

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at
COUNCIL OFFICES GREAT DUNMOW on 9 APRIL 2001**

Present:- Councillor R B Tyler – Chairman.
Councillors 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.

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

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SITE MEETINGS

Councillors Mrs J F Cheetham, R A E Clifford, R J Copping, P J F Lewis,
D M Miller and R B Tyler had attended the site visit for the following
application:-

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

Councillors Mrs J F Cheetham, R A E Clifford, R J Copping, P J F Lewis, D M
Miller, A R Thawley and R B Tyler had attended the site visit for the following
application:-

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

Councillors 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:-

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

0448/00/FUL and 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 L) and alterations to remaining former agricultural
buildings – Pondpark Farm, Cock Green for Mr P Hutley.

Councillors 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 R B Tyler had attended the site
visit for the following application:-

Agenda Item 8 of 19 March 2001 – Felsted – Detached dwelling with
integral garage – Land adjacent to the Three Horseshoes Public House,
Bannister Green for Asprey Estates Ltd.

Councillors 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 visit for the following application:-

1830/00/DC Felsted – Detached dwelling – adjacent Ravens Crescent for Uttlesford District Council.

P167 **APOLOGIES FOR ABSENCE**

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

P168 **DECLARATIONS OF INTEREST**

Councillor Mrs E J Godwin declared a non-pecuniary interest in planning application 0088/01/FUL - Birchanger as she is a member of Birchanger Parish Council. Councillor A R Thawley declared a non-pecuniary interest in Agenda Item 8 (DC-Sub meeting 19 March 2001) – Bannister Green as he lived near to the site and left the room for the discussion on this matter. Councillor R B Tyler declared a non-pecuniary interest in planning application 1810/00/FUL – Arkesden. Councillor Mrs Cant declared a non-pecuniary interest in planning application 0086/01/FUL - Stebbing as she is a member of Stebbing Parish Council.

P169 **MINUTES**

The Minutes of the meeting held on 19 March 2001 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments:-

(i) Officers in attendance

J Grayson to be included in the list of officers in attendance.

(ii) Minute 158(ii) – 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)

As Councillor Powers had stated that he was speaking on behalf of local residents, and was not declaring an interest, the paragraph saying “Councillor Powers declared a non-pecuniary interest in the following item as a local resident” should be amended as follows: “Councillor Powers appeared and spoke on behalf of local residents”. On the third line of the first paragraph, Councillor D Westcoft should be amended to read Councillor D Westcott.

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MATTERS ARISING**(i) Minute 158(ii) – Essex County Council Consultation re: proposed parking restrictions in connection with the extension – new hall and reception and classrooms with WC and storage – Great Dunmow Junior School, High Stile (UTT/972/00/CC)**

In reply to a question from Councillor Copping, the Senior Planning Officer said that the Essex County Council Development Control and Regulation Committee meeting would take place on 20 April 2001. Members discussed the current situation in connection with this matter and agreed that the following views should be conveyed to Essex County Council:-

- (i) Closer view on enforcement of restrictions in High Stile
- (ii) Detailed defined restrictions in Chequers Lane
- (iii) Any decision be deferred until after the meeting of Essex County Council Officers and Members on 30 April 2001.

RESOLVED that Councillor Copping attend the Essex County Council Development Control and Regulation Committee Meeting on 20 April 2001 and pass on the above views of this Sub-Committee.

A briefing note would be circulated to all Members before the meeting on 30 April 2001.

(ii) Minute 161 – Detached Dwelling with Integral Garage – Land adjacent to the Three Horseshoes Public House, Bannister Green, Felsted for Asprey Estates Ltd

Members had visited the site of this development. In reply to a question, the Head of Development Control said that the benefit of receiving a planning application would be that the public could then be given the chance to make representations. Following discussion it was

RESOLVED that the developer be asked to submit a revised planning application within the next month.

(iii) Minute 164 – Enforcement of Planning Control Progress Report - Elsenham Stud

In answer to a question, Members were advised that there had been correspondence from the owner of the site and that the Landscape Officer would give advice on what was required for a landscaping scheme.

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APPLICATION WITHDRAWN

It was noted that planning application 0063/01/FUL - Thaxted had been withdrawn.

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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:-

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

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 and W Burton.

0158/01/FUL Thaxted – Change of use of restaurant (Class A3) to dwelling house (Class C3) – The Recorder's House, 17 Town Street for Mr I Crofts.

(1) 1351/00/FUL & (2) 0102/00/FUL Stansted –(1) Conversion of retail storage area into a one-bedroom flat and alterations. (2) Conversion of Class A1 shop to Class C3 one-bedroom flat and alterations – Units 1/2 and 3 Castle Walk Shopping Centre, Lower Street for Mr K Khazai.

1810/00/FUL Arkesden – Change of use of redundant barn to form one holiday let – Parsonage Farm for Mr D Forster.

