

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at
COUNCIL OFFICES GREAT DUNMOW on 15 JANUARY 2001**

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, P G F Lewis, D M Miller and
A R Thawley.

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

P120 **SITE MEETINGS**

Councillors W F Bowker, Mrs C A Cant, Mrs J F Cheetham, R A E Clifford,
R J Copping, P G F Lewis, D M Miller, A R Thawley and R B Tyler had
attended the site visits for the following applications:-

UTT/1030/00/FUL & UTT/1031/00/CA – Saffron Walden – Nine houses with
garages and parking areas. Demolition of car showroom, workshop and two
stores – Blyth and Pawsey site, West Road for BC Mitcham Farms (Burwell)
Ltd.

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

P121 **DECLARATIONS OF INTEREST**

Councillor Miller declared a non-pecuniary interest in applications
1030/00/FUL and 1031/00/CA Saffron Walden and did not speak or vote on
them. Councillor R D Green declared a pecuniary interest in applications
1288/00/FUL and 1289/00/CA Saffron Walden and did not speak or vote on
them. Mrs J Postings declared a non-pecuniary interest in planning
application 1666/00/FUL Thaxted as a neighbour of the property. Mr J
Grayson declared a previous non-pecuniary interest in agenda item 8 Great
Dunmow Junior School, Great Dunmow as he had been a Governor of the
school until 21 July 2000 and did not take part in any discussion on this
matter.

P122 **MINUTES**

The Minutes of the meeting held on 11 December 2000 were received,
confirmed and signed by the Chairman as a correct record, subject to (i) the
words “land adjacent to Printpack Europe Ltd” being inserted before
“Radwinter Road” in Minute P107 UTT/1116/00/FUL and UTT/1117/00/FUL

Saffron Walden and (ii) in Minute P114 Enforcement of Planning Control – Trycot, Bartholomew Green, Felsted paragraph 2 of the resolution the words “an application for” being inserted before a “Certificate of Lawfulness”.

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MATTERS ARISING

(i) Minute P111 – Civic Amenity and Recycling Centre, Chelmsford Road, Great Dunmow – 0674/00/CC

Councillor Copping noted that Essex County Council had agreed to a site visit at the new Civic Amenity and Recycling Centre at Witham and two other locations for Members of the Development Control and Environmental Services Sub-Committees. The application would come before the Development Control Sub-Committee on 26 February 2001.

(ii) Minute P112 (f) – Planning Agreements 1592/98/OP Stansted

A letter had been received from Essex County Council Transportation and Operational Services stating that it was not prepared to accept £5,000 from the applicant and would not be prepared to fund any works in Old Bell Close which would arise from any planning approval for residential development.

RESOLVED that planning permission be granted for this development, subject to the conditions recorded in the Town Planning Register without a Section 106 Agreement.

Councillors R A E Clifford and Mrs E Godwin wished their abstentions from voting on the above application to be recorded.

(iii) Minute P114 – Enforcement - Trycot, Felsted

RESOLVED to defer the service of an Enforcement Notice pending determination of the application for a Certificate of Lawfulness.

(iv) Minute P115 – Members’ Tour

RESOLVED that the Members’ annual planning tour of recent developments take place on Monday, 18 June 2001.

(v) Minute P117 – Car Parking at Great Dunmow Council Offices

Members discussed the problems caused by unauthorised parking at the Dunmow Council Offices and requested Officers to warn car-owners that parking during office hours was not allowed unless they had business at the Council. It was agreed to continue with wheel clamping in association with warning signs.

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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:-

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

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

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

1101/00/FUL Great Chesterford – Two-storey office building – The Station for Mr W Hall.

1604/00/DFO Takeley – Satellite 3 development - Stansted Airport for Stansted Airport Ltd.

1405/00/0P Felsted – One dwelling – site at Jollyboys Lane North for Gordon Crawford Farms.

1260/00/FUL Saffron Walden (Sewards End) – Replacement two-storey dwelling and attached double garage – 27 Walden Road, Sewards End for Mr and Mrs Tariq Ali.

