

**DEVELOPMENT CONTROL SUB COMMITTEE held at 2.00 pm at  
COUNCIL OFFICES GREAT DUNMOW on 19 MARCH 2001**

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:- Councillor R P Chambers.

Also present at the Chairman's invitation:- Councillors G W Powers and  
Mrs S Flack.

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

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**SITE MEETINGS**

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

**1150/00/FUL Littlebury** – Proposed stable block with tack room and hay  
store – Nunns Farm, Catmere End for Mr & Mrs S Murray.

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:-

**1465/00/AV Takeley** – Erection of gateway sign – Stansted Airport for  
Stansted Airport Ltd.

**1489/00/DFO Takeley** – Formation of car rental area including associated  
earthworks, 9m lighting columns and landscaping – Stansted Airport for  
Stansted Airport Ltd

**1569/00/FUL Leaden Roding** – Two storey side extension, four bay carport  
and relocation of vehicular access – 4 Leaden Hill Cottages, Stortford Road  
for Mrs H Mackley.

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**APOLOGIES FOR ABSENCE**

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

P156 **DECLARATIONS OF INTEREST**

Councillor R J Copping declared a non-pecuniary interest in planning applications 0710/00/FUL, 0711/00/OP, 0066/01/FUL and 0084/01/OP Great Dunmow as a Member of Great Dunmow Town Council. Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning application 1696/00/FUL Broxted as the owner was known to her. Councillor Mrs E J Godwin declared a non-pecuniary interest in planning application 1430/00/FUL Birchanger as representations had been made to her as a member of the Parish Council. Councillor Mrs Godwin also declared a non-pecuniary interest in planning application 0088/01/FUL Birchanger as a member of the Parish Council. Councillor A R Thawley declared a non-pecuniary interest in agenda item 8 as he lives near to the site and left the room for the discussion on this application.

P157 **MINUTES**

The minutes of the meeting held on 26 February 2001 were received, confirmed and signed by the Chairman as a correct record subject to the following amendments:-

**i) Minute 147(ii) – Woodcroft, Stortford Road, Little Canfield**

The word “question” to be deleted and the word “quash” to be inserted on the second line of the paragraph.

**ii) Minute P148(d) – Referral to the Secretary of State for the Environment**

The word “recommended” to be deleted and the words “advised that Uttlesford District Council is minded” to be inserted on the second line of the paragraph.

**iii) Minute Numbering**

Minute number “P151 Site Visits” to read Minute “P152 Site Visits” and Minute “P152 Urgent Item” to read Minute “P153 Urgent Item”.

P158 **MATTERS ARISING**

**i) Minute 158(i) – District Council Development**

*Councillors R J Copping and R A E Clifford declared non-pecuniary interests in the following item as members of the Council’s Leisure (PFI) Board.*

The Principal Control Officer informed Members that it would not be necessary to resite the access as there was a coniferous hedge in front of

number 7 Foresthall Road which would shield any glare from car headlights as they left the Leisure Centre.

RESOLVED that the position of the access be approved as submitted.

***Councillor Powers declared a non-pecuniary interest in the following item, as a local resident***

**ii) P147(i) – Essex County Council Consultation re Proposed Parking Restrictions in connection with extension, new hall and reception and classrooms with WC and storage – Great Dunmow Junior School, High Stile (UTT/972/00/CC)**

Councillor Powers circulated notes of a meeting held on 16 March 2001 between officers of Essex County Council Transport and Operational Services (TOPS), County Councillor D Westcoft and himself. Essex County Council Learning Services (LS) had been invited to the meeting but had not been able to attend. The objective of the meeting had been to explore possible alternative access arrangements to Great Dunmow Junior School.

Councillor Powers said that he was very disappointed that LS had not attended the meeting and he felt TOPS was trying to push the District Council into accepting a compromise scheme of parking restrictions. TOPS would be presenting a report to the Highways Sub-Committee with revised proposals which the local residents did not recognise as a solution. Councillor Powers had submitted, on behalf of residents, a formal complaint to the Local Government Ombudsman against Essex County Council because of its failure to deal with the longstanding traffic and parking problems on the Highfields and Springfields Estate.

