

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at COUNCIL OFFICES GREAT DUNMOW on 11 DECEMBER 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.

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

**P107 SITE MEETINGS**

Councillors W F Bowker, Mrs C A Cant, 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 visit for the following applications:-

**UTT/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.

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

Councillors W F Bowker, Mrs C A Cant, Mrs M A Caton, 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 visit for the following application.

**UTT/1116/00/FUL and UTT/1117/00/FUL Saffron Walden** – Residential development 80 units - (3 x 1 bed and 60 x 2 bed flats, 5 x 2 bed and 12 x 3 bed houses), associated garages, parking and turning areas and landscaping. New signal controlled junction access onto Radwinter Road for Fairview New Homes plc.

**P108 APOLOGIES FOR ABSENCE**

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

**P109 DECLARATIONS OF INTEREST**

Mrs J Postings declared a pecuniary interest in planning application 1386/00/FUL Thaxted and left the room for the discussion.

Councillor D M Miller declared a non-pecuniary interest in planning applications 1030/00/FUL and 1031/00/CA Saffron Walden. Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning application 1505/00/FUL Takeley.

Councillor R J Copping declared a non-pecuniary interest in planning application 1185/00/FUL and 1189/00/LB Great Dunmow as a member of Great Dunmow Town Council.

P110 **MINUTES**

The Minutes of the meeting held on 13 November 2000 were received, confirmed and signed by the Chairman as a correct record, subject to P98(a) planning application 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 Richie being removed from ‘Approvals’ (P98(a)) and inserted under ‘Refusals’ (P98(b)).

P111 **MATTERS ARISING**

**Minute P97 (i) – Civic Amenity and Recycling Centre, Chelmsford Road, Great Dunmow – 0674/00/CC**

Councillor Copping thanked Officers for the copies of correspondence in connection with this matter. He was now awaiting a response from County Councillor Westcott. Members were informed that the Great Dunmow Civic Amenity and Recycling Centre would be allocated funds in the 2002/03 budget. Officers informed Members that Essex County Council had lodged a full application for the Civic Amenity and Recycling Centre which would come before the Sub Committee on consultation in due course. A site visit would be arranged in the new year to the new Civic Amenity and Recycling Centre which was to open at Witham.

P112 **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:-

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

**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.

**1310/00/FUL Hadstock** – Construction of free range egg production unit and feed hopper – Little Bowsers, Little Walden for Mr C R Barker.

**1419/00/FUL Hadstock** – Change of use of premises to B1 – OPS Building and Site, Bowsers Lane for M J Coston and C P Barker

**1) 0907/00/FUL and 2) 0989/00/FUL Thaxted** – (1) Three no three-storey houses and garage block. 2) Detached house and two double garages – Weaverhead Lane. for 1) Bennington Park Farm Ltd. 2) Thaxted Builders Ltd.

**1358/00/FUL Great Easton** – One dwelling – land adjacent The Old House, The Endway for Quality Building Services Ltd.

**1386/00/FUL Thaxted** – Change of use from agricultural to domestic garden/woodland - Princes Cottage, Richmonds Green for Mr D J Postings.

**1) 1302/00/FUL and 2) 1471/00/FUL Stansted** – 1) Change of use from Class A1 shop to Class C3 one-bedroom flat. 2) Conversion of wine bar to one bedroom flat - 1) Unit 4 Castle Walk, Lower Street. 2) Unit 8 Castle Walk, Lower Street for 1) Mr K Khazai. 2) Optima (Cambridge) Ltd.

**1403/00/FUL Thaxted** – Change of use of shop to dwelling – The Raven Armoury, 1 Watling Street for Mr P Bateman.

**1391/00/FUL Saffron Walden** – Multi purpose hall and associated changing facilities – Dame Johane Bradbury's School, Ashdon Road for Dame Johane Bradbury's School.

**1) 1483/00/FUL and 2) 1484/00/LB Saffron Walden** – 1) Change of use from courthouse to 6 no residential units. Erection of walls to create patios/terraces/bin store. Relocation of gates. 2) Alterations to existing and insertion of new windows and doors. Insertion of partition walls to create six dwelling units. Raise walls to create terraces. Lower floor levels to unit 2 - The Courthouse, 16 High Street and 1 Church Street for Aldwych Securities Ltd.

#### **(b) Refusals**

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

**1397/00/FUL Hatfield Heath** – Retention of temporary covered shelter to provide protection for loading and unloading of eggs for 12 months - Camp Farm, Mill Lane for Greenways Eggs Ltd.

RESOLVED that enforcement and, if necessary, legal action be taken to secure the removal of the tanks, office building and fencing, the cessation of the use and restoration of the land to its previous condition.