1267/00/DFO Henham – One dwelling and double garage – St Anthonys Hall, 38 Mill Road for Prospect Way Ltd.

1666/00/FUL Thaxted – Replacement dwelling, car port and store – Greenways, Richmonds Green for Mr D Wadhams.

1657/00/FUL Saffron Walden – First floor rear extension – 10 Westfields for Lynn Rusling.

1) 1288/00/FUL and 2) 1289/00/CA Saffron Walden – 1) Two sheltered bungalows. 2) Demolition of car port - Land at Elm Grove off Goul Lane for Hanover Housing Association.

1517/00/FUL Hatfield Heath - Retention of sub-divided residential unit to two self-contained flats – Alldays Stores, The Green for Mr M Farrington and Mr S Nice.

1472/00/FUL Stansted – One dwelling – West Road for Mr P Hawkins.

1542/00/FUL Langley – Conversion of redundant brick farm buildings to form new class B1 units – Gypsy Corner Farm for Mr C Bates.

1562/00/FUL Takeley – Change of use of dwelling to office (Class B1) – Old House Farmhouse, Parsonage Road for Rosper Estates Ltd.

(b) Refusals

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

1586/00/FUL Aythorpe Roding – Change of use from storage to glass recycling centre for temporary period of 3 years - Unit 1, Windmill Works, Keeres Green for Windmill Aggregates Ltd.

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

Reason: Over-development of site and out of character with street scene to the south.

1520/00/OP Felsted – Replacement of existing dwelling by two dwellings - Bardswick Lodge, Causeway End for Mr G E O Wright.

1574/00/OP Felsted – Two dwellings to replace existing dwelling – Alfreda, Braintree Road for Mrs J R C Ulph and Mrs R B Farley.

1632/00/OP Great Chesterford – Bungalow - Land adjacent to 75 Jacksons Lane for L Charles.

1) 1558/00/FUL and 2) 1560/00/FUL Newport – 1) and 2) One dwelling - New House, Bridge End for Mrs A Dixon.

(c) Deferrals

RESOLVED that the determination of the following applications be deferred.

1116/00/FUL Saffron Walden – Residential development (76 units: 3 x1-bed and 56 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 Limited, Radwinter Road for Fairview New Homes plc.

Reason:- for consultant to advise on density, design and sustainability. Also to consult Essex County Council Education Department and the Area Health Authority.

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

Reason:- For further negotiations re location and height.

(d) Planning Inspectorate

1117/00/FUL Saffron Walden – Residential development (80 units: 3 x 1-bed & 60 x 2-bed flats, 5 x 2-bed & 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 Limited for Fairview New Homes plc.

RESOLVED that the Planning Inspectorate be informed that, if an appeal had not been lodged, planning permission would have been refused for reasons of density and design.

(e) Reference to Planning and Development Committee

1380/00/FUL Saffron Walden – Four two-bedroom sheltered bungalows to relate to existing sheltered scheme with support car parking - Land adjacent Hanover Place off Abbey Lane for Hanover Housing Association.

RESOLVED that the above application be referred to the Planning and Development Committee recommending approval.

(f) District Council Development

Members considered the following application:-

1480/00/LB Stansted - Installation of CCTV camera – 1 Lower Street for C D Cooper.

RESOLVED that the Department of the Environment, Transport and the Regions be recommended to grant listed building consent.

(g) County Consultations

1) 1455/00/CC and 2) 1461/00/LB Debden 1) and 2) Two new classrooms and hall including storage, toilets and servery - Debden Primary School, High Street for Essex County Council.

Reason:- Deferred at applicant's request for revised plans

1) 1591/00/CC, 2) 1592/00/CC and 3) 1600/00/CC Takeley and Stebbing/Felsted

1) and 2) Provision of new bridge at junction of the new A120 and the existing Airport access road, Takeley. 3) Construction of new bridge at Stebbing

Brook - Part of A120 road improvement between Stansted Airport and Braintree bypass for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council raises no objections to these applications and requesting that the County Council take into account the archaeological requirements re No 3.