RESOLVED that

- 1 Councillor Copping attends the Essex County Council Development Committee and passes on the views of this Sub-Committee.
- 2 The Corporate Director-Development submits a report to Highways Sub-Committee on 21 March 2001.
- 3 TOPS, LS and Planning be asked to attend the Development Control Sub-Committee Workshop on 30 April 2001 to discuss ways forward.

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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:-

**1489/00/DFO Takeley** – Formation of car rental area including associated earthworks, 9m lighting columns and landscaping – Stansted Airport for Stansted Airport Ltd.

**1823/00/FUL Little Dunmow/Felsted** – Deletion of Condition C.90C imposed on Planning Permission reference UTT/0942/99/FUL and substitution with replacement condition to read: “The works approved pursuant to Condition C.90B shall be carried out and completed within one year of the date of approval” – Oakwood Park Development for Enodis Property Developments.

**1430/00/FUL Birchanger** – 1.5-storey and single storey side extensions, single-storey front extension, insertion of bay window to front elevation and insertion of dormer window – 216 Birchanger Lane for Mr and Mrs Keeble.

**0160/01/FUL Saffron Walden** – Building comprising four flats (affordable housing) and Class A1 shop, with associated parking – Site at junction of Castle Cross & Usterdale Road for Mr K C Owen.

**1793/00/FUL Felsted** – Replacement dwelling and detached double garage – Montague House, Mill Road for Mr and Mrs R Irani.

**1721/00/FUL Little Hallingbury** – Change of use of agricultural land to telecommunications enclosure, replacement of existing 30m telecommunications mast with new 30m mast, various antennae and erection of additional equipment cabins – Land at Stonehill Farm, Hallingbury Road for Crowncastle Communications Ltd.

## **b) Refusals**

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

**1150/00/FUL Littlebury** – Proposed stable block with tack room – Nunns Farm, Catmere End for Mr & Mrs S Murray.

**1312/00/FUL Takeley** – Annexe and garage – Countryside, Bambers Green for Mrs J B Solomons.

**1746/00/FUL Hatfield Heath** – Change of use from residential annex to separate dwelling – Hilltop, Chelmsford Road for Mr S Cogan.

**1) 0082/01/FUL & 2) 0083/01/FUL Henham** – 1) Change of use from haulage/plant hire yard to residential and erection of two detached dwellings and associated garaging. 2) Change of use from haulage/plant hire yard to residential and erection of three detached dwellings and associated garaging – Hilltop, Mill Road for Permac Properties PLC.

**1465/00/AV Takeley** – Gateway sign – Stansted Airport for Stansted Airport Ltd.

**1) 0046/01/FUL & 2) 0047/01/LB Little Bardfield** 1) Partial demolition, alteration and extension to convert barn and annexe to single dwelling. Construct cart lodge. Demolish brick walls and erect boundary fencing and gates. 2) Alterations and extension to barn and annexe to form dwelling. Demolition of extensions – Coft Hall, Oxen End for Mrs C Phillips

**1789/00/OP Great Sampford** - Two-storey dwelling house – Land at Moor End Cottages for Mr J Curtis.

**0066/01/OP Great Dunmow** – 300 dwellings, provision of open space and north-west relief road – Sector 3, Woodlands Park for Wickford Development Co Ltd.

**c) Deferments**

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

**0954/00/FUL Stansted** – 21 dwellings and ancillary works – St Teresa’s Church, Silver Street for Fairclough Homes Limited.

Reason:- For further negotiations.

**1284/00/FUL Takeley** – 2 additional floor levels of parking at existing short term car park – Stansted Airport for Stansted Airport Ltd.

Reason:- Awaiting revised plans.

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

Reason:- Awaiting revised plans.

**1821/00/CL Felsted** – Certificate of Lawfulness for proposed erection of covered swimming pool/games room and stable building and formation of tennis court within curtilage of existing dwelling house.

Reason:- To reconsider extent of curtilage.

**1467/00/CL Hatfield Heath** – Use of building as dwelling with use of land as a garden, storage and parking – Stonebridge Farm, Chelmsford Road for Mr & Mrs King.

Reason:- For further investigation.

**0063/01/FUL Thaxted** – a) New entrance, alterations to windows, creation of roof terrace and three number front dormer windows to flat. Demolition of garage and creation of parking area. Pitched roof to rear extension to office.

b) Two number semi-detached houses with parking to rear – 7 Town Street for Mr I Fynn.

