

**DEVELOPMENT CONTROL SUB COMMITTEE held at 2.00 pm at
COUNCIL OFFICES GREAT DUNMOW on 11 JUNE 2001**

Present: Councillor P G F Lewis – Vice Chairman in the Chair
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, Mrs J
Harrison, J G Pine and Mrs J Postings.

P14 **SITE MEETINGS**

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

UTT/0191/01/FUL Saffron Walden – Conversion of agricultural buildings to
one residential unit - Stonebridge Farm, Little Walden for Mr & Mrs E Baker.

UTT/1727/00/OP Saffron Walden – Change of use of land, erection of new
village hall and creation of new vehicular access - Land adjoining St John's
Church, Little Walden for Mr M D White.

UTT/0298/01/FUL Great Chesterford – Change of use from bare land to
residential garden use in conjunction with "Luckfield" - Land adjacent to
Luckfield, Newmarket Road for M Derham.

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

UTT/1731/00/OP Manuden – New community and sports centre, formation of
associated parking area, new vehicular access, new footpath and multi-use
games area – Playing Field, off the Street for Mrs G Ryan, Parish Clerk.

Councillors W F Bowker, Mrs M A Caton, Mrs C A Cant, R A E Clifford, R J
Copping, Mrs E J Godwin, P G F Lewis, D M Miller and A R Thawley had
attended the site visit for the following applications:

1) UTT/0062/01/FUL & 2) UTT/0064/01/LB Stebbing – 1 & 2) Change of
use from watermill to residential with alterations and associated works -
Town Mill, Mill Lane for Goodfellows Estates Ltd.

P15 **APOLOGIES**

An apology for absence was received from Councillor R B Tyler

P16 **DECLARATIONS OF INTEREST**

Councillor R A E Clifford declared a non-pecuniary interest in planning application 0610/01/FUL Saffron Walden and did not speak or vote on the application. Councillor R J Copping declared a non-pecuniary interest in planning application 0650/01/CC Great Dunmow as a member of the Great Dunmow Town Council and also a non-pecuniary interest in 0610/01/FUL Saffron Walden as a member of the Leisure (PFI) Board and did not speak or vote on the applications. Councillor Mrs E J Godwin declared a non-pecuniary interest in planning application 0597/01/FUL Birchanger as a member of Birchanger Parish Council. Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning application 0301/01/FUL Hatfield Broad Oak as she knew the applicant. Councillor A R Thawley declared an interest in Minute P5(ii) – Detached dwelling with integral garage – Land adjacent to The Three Horseshoes Public House, Bannister Green, Felsted for Asprey Estates Limited as he lives near to the site. He left the room during the discussion on the matter.

P17 **MINUTES**

The Minutes of the meeting held on 21 May 2001 were received, confirmed and signed by the Chairman as a correct record.

P18 **MATTERS ARISING**

i) Minute P5(ii) – Land adjacent to The Three Horseshoes Public House, Bannister Green, Felsted for Asprey Estates Limited

The Principal Control Officer informed Members that he had received a letter from the applicant's agent stating that they wished to resolve this matter before the enforcement notice was served and were now prepared to submit an application to reduce the height of the rear wing. The Principal Control Officer sought Members' views on this matter. Following discussion it was

RESOLVED that service of the enforcement notice be deferred until 2 July 2001 to allow time for the applicants to submit an application with a statement confirming that the height of the rear wing would be lowered so that it is no higher than the front ridge of the dwelling.

ii) Minute P7(e) – Authority to the Director of Community Services

The Sub-Committee was informed that a letter had now been received from Essex County Council confirming that the District Council was authorised to refuse application 1824/00/FUL Little Dunmow.

iii) Minute P7(g) – County Matters

Takeley-Little Canfield – Extraction of sand and gravel, installation of plant for processing, disposal of surplus clay in connection with A120 construction and restoration – Land at Frogs Hall Farm for RMC Aggregates (Eastern) Limited (0240/00/CC).