**1247/00/FUL High Roding** – Continuance of land for the storage and distribution of domestic fuel oil. Retention of tanks, hardstanding and office – Gowers Farm, Dunmow Road for Anglia Tanks and Pumps Ltd.

It was further

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

**1) 1185/00/FUL and 2) 1189/00/LB Great Dunmow** – 1) and 2) Motel extension (6 rooms) - "The Chequers' Public House, 27 Stortford Road for Mr D G Whitney.

**1508/00/OP Little Hallingbury** – Low cost housing, off-street parking, play area and construction of new access - OSP No 6770, land adjacent George Green Villas for Mr R Marsh.

**1332/00/FUL Great Hallingbury** – One dwelling. The Martinside Stud, Ladywell Drive, Howe Green for Mr and Mrs T F Chambers.

**1458/00/OP Margaret Roding** – One bungalow - land adjacent to Hilenor, Chelmsford Road for Ms S Rowley-Bailey.

**1487/00/FUL Ugley** – House and garage with new vehicular access - Land adjacent Smiths Cottages, Cambridge Road for Mr J Smith.

**1505/00/FUL Takeley** - Removal of occupancy restriction in Condition C.14.4 on UTT/1114/97/FUL (use of extension only as annexe) for use as independent dwelling – Foxes, Smiths Green, Dunmow Road for Mr and Mrs J Townsend.

**1179/00/FUL Thaxted** – Retention of fence - Robel's Cottage, Cutlers Green for Mr and Mrs I Westlake.

It was further

RESOLVED that enforcement and, if necessary, legal action be taken to secure the removal of the close-boarded fence and decorative trellis from the south-western boundary of the property fronting the highway.

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

### **(c) Deferments**

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

*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 Ltd.

Reason:- To negotiate smaller dwellings, the orientation to face the road and amendment to front wall.

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

Reason:- For further information re car parking facilities.

**1) 1116/00/FUL and 2) 1117/00/FUL Saffron Walden.** 1) and 2) Residential development 80 units (3 x 1 bed and 60 x 2 bed flats, 5 x 2 bed and 12 x 3 bed houses), associated garages, parking and turning areas and landscaping. New signal controlled junction access onto Radwinter Road. Land adjacent to Printpack Europe Ltd, Radwinter Road for Fairview New Homes plc.

Reason:- To renegotiate reduced density, amended design and increased car parking.

**1284/00/DFO Takeley** – Two additional floor levels of parking at existing short term car park. Stansted Airport for Stansted Airport Ltd.

Reason:- To negotiate a reduction in the height of the building, possibly to a subterranean car park.

**0953/00/FUL Hatfield Heath** – Retention and change of use of units 5, 8 and 11 to A1, A2, B1 and/or B8 uses with shared parking and access. Land and buildings comprising 5, 8 and 11 at Heathview, Pond Lane for Reynolds 1994 Ltd

Reason:- For full revised report taking into account agent's recent letter considering hours of use and car parking issues.

#### **(d) Certificates of Lawfulness**

**1549/00/CL Hatfield Heath** – Use of building for assembly and storage of electrical parts and switch gear - Adjacent Camp Farm, Mill Lane for Mr V Crisp.

RESOLVED that a Certificate of Lawfulness be granted for use of building for assembly and storage of electrical parts and switch gear.

**0919/00/CL Widdington** – Existing use of land as a builder's yard. Builders Yard, Cornells Lane for Mr B Muir.

RESOLVED that a Certificate of Lawfulness be not granted in respect of use of land as a builder's yard at Builder's Yard, Cornells Lane, Widdington.

**(e) Planning Inspectorate**

**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.

RESOLVED that the Planning Inspectorate be informed that if an appeal had not been lodged, planning permission would have been refused.

**(f) Planning Agreements**

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 following applications, subject to the conditions to be recorded in the Town Planning Register:-

**1562/98/OP Stansted** – Five houses, garages and access road (including details of siting and means of access). Land adjacent to Telephone Exchange, Stoney Common Road for Trundles Ltd.

*Councillor R J Copping wished it to be recorded that he had abstained from voting on the following application:-*

**1418/00/FUL Stansted** – Four detached houses and formation of parking spaces. Land at Brook Road for Mr T O'Sullivan and Mr W Sullivan.

**(g) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 15 January 2001:-

**1030/00/FUL** and (2) **1031/01CA Saffron Walden** - 1) Nine houses with garages and parking areas 2) Demolition of car show room and two stores – Blyth Pawsey Site, West Road for B C Mitcham Farms (Burwell) Limited.

