

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at
COUNCIL OFFICES GREAT DUNMOW on 30 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.

Also present at the invitation of the Chairman:- Councillor Mrs S Flack.

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

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SITE MEETINGS

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 of the following enforcement case and applications:-

ENF/44/OO/D Littlebury – Erection of building – Seamans Farm, Littlebury
Green - Mr G A Wild.

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

UTT/0254/01 Wimbish – Erection of cattery to rear of property – Land at
Oakview, Howlett End for Mr and Mrs N May.

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APOLOGIES FOR ABSENCE

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

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DECLARATIONS OF INTEREST

Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning
application 1285/00/FUL Wicken Bonhunt as she knew the agent. Councillor
Mrs Flack declared an interest in agenda item P170 – Great Dunmow Junior
School as a school governor and Councillor A R Thawley declared a non-
pecuniary interest in agenda item P170 (ii) – Bannister Green, Felsted as he
lived near the site.

P181 **MINUTES**

The Minutes of the meeting held on 9 April 2001 were received, confirmed and signed by the Chairman as a correct record.

P182 **MATTERS ARISING**

(i) Minute P170 (i) – 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)

At the Council meeting on 24 April 2001 it had been resolved that representations be made to Essex County Council re (i) the way the Development Control Sub-Committee's representations had been ignored and (ii) the way Essex County Council Development Control and Regulation Committee had reached its decision on 20 April 2001. Following the meeting earlier in the day with representatives of Essex County Council, it was

RESOLVED that representations be made from the Development Control Sub-Committee to officers and members of Essex County Council Development Control and Regulation Committee complaining about the decision on 20 April 2001 and how it had been arrived at, and urging that parking restrictions should be agreed in Chequers Lane and High Stile as part of the application for phases 2 and 3.

(ii) Minute P170(ii) – Detached Dwelling with Integral Garage – Land adjacent to the Three Horseshoes Public House, Bannister Green, Felsted for Asprey Estates Ltd

In answer to a question, Members were advised that there had been correspondence from the developer indicating that the development had taken place in accordance with plans approved by the Building Surveying section. Officers would submit a report to the next meeting of the Development Control Sub-Committee after they had written to the applicant.

(iii) Minute P172 c) – Deferments - 954/00/FUL Stansted - 21 dwellings and ancillary works – St Teresa's Church, Silver Street for Fairclough Homes Ltd

In answer to a question, Members were advised that the public inquiry in connection with the appeal against the refusal of the duplicate application would start on 1 May 2001.

(iii) Minute P173 – Enforcement of Planning Control – Seamans Farm, Littlebury Green

Members had visited the site of this development. The Principal Control Officer said that the owner had declared that he was repairing the original building. However, Officers considered that the building was a new structure and planning permission was required. An e-mail had been received from the

owner stating that he believed the work had been carried out under the permitted development rights and that he intended to erect a boundary fence around his land. After consideration, it was decided that a breach of planning control had occurred and that it was expedient to take action. It was

RESOLVED that enforcement and, if necessary, legal action be taken to require the demolition and removal of the building from the land.

(iv) Minute P174 – Enforcement of Planning Control – Land Adjoining Little Paddocks, Cutlers Green, Thaxted

Members received copies of correspondence from the owner concerning this site and a response from the Principal Control Officer. It was

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

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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:-

1) 0010/01/FUL & 2) 0011/01/LB Great Chesterford – 1) Alterations and conversion of barn to dwelling. Addition to boundary wall and erection of new wall. 2) Installation of first floor, stairs, partitions, roof lights, replacement windows and doors. Alteration to boundary wall - Barn at Whitegates, School Street for C & S Mortimer.

0217/01/FUL Great Dunmow – Conversion of farm building to bed and breakfast accommodation with associated parking - Puttocks Farm, Philpot End for Mr and Mrs R Hockley.

0041/01/FUL Elsenham – Retention of part of existing dwelling as office use - The Oak Barn, Green Street for Mr S Revell.

It was also

RESOLVED to take enforcement and, if necessary, legal action to ensure that the use of the paddock for hard surfaced car parking area ceases.

0282/01/FUL Broxton – 9m tall noise monitoring mast - Field adjacent to School Villas, Church End, Broxton for Stansted Airport Ltd.

1) 0247/01/FUL & 2) 0248/01/LB Ashdon – 1) Installation of two new windows. Revise height of chimney stack. 2) Rebuild collapsed roof at south western end of building. Installation of two new windows and raise

height of chimney stack – Dorvis Cottage, Dorvis Lane for Mr and Mrs I Gay.

0238/01/FUL Stebbing – Retention of use of Building 2 to B8 storage and associated car parking - Hornsea Farm, Bran End for Mr D Hills.

0016/01/FUL Berden – Conversion of redundant farm buildings into a single dwelling house with annex accommodation and garaging. Demolition of remaining traditional farm buildings, widening of vehicular access - Potash Farm for Fiona Donald.

1) 0384/01/FUL & 2) 0385/01/LB Great Easton – 1) Detached double garage and store, replacement garden room gates and retaining wall. 2) Garden room, gates and retaining wall - The Old House, The Endway for Mr and Mrs P Shrosbree.