1651/00/CC Little Easton – Raised sand and gravel extraction in the form of a borrow pit to provide fill materials for the proposed new A120 road contract scheduled to commence mid-2001 - Little Easton Airfield for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council raises no objections subject to conditions controlling hours of operation and restoration/after care.

(h) Certificate of Lawfulness

0962/00/CL Hatfield Heath – Certificate of Lawful use for B8 storage and distribution - Unit 10, Heath View, Pond Lane for Reynolds 1994 Ltd.

RESOLVED that a Certificate of Lawfulness be granted in respect of the building only.

(i) Site Visits

The Sub-Committee agreed to visit the sites of the following applications on Monday, 5 February 2001:-

1526/00/FUL Hempstead – Conversion of barn to dwelling house and associated alterations - Barn at Hempsted Hall for Oliver Hare Developments Ltd.

Reason:- to assess whether the building proposed to be converted was of sufficient quality.

1603/00/FUL Great Dunmow – Separation of existing annex to form independent dwelling - Cherry Trees/1A Cherry Trees, Parsonage Downs for Mr and Mrs R Wood.

Reason:- to assess the impact of a new dwelling on the surrounding environment.

In respect of the above application, it was noted that many of the Councillors on the Development Control Sub-Committee knew the applicant as an ex-Councillor.

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

1) 0954/00/FUL and 2) 0955/00/FUL Stansted –1) and 2) 21 dwellings and ancillary works - St Teresa's Church, Silver Street for Fairclough Homes Ltd.

Reason:- To assess the impact on the character of the area, trees and access safety.

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GREAT ODDYNS BARN HIGH CROSS LANE LITTLE CANFIELD

Members received a report on the effect of a Section 52 Agreement dating from 1984 restricting the occupancy of Great Oddyns Barn to agricultural workers. The restriction in the Agreement related not only to the farmhouse itself, but also to all the out buildings in the farm complex including buildings comprised in 1999 planning permissions for new dwellings and annexe. The developers had requested that the new dwelling and annexe be released from the restriction contained in the Agreement on the understanding that it would remain in full force and effect in respect of the existing farmhouse known as Oddyns

RESOLVED that the Council agree to release the land and buildings comprised in Planning Applications UTT/0436/99/FUL and UTT/1411/99/FUL from the restrictive covenant contained in the Section 52 Agreement of 20 February 1984.

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ESSEX COUNTY COUNCIL CONSULTATION RE PROPOSED PARKING RESTRICTIONS - SINGLE STORY EXTENSION NEW HALL AND RECEPTION CLASSROOM WITH WC AND STORAGE GREAT DUNMOW JUNIOR SCHOOL HIGH STILE (UTT/972/00/CC)

Members received a report requesting their comments on the proposed "no waiting" restrictions that Essex County Council was putting forward for Stortford Road/High Stile.

RESOLVED that Essex County Council be informed that the District Council objects to the proposals because the no waiting restriction does not go far enough into Highfields and there has been no traffic management scheme suggested for the Chequers Lane area.

P127 **TREE PRESERVATION ORDER NUMBER 6/00, BROOK END LITTLE DUNMOW**

Members considered a report which sought the confirmation of Tree Preservation Order 6/00 Brook End, Little Dunmow with amendments. A provisional Tree Preservation Order had been served and the provisional area designation had been made in the interests of expediency to ensure immediate protection. An objection in total to the making of the order in respect of any tree upon the designated land had been received. Officers had undertaken a detailed survey which had identified 1 No poplar and a group of 3 No willows within the overall area as being of amenity value and contributing to the site and surrounding landscape.

RESOLVED that the Tree Preservation Order number 6/00 Brook End, Little Dunmow be confirmed as amended relating to 1 No poplar and 3 No willow trees only.