0258/01/OP Saffron Walden – Single-storey dwelling with garage. Replacement garage for existing dwelling – Site adjacent 35 De Vigier Avenue for Mr and Mrs Tibbett.

0180/01/FUL Great Dunmow – Two-storey dwelling – 6 Bells Stores, Church End for Mr A Mangham.

0151/01/FUL Ashdon – Single-storey three bedroom bungalow – Land rear of 1 and 2 Rogers End for Mr A Jarvis.

(b) Refusals

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

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

Reason:- Over development, adverse effect on the street scene, loss of light to neighbouring property and highway danger.

0086/01/FUL Stebbing – Detached bungalow and double garage – Rear of Motts Cottage, High Street for Mrs D Kittow.

0104/01/OP Thaxted – Redevelopment of old waterworks site and vehicle repair garage including demolition of existing sheds by construction of one house – The Old Waterworks, Bardfield Road for Mr M B Holt.

(c) Deferments

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

0448/00/FUL and 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 L) and alterations to remaining former agricultural buildings – Pondpark Farm, Cock Green for Mr P Hutley.

Reason:- Awaiting further information from Essex County Council Transportation and Operational Services regarding the traffic implications and the use of passing bays.

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

Reason:- For further negotiations/discussions with applicant.

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

Reason:- Awaiting revised plans on alternative locations and height.

(d) Planning Agreement

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 Director of Community Services, 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:-

1783/00/FUL Great Dunmow – Construction of roundabout to serve business park – Chelmsford Road for Great Dunmow Estates Ltd.

(e) District Council Development

Members considered the following application:-

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

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

(f) Development on District Council Owned Land

Members considered the following application submitted on land owned by the Council:-

0134/01/FUL Leaden Roding – Retention of garage – Garage Block, Holloway Crescent for Mr M B Giles.

RESOLVED that planning permission be granted without conditions.

(g) County Matters

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

RESOLVED that Essex County Council be advised that the District Council raises no objections to these applications, subject to conditions.

(h) Certificates of Lawfulness

1467/00/CL Hatfield Heath – Certificate of Lawful use of building as dwelling with adjacent land as garden storage and parking – Stonebridge Farm, Chelmsford Road for Mr and Mrs King

RESOLVED that a Certificate of Lawfulness be granted for use of building as dwelling with adjacent land as garden, storage and parking.

1821/00/CL Felsted – Proposed erection of a covered swimming pool/games room and stable building and formation of tennis court within curtilage of existing dwelling-house – Courtlands, Station Road for Mr D Nicolic.

RESOLVED that a Certificate of Lawfulness be granted for the proposed erection of covered swimming pool/games room and stable building and formation of tennis court within the curtilage of the dwelling house.

(i) Site Visit

0020/01/FUL Debden – Conversion of barn to single dwelling. Construction of new vehicular access – Barn at Broctons Farm, Rookend Lane for W Bunting.

Reason:- To assess the quality of the barn.

**ENFORCEMENT OF PLANNING CONTROL – SEAMAN'S FARM
LITTLEBURY GREEN**

Members received a report concerning the unauthorised erection of a replacement building. The report recommended that enforcement and, if

necessary, legal action be taken to require its demolition and removal from the land. It was

RESOLVED that a decision be deferred for the owners' late representation to be considered and a site visit on Monday 30 April 2001 to assess the form and appearance of the building and its impact on the character of this rural area.

P174 **ENFORCEMENT OF PLANNING CONTROL – LAND ADJOINING LITTLE PADDOCKS CUTLERS GREEN THAXTED**

Members received a report concerning the removal of a frontage hedge, unauthorised engineering works and a change of use for the purpose of access and manoeuvring of vehicles in association with a B8 storage use. It was

RESOLVED that enforcement and, if necessary, legal action be taken to remove the works, restore the land to its former condition and reinstate the hedge.

P175 **APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions:-

(a) Allowed

(i) Two detached dwellings and double garages to replace existing bungalow. Construction of new vehicular access – Land at “Always”, Chelmsford Road, Hatfield Heath (UTT/1218/00/FUL).

(b) Dismissed

(i) New dwelling – Site at Meadows, Duddenhoe End, Saffron Walden (UTT/0622/00/FUL).

(ii) Detached house – Land adjacent to Ware Farm, The Street, High Roding (UTT/0950/00/FUL).

(iii) Replacement dwelling – Abbots Manor, Wimbish (UTT/1271/99/OP).

P176 **PLANNING AGREEMENTS**

The Sub-Committee received a Schedule setting out the current position regarding outstanding Section 106 Agreements. The Agreement in respect of application UTT/0084/01/FUL Great Dunmow, was being prepared.

P177 SITE VISIT

Following a request from the Senior Planning Officer, Members agreed to visit on 30 April 2001 the site of planning application UTT/0254/01/FUL for a cattery at Wimbish. The reason was to assess the impact on the landscape, the amenity of neighbours and access onto the B184.

The meeting ended at 4.20 pm.