, parking area. 2) Renovation, repair and associated internal and external works – Keers Farm, Keers Green for F G Reynolds Ltd.

**(c) 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:- For further investigation.

**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 consider 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 Limited.

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 – Always, Chelmsford Road for Croft Homes Limited.

Reason:- Awaiting revised plans.

**0953/00/FUL Hatfield Heath** – Retention and change of use of units 5, 8 and 11 to A1, A2 and/or B1 uses with shared parking and access – Land and buildings comprising Units 5, 8 and 11 at Heath View, Pond Lane for Reynolds 1994 Limited.

Reason:- To renotify third parties regarding the revised proposal (as detailed above).

**1291/00/FUL Thaxted** – Replacement dwelling and detached double garage with annex – Little Paddocks, Cutlers Green for Mr R Scoffield.

Reason:- To clarify the extent of the site and possible change of use included in this planning application.

**(d) Certificate of Lawfulness**

**1199/00/CL Great Easton** – Non-compliance with condition attached to permission granted under ref: DUN/4/51 (Agricultural Occupancy) – 2 Maitland Cottage, Dunmow Road for Mr P Stevens.

RESOLVED that a Certificate of Lawfulness be not granted in respect of the agricultural occupancy condition on 2 Maitland Cottage, Dunmow Road, Great Easton.

**(e) Site Visits**

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

**1416/00/OP Little Chesterford** – Demolition of two cottages and erection of two detached houses and garages – 1 and 2 The Cottages for Mr R Fairhead.

Reason:- To assess the character of the area and the scale of development that would be suitable on this site.

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

**1301/00/FUL Littlebury** – Two replacement dwellings with garages – 1 and 2 Police Houses, Cambridge Road for Camstead Limited.

Reason:- To assess the character of the area and the scale of development that would be suitable on this site.

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**ENFORCEMENT OF PLANNING CONTROL – LAND OFF TILE KILN LANE, START HILL GREAT HALLINBURY (FORMERLY ELLIOTTS YARD)**

Members received a report concerning the use of land for the open storage of motor vehicles, car repairs and valeting. On 28 February 2000 Members had authorised enforcement action and resolved that the owner of the land be invited to submit an application for the retention of the use of land and existing buildings for open storage of motor vehicles, car repairs and valeting, such application to be submitted by 31 March 2000. No application had been received and the unauthorised activities continued. It was

RESOLVED that enforcement and, if necessary, legal action be authorised to require remedial steps to be taken to control the following in respect of the storage of motor vehicles, car repairs and valeting:-

- Landscaping/boundary treatment
- Outside working/machinery
- Outside storage (to identify areas where use is acceptable)
- Limiting to specific activities

Hours of use  
Drainage

**P100 PROPOSED DIVERSION OF FOOTPATH 59 RADWINTER**

Members received a report advising them of an application to divert Footpath 59 in Radwinter. It was reported that proposal for the diversion of a footpath should be in the interests of the owner of the land and the new route should not be substantially less convenient to the public. It was also noted that objections to the proposal were likely, but that the making of an Order appeared to offer the best way of bringing this long-running issue to a satisfactory conclusion.

RESOLVED that the Order diverting Footpath 59 be made and advertised.

**P101 APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions which had been dismissed-

- (i) Erection of a single storey three bedroom detached bungalow with dormers – 2 Hollyhock Road, Saffron Walden (UTT/1374/99/FUL).
- (ii) Erection of a detached dwelling house and garage, garage to serve existing and new access – Seckford House, Thaxted Road, Saffron Walden (UTT/1303/99/FUL).
- (iii) Erection of single storey ground floor extension for residential use – Highfield Nursing and Residential Home, Mandeville Road, Saffron Walden (UTT/1242/99/FUL).

**P102 PLANNING AGREEMENTS**

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

**P103 SITE VISITS**

Members agreed to visit the site of Planning Applications 1116 and 1117/00 at Printpack, Radwinter Road, Saffron Walden, on Monday 11 December 2000, as they were due to be considered at the meeting on that day, in order that Members could assess whether the revised application might overcome the previous reason for refusal on highway grounds.

P104 **COUNCILLOR LEWIS**

The Chairman informed the Sub-Committee that Councillor Lewis was in hospital having an operation and it was agreed that the best wishes of the Sub-Committee be conveyed to Councillor Lewis.

P105 **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 1 of Schedule 12(A) of the Act.

P106 **OMBUDSMAN COMPLAINT – WHITE RODING**

Members were advised of a complaint which had been submitted to the Local Government Ombudsman and were also informed that the Ombudsman had decided not to pursue the complaint further.

The meeting ended at 5.25 pm.



**DEVELOPMENT CONTROL SUB-COMMITTEE 13 NOVEMBER 2000**

**COMMENTS MADE BY REPRESENTATIVES OF TOWN AND  
PARISH COUNCILS**

1301/00/FUL – Littlebury

1. The plot would be more than 50% developed.
2. The houses would be out of keeping with the surrounding properties.
3. The houses would not be affordable to local people.
4. The Parish Council would like Members of the Sub-Committee to attend a site visit.