Members were informed that this application had been refused by Essex County Council on the grounds that there was a lack of need and there would be a loss of amenity.

iv) Minute P8 – Outline Application for the erection of about 400 dwellings, construction of an access to highway and provision of public open space, play area and site for school, Rochford Nurseries, Birchanger and Stansted Mountfitchet – (UTT/0443/98/OP)

Members were advised that a full report would be submitted to the next meeting of this Sub-Committee.

v) Minute P11 – Construction of Borrow Pit to supply 510,000 tonnes of as dug sand and gravel for A120 Stansted/Braintree Road – Improvement Scheme at Broadfields Farm, Felsted (revised plans) (UTT/0380/01/CC)

Members were informed that Essex County Council had approved this application subject to a Section 106 agreement.

vi) Minute P13 – Appeal Decision – change of use from builders merchants, skip and plant hire and general contractors yard to residential use and erection of three dwellings with garages at Taylor Brothers, Wimbish (UTT/1125/00/OP)

The Sub Committee was informed that Counsel's advice had been sought. Counsel had advised that there were no issues of substance in the Inspector's letter or the procedures on which the District Council should pursue an appeal to the High Court.

P19

PLANNING APPLICATIONS

a) Approvals

RESOLVED that planning permission and listed building and conservation area consent, where applicable, be granted for the following developments, subject to the conditions, if any, recorded in the Town Planning Register.

1) 0231/01/FUL & 2) 0300/01/CA – Stansted – 1) Redevelopment of site for six apartments with ground floor parking. 2) Demolition of shop and flat – Stoner House, Silver Street for Enterprise Heritage Ltd.

0618/01/FUL – Farnham – Change of use of land to sewage pumping station including erection of plant and means of enclosure - Land at Farnham Green for Thames Water Property.

0389/01/FUL – Great Hallingbury – Replacement telecom mast 25m high with antenna, microwave disks, equipment cabin and security fencing - Anvil Cross, Off Church Road for BT Cellnet Ltd.

0597/01/FUL – Birchanger – Replacement dwelling - 249 Birchanger Lane for De Vere Homes Ltd.

0301/01/FUL – Hatfield Broad Oak – Removal of agricultural occupancy condition - Newbury, Cage End for Mr J Lukies.

1639/00/CA – Henham – Demolition of storage building - Land r/o Wood End Cottages for The Oxcroft Partnership.

b) Refusals

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

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

Reason: Unsuitable location for structure which would detrimentally affect the setting of terminal building.

0191/01/FUL Saffron Walden – Conversion of agricultural buildings to 1 No. residential unit - Stonebridge Farm, Little Walden for Mr and Mrs E Baker.

0404/01/FUL Great Dunmow – Two-storey detached dwelling - Beaumont House, Beaumont Hill for Mrs J Hadfield.

0608/01/FUL Thaxted – Detached house and associated double garage - Land at Sibleys Green for Mr H C Crane.

Mrs R Harris of Wimbish Parish Council attended to speak on the following item. A summary of the points she raised is appended to these minutes.

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

1) 1794/00/FUL & 2) 1795/00/CA High Easter – 1) Two detached dwellings with garages and new access. 2) Demolition of outbuilding - Land adj. Chapel Field House for Messrs R M J & W R A Drown.

1638/00/FUL Henham – Three dwelling houses with covered parking. Creation of new access – Land r/o Wood End Cottages for The Oxcroft Partnership.

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.

Reason: Awaiting applicant’s instructions.

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.

0298/01/FUL Great Chesterford – Change of use from bare land to residential garden use in conjunction with “Luckfield” – Land adjacent to Luckfield, Newmarket Road for M Dereham.

Reason:- To re-consult on amended application.

d) Referral to the Secretary of State for the Environment

RESOLVED that the Secretary of State for the Environment be recommended to grant planning permission for the following developments:-

1) 0062/01/FUL and 2) 0064/01/LB Stebbing – Change of use from Watermill to residential with alterations and associated works – Town Mill, Mill Lane for Goodfellows Estates Limited.

e) Referral to Planning & Development Committee

RESOLVED that the Planning and Development Committee be recommended to grant planning permission for the following developments subject to the conditions recorded in the Town Planning Register.

1731/00/OP Manuden – New community and sports centre, formation of associated parking area, new vehicular access, new footpath and multi-use games area – Playing Field, Off The Street for Mrs G Ryan, Parish Clerk.