Reason:- For further information to be considered.

**d) 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 application subject to the conditions to be recorded in the Town Planning Register.

**0084/01/FUL Great Dunmow** – Construction of 1400 metres of proposed north-west relief road and roundabout onto the B184, access to Sector 3 and Brookfield Farm, associated earth works, regrading and drainage – Sector 3, Woodlands Park for Wickford Development Company Limited.

**e) Planning Inspectorate**

**0710/00/FUL Great Dunmow** – Construction of 1400 metres of proposed north-west relief road and roundabout onto the B184, access to Sector 3 and Brookfield Farm, associated earth works, regrading and drainage – Sector 3, Woodlands Park for Wickford Development Company Limited.

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

**0711/00/OP Great Dunmow** – 300 dwellings, provision of open space and a north-west relief road – Sector 3, Woodlands Park for Wickford Development Company Limited.

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

1. Contrary to DP Policy S2. Unsuitable development in the countryside. Detrimental effects on attractive rural character.
2. Contrary to Essex and Southend Replacement Structure Plan Policies H2, H3, H4 & C5.
3. Contrary to advice contained in PPG3. Low density development, greenfield site.
4. Premature pending review of local plan.
5. Contrary to DP Policy GD8. No approved Master Plan for Sector 3.
6. Contrary to DP Policy H4(b)-Affordable housing.

**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 approve the following application for the reasons to be recorded in the Town and Planning Register subject to the submission of revised plans regarding access:-

**1569/00/FUL Leaden Roding** – Two-storey side extension, four bay carport and relocation of vehicular access – 4 Leaden Hill Cottages, Stortford Road for Mrs H Mackley.

**g) District Council Development**

Members considered the following applications:

**1595/00/DC Henham** – Creation of vehicular accesses – 32 & 20 Mill Road for Uttlesford District Council

**0076/01/DC Rickling** – Construct new lay-by for parking of vehicles – 1, 3, 5 & 7 Coney Acre, Rickling Green for Uttlesford District Council.

RESOLVED that, pursuant to the Town and Country Planning General Regulations 1992, permission be granted for the developments proposed subject to the conditions recorded in the Town and Country Planning Register.

**h) Certificates of Lawfulness**

**1714/00/CL Barnston** – 0.965 metres high picket fence – Land at Broadgrove Cottage, Chelmsford Road for Mrs D Bennett.

RESOLVED that a Certificate of Lawfulness be granted.

*Councillor Copping wished it to be recorded that he voted against granting the Certificate of Lawfulness.*

**1656/00/CL Radwinter** – Use of stable block as single dwelling house – Little Warren, Ashdon Road for Phillip Norris.

RESOLVED that a Certificate of Lawfulness be not granted.

It was further RESOLVED that enforcement and, if necessary, legal action be authorised to secure the cessation of the unauthorised residential use.

**i) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 9 April 2001:-

**0088/01/FUL Birchanger** – Two-storey replacement dwelling and construction of new access – 249 Birchanger Lane for De Vere Homes Limited.

Reason:- To assess the impact of the building on the street scene.

**1696/00/FUL Broxton** – Change of use from agricultural land to private training equestrian cross-country course and associated parking – Moor End Farm for J P & W Burton.

Reason:- To assess the impact of the traffic on the surrounding highway network.

**1) 0448/00/FUL & 2) 0449/00/LB Felsted** 1) Change of use of agricultural buildings to B1 business use and B8 storage. 2) Demolition of three buildings (E,F and I) and alterations to remaining former agricultural buildings – Pondpark Farm, Cock Green for Mr P Hutley.

Reason: To assess the impact on the open countryside and the surrounding highway network and the access to the site.

**0859/00/FUL Great Chesterford** – Demolition of house and workshop and erection of replacement dwelling and garage – Fairacre, Newmarket Road for Mr & Mrs M Derham.

Reason:- To assess the impact on the surrounding countryside and design of building.

**1830/00/DC Felsted** – One detached dwelling adjacent 14 Ravens Crescent for Uttlesford District Council.

Reason:- To assess the effect on the grain of settlement in this area.