(b) Refusals

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

0094/01/OP Debden – One dwelling – “Shalom”, Thaxted Road for Mr and Mrs A Gilder.

0266/01/OP Manuden – One dwelling - White House Corner for Mr C Kershaw.

0157/01/OP Felsted - Single dwelling and creation of new vehicular access - Land adjacent 25 Station Road for Strutt and Parker.

1285/00/FUL Wicken Bonhunt – Change of use of barn from storage to residential including alterations, raising of roof pitch and reduction of height and length - Wicken Hall Barn for De Vere Homes Ltd.

0310/01/FUL Felsted – Removal of Condition C.13.7 (restriction of hours of use) attached to permission for use as restaurant under ref UTT/0362/00/FUL - Temple Buildings, Braintree Road for Mr J Khan.

0296/01/FUL Newport – Three dwellings, 1 single and 1 double garage - Pineacre, Cambridge Road for Mr D J Taylor.

(c) Deferrals

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 Ltd.

Reason:- Awaiting appeal decision on duplicate application.

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

Reason:- To consider revised plans.

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:- For further negotiations/discussions with the applicant for a smaller dwelling of better design and to consider further advice as to the quality of the barn.

0254/01/FUL Wimbish – Cattery to rear of property - Land at Oakview, Howlett End for Mr and Mrs N May.

Reason:- For further negotiations on, and notifications of, revised plans.

(d) Authority to the Director of Community Services

RESOLVED that, subject to a full archaeological investigation being carried out, 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:-

1) 1699/00/FUL & 2) 1700/00/CA Great Dunmow – 1) Three dwellings, double and single garages, alterations to Church, construction of new car park, ramp, retaining and boundary wall. 2) Demolition of Church Hall and link corridor and partial removal of railings fronting highway - Church and Hall, Dunmow United Reformed Church, New Street for Eastern Synod of the United Reformed Church.

(e) 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 Director of Community Services 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:-

1) 0130/01/OP & 2) 0133/01/OP Takeley – 1 & 2) 24 dwellings (with only siting and access also to be determined) - Land at St Valery, off Roseacres for Fairview New Homes plc.

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 3 buildings (E, F and L) and alterations to remaining former agricultural buildings - Pondpark Farm, Cock Green for Mr P Hutley.

(f) Site Visit

The Sub-Committee agreed to visit the site of the following application on Monday, 21 May 2001.

0131/01/FUL Stebbing – 19 unit boarding cattery, car park and access – Thatch Cottage, Stebbing Green for Mrs S Cotter.

Reason:- To assess the impact on the countryside, the setting of the listed building and highway dangers.

P184 **MEMBERS' ANNUAL PLANNING TOUR OF RECENT DEVELOPMENTS**

Members received a report reminding them that the next tour would take place on Monday, 18 June 2001. Members suggested additional sites that might be of interest to visit.

RESOLVED that Members note the date of the tour and that any further suggestions of sites to visit be forwarded to officers.

P185 **APPEAL DECISIONS**

The Sub-Committee noted the following appeal decision:-

Dismissed

1) & 2) Replacement single-storey rear extension with rooflights – Fiddlers Rest, Church Street, Great Chesterford (UTT/0162/00/FUL and UTT/0163/00/LB).

P186 **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 12 (A) of the Act.

P187 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

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

(i) Heathview, Pond Lane, Hatfield Heath

Undertakings had been received in respect of the caravans. Therefore, the Public Inquiry had been cancelled and the Enforcement Notice had been withdrawn.

(ii) 2A Pleasant Valley, Saffron Walden

The amendments to the planning application had been received as requested.

(iii) Angel and Harp Public House, Church End, Great Dunmow

There had been partial compliance and Officers would check to ensure that the unauthorised signs had been removed during opening hours.

(iv) Windmill Works, Keeres Green, Aythorpe Roding

Members confirmed that it was appropriate for injunction proceedings to be instituted.

(v) Red Star Garage, London Road, Quendon

Compliance had not been achieved

(vi) 21 High Street, Saffron Walden

The planning application had been withdrawn and an Enforcement Notice would be served.

(vii) Camp Farm, Mill Lane, Hatfield Heath

The Enforcement Notice had been served and compliance was anticipated.

(viii) Robels Cottage, Cutlers Green, Thaxted

Negotiations for relocation of fence had taken place.

(ix) Trycot, Bartholomew Green, Felsted

The application for a Certificate of Lawfulness was being considered and it was anticipated that a report would be made to the next meeting of the Sub-Committee.

(x) Twin Ridge, Chelmsford Road, Hatfield Heath

A planning application had been received.

(xi) Kinver, Chelmsford Road, Hatfield Heath

A planning application had been received and permission granted, subject to conditions.

(xii) Elsenham Stud

Members requested that a report be made to the next meeting of the Sub-Committee.

(xiii) Rodingland, Great Canfield

Details of a fencing/hedge planting scheme had been received.

The meeting ended at 4.30 pm.