1727/00/OP Saffron Walden – Change of use of land, erection of new village hall and creation of new vehicular access – Land adjoining St. John’s Church, Little Walden for Mr M D White.

f) County Matters

0650/01/CC Great Dunmow – Variation of condition no. 3 of CC/UTT/46/00 relating to traffic management measures by deletion of words “High Stile and” - Dunmow Junior School, High Stile for Director of Planning Services, Essex County Council.

RESOLVED that Essex County Council be advised that the District Council finds the proposal to be unacceptable and suggests an alternative wording reverting to the original as proposed by County Council Officers, ie. “Implementation prior to first occupation.”

Councillor Copping wished it to be recorded that he did not vote for the above resolution.

0555/01/CC Elsenham – Combined mixing and batching plant and ancillary facilities for the manufacture of mortar and concrete using indigenous primary aggregates and primary and recycled aggregates imported under the

provision of external planning permissions – Elsenham Quarry, Henham Road for Environomics Limited.

RESOLVED that Essex County Council be advised that the District Council raises no objections to this application subject to conditions.

g) Development on District Council Owned Land

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

0610/01/FUL Saffron Walden – New glazed draft lobby underside of existing entrance canopy – Lord Butler Fitness & Leisure Centre, Peaslands Road for Willmott Dixon Construction Ltd.

RESOLVED that pursuant to the Town & Country Planning (General) Regulations 1992, permission be granted for the development proposed under application 0610/01/FUL, subject to the conditions recorded in the Town Planning Register.

h) Site Visit

The Sub Committee agreed to visit the site of the following application on Monday 2 July 2001:-

0326/01/FUL Hatfield Broad Oak – Replacement dwelling – Anthonys, Anthonys Lane for J Schonberg.

Reason: To assess the impact of the proposed dwelling on the countryside and the differences between the proposed and the existing dwellings.

P20

BREACH OF CONDITIONS AT ELSENHAM STUD, ELSENHAM

Members received a report which recommended that no legal action be taken in respect of breaches of conditions attached to the permission for alterations to the dwelling. The report advised that breaches had occurred relating to the new riding arena and also recommended that no action be taken at this time. Members expressed particular concern that the roof light covering was higher than the roof light shown on the approved plan and not significantly lower than the previously refused cupola. Following discussion it was

RESOLVED that

1. No action be taken regarding Condition C.90C of planning permission UTT/0933/00/FUL.
2. The landscaping schemes agreed pursuant to Condition C.4.1 of Planning Permission UTT/0933/00/FUL and Condition C.4.1 of Planning Permission UTT/0636/00/FUL be implemented by December 2001.
3. The decision whether to serve a Breach of Condition Notice in respect of Condition C.90A of Planning

Permission UTT/0636/00/FUL be deferred to seek further design guidance with regard to the roof light.

P21 NOTIFICATION OF INTENT TO FELL ONE LEYLANDII CYPRESS TREE AT WALDEN PLACE, SAFFRON WALDEN – WITHIN A CONSERVATION AREA

Members considered a notice of intent made by the Council's Area Services Officer. to fell one Leylandii Cypress tree at Walden Place. The tree was on Council property and the tree had been inspected by the Council's Landscape Officer. It had been found to be in close proximity to the south west corner of the main building. The growth of adjacent box and yew trees was being suppressed by the Cypress tree. It was not considered to be of significant amenity value and was outgrowing to the detriment of adjacent trees.

RESOLVED that no objections be raised to the Leylandii Cypress tree being felled.

P22 MEMBER TRAINING IN PLANNING MATTERS – DRAFT PROGRAMME FOR FUTURE WORKSHOPS

Members received a report requesting them to review the benefits of the current year's workshops and decide whether they should continue after the summer. Councillor Mrs Cheetham suggested that repeat workshops should be held in the evening at Saffron Walden to enable other District Councillors and representatives of Town and Parish Councils to attend.

RESOLVED that Members advise Officers on the future need for and programme of training in planning matters at the meeting of the Development Control Sub Committee on 23 July 2001.