P128 **PUBLIC SPEAKING AT DEVELOPMENT CONTROL SUB-COMMITTEE MEETINGS**

Members received a report which recommended that representatives of Town and Parish Councils be allowed to speak at Development Control Sub-Committee meetings, whether they objected to the Officers' recommendation or not, but not also at site visits. Members considered that Parish and Town Council representatives should still be invited to attend the site visits, and generally felt that maximum participation should be encouraged. The Town and Parish Councils would be asked whether they would like to choose between speaking on site or at the meeting in such cases.

RESOLVED that the principle of allowing representatives of Town and Parish Councils to speak at Development Control Sub-Committee meetings and/or at site visits be supported, and consultation with Town and Parish Councils take place before reporting the matter to the Planning & Development Committee for confirmation.

P129 **APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions:-

Allowed

- (i) Detached dwelling and garage land adjacent to Teena House, Gransmore Green, near Felsted (UTT/0464/00/FUL)

Dismissed

- (i) Demolition of farm buildings and erection of a house and garage in lieu of farm buildings – land and farm buildings at Hempstead Hall, Hempstead (UTT/0218/00/FUL)
- (ii) Enforcement Notice in connection with Woodcroft, Stortford Road, Little Canfield (ENF/78/99)
- (iii) Enforcement Notices in respect of Windmill Works Aythorpe Roding (ENF/128/99/E)
- (iv) To allow variations of a holiday let only condition attached to UTT/1363/93/FUL to allow permanent residential accommodation of Stables, Little Bowsers Farm, Bowsers Lane, Little Walden.
- (v) Refusal of consent to reduce in height 1 No Irish Yew Tree, The Folly, Braintree Road, Felsted (Tree Preservation Order number 13/99).

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PLANNING AGREEMENTS

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

The meeting ended at 5.55 pm

DEVELOPMENT CONTROL SUB-COMMITTEE - 15 JANUARY 2001**Comments made by representatives of Town and Parish Councils.
0954/00/FUL – Stansted**

- 1 Stansted Parish Council has given detailed and careful consideration to this proposal and many of its members have attended the public exhibition of the plans that had been organised by the applicant.
- 2 The Parish Council has a number of concerns.
 - (i) The scale and mass of the development situated on a raised site in a prominent position in a Conservation Area is too dominant and produces over development of the site. Properties closest to the recreation ground are very close to the boundary. The loss of mature trees on this site is to be very much regretted and to date no confirmation that formal TPOs have been approved – this surely needs to be done before any development is allowed to commence.
 - (ii) The surrounding area is largely of family houses and period cottages. The provision of 2 and 3 bedroomed family houses that are in the main without gardens create an unsatisfactory form of development in this setting. While it is close to the recreation ground it is equally close to a busy main road and there is no secure area for young children to play around their own homes. The developer may argue that this scheme is intended for city commuters and for workers at the Airport. This is a short-term view which is unlikely to be achieved in practice so rendering this scheme an unsustainable form of development.
 - (iii) Local residents have a concern that it may be possible at a future time to create a link road from the Recreation Ground which would generate the classic rat run conditions. Could the Council give consideration to imposing a condition that the only access to this site is via Silver Street.
 - (iv) Woodfields. The site is located in the Woodfields part of the village where DP Policy SM8 requires additional parking facilities and improved access to be provided. The proposal does neither of these.
 - (v) The access road of the site is now in place as it has been constructed to the much smaller development being carried out on the adjacent site by Enterprise Heritage Ltd. The Parish Council understands that this road is not going to be adopted and that the County Surveyor has concerns as to safety owing to the steep slope of this road. Stansted has a large number of private and unadopted roads and the Parish Council are only too aware of their maintenance problems. The Parish Council is horrified that a

road, which is not to adoptable standards, is to be constructed to serve to the new developments. This new road would exist onto a busy classified road and as it is not to be adopted by the County Council is regarded as potentially unsafe. The artist's impressions produced by the developer bears little relation to what is actually in place. This is an accident waiting to happen.

- (vi) The Parish Council requests that the Committee carries out a site visit before reaching a decision (if possible at a time when the extent of the traffic flows can be witnessed) and hope that the Committee would concur with the view of the Parish Council that this proposal should be refused