Reason:- to assess the impact on the amenity neighbourhood.

**1496/00/FUL Felsted** – Detached dwelling and garage land adjacent Greetwell, Chelmsford Road, Causeway End for Mr B Ducer.

Reason:- to assess the visual effect on the surrounding street scene.

**PP13 ENFORCEMENT OF PLANNING CONTROL - FOXGLOVES FARM AND LAND AT REAR OF NO 3 LEA HALL BUNGALOWS, DUNMOW ROAD, HATFIELD HEATH**

Members received a report concerning the unlawful erection of corrugated metal sheeting and wooden panels along two property boundaries. The sheeting and panels varied in height, materials and colours and together had a scruffy, ugly appearance in this rural area. It was the Officers' view that the appearance of the sheeting and panels were contrary to Policy DC1 of the District Plan. Since the preparation of the report the owners of Foxgloves Farm had removed the corrugated sheeting along one property boundary. It was

RESOLVED that enforcement and, if necessary, legal action be taken to secure the removal of the corrugated sheeting and wooden panels from the land.

**P114 ENFORCEMENT OF PLANNING CONTROL – TRYCOT, BARTHOLOMEW GREEN, FELSTED**

Members received a report concerning the use of land for the parking and storage of buses and coaches. An application for the retention of an open parking area for commercial vehicles (buses and coaches) had been refused in March 2000 on policy grounds.

It was reported that the Owner intended to submit an application for a Certificate of Lawfulness within the next four weeks.

RESOLVED that

- 1 Enforcement and, if necessary, legal action be taken to secure the cessation of the use of the site for the parking and storing of coaches and buses.
- 2 The enforcement action be not taken before 15 January 2001, pending receipt of a Certificate of Lawfulness within the next four weeks.
- 3 A report on the latest situation be made to the next meeting of the Sub-Committee on 15 January 2001.

**P115 MEMBERS' ANNUAL PLANNING TOUR OF RECENT DEVELOPMENTS**

Members discussed the possibility that the next Members' Annual Planning Tour might take place on a week day, possibly a Monday at the beginning of June.

RESOLVED that Members consider whether a date early in June 2001 would be suitable.

**P116 APPEAL DECISIONS**

The Committee noted the following appeal decisions which had been dismissed.

- (i) Erection of an extension to an existing rear entrance porch and a construction of a storm porch – Pippin Cottage, Hadstock (UTT/1127/99/FUL and UTT/1195/99/LB)
- (ii) Proposed demolition of the existing dwelling and the erection of two dwellings – site at Montague House, Mill Road, Felsted (UTT/0446/00/OP).

**P117 CAR PARKING AT GREAT DUNMOW COUNCIL OFFICES**

Members discussed the problems of parking at the Dunmow Council Offices due to unauthorised parking.

RESOLVED that a report on the cost of erecting a barrier or three or four collapsible bollards be submitted to the next meeting of the Sub-Committee on 15 January 2001.

**P118 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 12A of the Act.

**P119 ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT**

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

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

There had been discussions with the Occupational Therapist regarding adaptations to another property.

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

Compliance had been achieved.

**(iii) Jojacks Farm, Wicken Road, Clavering**

Compliance had been achieved.



- (iv) 6B Walden Road, Swards End**  
Compliance had been achieved.
- (v) Land at Tindon End, Great Sampford**  
Compliance had been achieved.
- (vi) Heathview, Pond Lane, Hatfield Heath**  
Compliance had been achieved, but an appeal had been lodged.
- (vii) Angel and Harp Public House, Church End, Great Dunmow**  
Prosecution would be considered of all appropriate persons.
- (viii) Little Bowers, Hadstock**  
The planning appeal had been dismissed.
- (ix) Windmill Works, Keeres Green, Aythorpe Roding**  
The appeal had been dismissed. The date for compliance was now 1 April 2001.
- (x) Woodcroft, Stortford Road, Little Canfield**  
The Enforcement Notice had been upheld.
- (xi) Kings Head, Heydon Lane, Elmdon**  
The Enforcement Notice had been served.
- (xii) Bridgefoot Cottage, Parsonage Road, Takeley**  
The Enforcement Notice had been served.
- (xiii) Red Star Garage, London Road, Quendon**  
The parking of custom vehicles had ceased and it was anticipated that the security installations would be removed.

The meeting ended at 5.45 pm.

**DEVELOPMENT CONTROL SUB-COMMITTEE – 11 DECEMBER 2000**

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

**1301/00FUL Littlebury**

As the site is the northern gateway to the village, would like to see the houses face the road.

Would like the height of the boundary wall to be lowered.