As the next Council meeting was to be held on 2 July 2001, the same day as the next Development Control Sub Committee, it was

RESOLVED that the workshop on Listed Buildings and Conservation Areas be deferred until 23 July 2001.

P23 APPEAL DECISIONS

The Sub-Committee noted the following appeal decisions which were dismissals:-

i) Conditions attached to permission for change of use of paddock to domestic garden land, the erection of a garden shed and greenhouse - Dove Cotes, Duddenhoe End, Elmdon, Saffron Walden (UTT/1370/00/FUL),

ii) 1.5 Storey dwelling on land at 26 Roseacres, Takeley (UTT/1111/00/FUL),

iii) Failure to determine within eight weeks an application for planning permission for the erection of 21 dwellings at St. Teresa's Church, Silver Street, Stansted (UTT/0955/00/FUL).

P24 SITE VISITS

The Sub-Committee agreed to visit the site of Harris Yard Saffron Walden (UTT/0382/01/FUL), on Monday 2 July 2001 for residential redevelopment in order to assess the impact of the proposed residential development on the character of the area.

Members were reminded to contact the Personal Assistant to the Director of Community Services if they wished to attend the annual tour of recent developments on 18 June 2001.

P25 EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100A(4) of the Local Government Act 1972, the public be excluded for the following items of business on the grounds that they involved the likely disclosure of Exempt Information as defined in paragraphs 12 & 15 of part 1 of Schedule 12A of the Act.

P26 APPLICATION FOR CERTIFICATE OF LAWFUL USE

UTT/0036/01/CL Felsted – Application for Certificate of Lawful Use of Land for vehicle parking together with associated activities and the use of buildings for storage or other purpose ancillary to the use of vehicle parking – Trycot, Bartholomews Green for Mr L J Ely.

The Legal Officer presented a report updating Members on negotiations regarding the hours of use. It was

RESOLVED that the application be deferred to continue negotiations, and that the normal working hours be restricted and further controls be sought on the occasional vehicle movements.

P27 ENFORCEMENT OF PLANNING CONTROL/PROGRESS REPORT

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

i) Units 2/3 Boys British School, East Street, Saffron Walden

Compliance had not been achieved and enforcement action would be taken.

ii) Heathview, Pond Lane, Hatfield Heath

In connection with Unit 9, a Public Inquiry would be held on 21 August 2001.

iii) 2A Pleasant Valley, Saffron Walden

Planning permission had now been granted and the site would be monitored to ensure implementation.

iv) Angel & Harp Public House, Church End, Great Dunmow

Site visits needed to be made during opening hours to ensure that compliance had been achieved.

v) Little Bowsers, Hadstock

Compliance had been achieved.

vi) Windmill Works, Keeres Green, Aythorpe Roding

Injunction proceedings were being prepared.

vii) Kings Head, Heydon Lane, Elmdon

The Public Inquiry was listed for 7 August 2001.

viii) Bridgefoot Cottage, Parsonage Road, Takeley

The Public Inquiry had taken place on 5 June 2001. The Council had applied for costs.

ix) Red Star Garage, London Road, Quendon

Compliance had now been achieved.

x) 21 High Street, Saffron Walden

Compliance was anticipated.

xi) Camp Farm, Mill Lane, Hatfield Heath

Compliance was anticipated.

xii) Twin Ridge, Chelmsford Road, Hatfield Heath

Planning permission had now been granted.

xiii) 1 The Chestnuts, Hatfield Heath

An appeal had been received against refusal of advertisement consent.

xiv) Little Warren, Ashdon Road, Badwinter

An Enforcement Notice had been served. An appeal had been lodged and the Public Inquiry would be held on 2 October 2001.

Breach of Condition Notice

xv) Rodingsland, Great Canfield

A scheme had been agreed and compliance was anticipated.

The meeting ended at 5.05pm

DEVELOPMENT CONTROL SUB-COMMITTEE – 11 JUNE 2001

Comments made by Representatives of Town & Parish Councils

0254/01FUL Wimbish

The Parish Council had no objection to the revised application. It was clarified that the Parish Council did not object to the original scheme, but concerns had been expressed about the parking and possible noise and smell.