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## **PLANNING CONTROL – MARTINSIDE STUD, HOWE GREEN, GREAT HALLINGBURY**

Members received a report concerning the unauthorised erection of a stable/field shelter. The Principal Control Officer informed Members that he had received a letter from Ms Dorset stating that Mr T Chambers had no interest in this land.

RESOLVED that enforcement and, if necessary, legal action be taken to require the following steps to be taken:

- 1 Remove the building, or
- 2 Alleviate any injury to amenity which has been caused by the development by carrying out the following:
  - a) Paint the weatherboarding black



- b) Clad the roof with natural materials (e.g. slates, clay tiles or pantiles) samples of which shall have been submitted to and approved in writing by the local planning authority and
- c) Use the building only as a hay store or horse shelter ancillary to Martinside Stud.

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**DETACHED DWELLING WITH INTEGRAL GARAGE – LAND ADJACENT TO THE THREE HORSESHOES PUBLIC HOUSE, BANNISTER GREEN, FELSTED FOR ASPREY ESTATES LIMITED**

Members received a report informing them that this dwelling had been erected at a height greater than approved. The report recommended that a planning application should be sought but, if one were not submitted, no enforcement action be taken. It was

RESOLVED that the Sub-Committee visit the site on Monday 9 April 2001 to assess the impact of the extra height of the dwelling on the setting of the listed building, the character of the green and the residential amenity of neighbours.

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**APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions

**(a) Allowed**

- (i) Demolition of agricultural contractors' building and erection of four detached dwellings with garages and shared drive – 9 Radwinter Road, Swards End, Saffron Walden (UTT/1158/00/OP)

**(b) Dismissed**

- (i) Demolition of agricultural contractors' buildings and erection of five detached dwellings with garages and shared drive – 9 Radwinter Road, Swards End, Saffron Walden (UTT/0189/00/OP)
- (ii) New dwelling to replicate earlier barn conversion approval. Home Farm, Hassobury, Farnham (UTT/0388/00/FUL and UTT/1157/00/FUL).
- (iii) Replacement Chalet-style dwelling. Tuijas Cottage, Pledgdon Green (UTT/083/00/FUL).
- (iv) Substantial demolition of semi-detached bungalow, reconstruction of east elevation of remaining semi detached bungalow, realignment of boundary line and erection of new dwelling. Removal of a single garage and erection of a new garage. (UTT/0317/00/FUL).

P163 **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 items of business on the grounds that they involved the likely disclosure of Exempt Information as defined in paragraphs 12 and 15 of Part I of Schedule 12 (A) of the Act.

P164 **ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

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

**(i) Heathview, Pond Lane, Hatfield Heath**

Compliance had been achieved in respect of the two caravans. The Enforcement Notice relating to Unit 9 had been served.

**(ii) Little Bowers, Hadstock**

The owner had given an undertaking that he will comply by 1 June 2001.

**(iii) Woodcroft, Stortford Road, Little Canfield**

A Consent Order had been obtained to quash the Inspector's decision. The appeal against the Enforcement Notice would be determined afresh.

**(iv) Kings Head, Haydon Lane, Elmdon**

The Enforcement Notice had been served. An appeal had been lodged in respect of the time for compliance.

**(v) Bridgefoot Cottage, Parsonage Road, Takeley**

A Public Inquiry would take place on 5 June 2001.

**(vi) Elsenham Stud**

The cupola had not been removed and a landscaping scheme had not been submitted.

RESOLVED that the Corporate Director – Development be authorised to institute criminal proceedings and/or to apply for an injunction to the High Court or the County Court pursuant to Section 187B of the Town and Country Planning Act 1990 (as amended) and/or Section 222 of the Local Government Act 1972 in respect of the failure to comply with the Breach of Condition Notices.

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**APPEAL – LAND AT BELL COLLEGE SAFFRON WALDEN  
(UTT/1414/98/OP) – AWARD OF COSTS**

Members received a report for information advising them of the costs paid to the successful appellant.

Members expressed concern that Essex County Council Transportation and Operational Services had carried out a safety audit but not made the results available to the District Council.

RESOLVED that a letter be sent to the Head of Transportation, Planning and Environmental Services at Essex County Council, with a copy to the local MP, expressing Members' concerns.

The meeting ended at 5.30 pm.