

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at  
COUNCIL OFFICES GREAT DUNMOW on 23 JULY 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.

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

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

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**SITE MEETINGS**

Councillors Mrs C A Cant, 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 had attended the site  
visit for the following application:-

**0696/01/FUL Saffron Walden** – Change of use and conversion from shop  
and offices to create three dwellings. Erection of detached house. Alterations  
to existing and construction of 2.15m high boundary wall. Alterations to  
vehicular access – The Chapel, Castle Hill for Andrew Burton.

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

**0315/01/FUL Manuden** – Detached double garage – 8 The Street for  
Mr R Burnard.

**0343/01/FUL Manuden** – Two store rear extension and detached double  
garage - 18 The Street for Mr D Farnham.

**0591/01/FUL Great Hallingbury** – Erection of detached two storey dwelling  
and integral double garage, change of use from public house car park to  
residential and creation of new vehicular access – land adjacent to The Hop  
Poles, Bedlars Green for Mr P Cullen

Councillors W F Bowker, Mrs M A Caton, Mrs C A Cant, 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 had attended the site visit for the following  
application:-

**0548/01/OP Great Dunmow** – Outline application for erection of three  
dwellings (all matters reserved) – land south of Nos 60 and 67 Springfields for  
Execs of Mrs D Harris.

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

**0553/01/FUL & 0554/01/LB Great Dunmow** – Retention of single storey rear extension – Barn 2, Dunmow Park, Braintree Road – Mr D Wolfe.

P43 **APOLOGIES**

An apology for absence was received from Councillor R B Tyler.

P44 **DECLARATIONS OF INTEREST**

Councillor R J Copping declared a non-pecuniary interest in applications 0553/01/FUL and 0554/01/LB Great Dunmow and did not speak or vote on the applications.

Councillor W F Bowker declared a pecuniary interest in application 0645/01/FUL Newport as he is a member of the Newport Club. He left the room during the discussion on the matter.

Councillor Mrs J F Cheetham declared a non-pecuniary interest in Agenda Item 8 concerning the John Tasker House Surgery as she is a patient at the surgery.

P45 **MINUTES**

The Minutes of the meeting held on 2 July 2001 were received, confirmed and signed by the Chairman as a correct record.

P46 **MATTERS ARISING**

**Minute P32(ii) – County Matters – Takeley and 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 R M C Aggregates (Eastern Ltd)(0240/00/CC)**

Members were informed that the appeal would be dealt with by written representations. Councillor Mrs Cheetham would not be required to attend a hearing or inquiry. Officers would continue to assist Councillor Mrs Cheetham with this matter.

P47 **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:-

**0548/01/OP Great Dunmow** – Three dwellings – Land south of Nos 60 and 67 Springfields for Execs of Mrs D Harris.

**(1) 1743/00/FUL & (2) 1745/00/LB Ashdon** - (1) Use of disused mill as tourist facility and formation of parking area with two passing places. (2) Restoration involving repair/replacement of timber frame brickwork and roof etc – Piece of land directly across Mill Lane from Ashdon Windmill, Steventon End for Ashdon Windmill Trust Limited

**0737/01/FUL Felsted** – Replacement dwelling – The Laurels, Chelmsford Road, Causeway End for Mr S Castles.

**0451/01/FUL Hatfield Heath** – Formation of ménage – Oak Lodge, The Heath for Linda Stoker.

**0746/01/FUL Saffron Walden** - First-floor side extension – 34 Summerhill Road for Mr and Mrs B Milne.

**0546/01/FUL Elsenham** – Change of use of former stables to form light industrial B1 units – Home Farm for Mr R Greenall.

**(1) 0634/01/FUL & (2) 0635/01/LB Little Dunmow** – (1) Conversion of barn to dwelling, alterations to boundary wall and use of adjacent building as garaging. (2) Conversion of barn to dwelling, alterations to boundary wall – Grange Farm for Mr J Kirby.

**0687/01/FUL Saffron Walden** – Removal of condition C.91C of planning permission UTT/2076/89 (restriction on use) – Mitchell Hangar, Audley End Airfield, Wenden Road for Audley End Development Ltd.

**0757/01/FUL Hatfield Heath** – Covered shelter – Camp Farm, Mill Lane for Mr S Fish.

**0777/01/FUL High Roding** – Conservatory at rear – 2 Broadfields for Mr and Mrs B Byford.

**(b) Refusals**

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

**0696/01/FUL Saffron Walden** – Change of use and conversion from shop and offices to create three dwellings. Erection of detached house. Alterations to existing and construction of 2.15m high boundary wall. Alterations to vehicular accesses – The Chapel, Castle Hill for Andrew Burton.

**(1) 0553/01/FUL & (2) 0554/01/LB Great Dunmow** – (1) & (2) Retention of a single storey extension – Barn 2, Dunmow Park, Braintree Road for Mr D Wolfe.

**0315/01/FUL Manuden** – Detached double garage – 8 The Street for R Burnard.

**0545/01/FUL Thaxted** - .Construction of 'earth-sheltered' dwelling – Land adjoining Yew Tree Cottage, Stanbrook for Ian Evans.

**0759/01/FUL White Roding** – Change of use and conversion of outbuilding to residential annexe – Site 2 Greylands for Aldis of Barking Ltd.

**0167/01/FUL Great Dunmow** – Replace existing tower with a 21m tower, installation of two equipment cabins, 1 meter cabinet and associated telecommunications equipment – NTL Transmitting Station, Eastern Electricity Sub-Station, Station Road for NTL Group Ltd.

**0727/01/DFO Takeley** – Details relating to 2 detached dwellings with double garages (outline approval under ref UTT/0871/99/OP) – Land adjacent Thorncroft, Takeley Street for Mr I Jacks.

**0724/01/FUL White Roding** – Two-storey side and rear extensions – Prows Farm Cottages, Marks Hall Lane for G Eastlake.

**(c) Deferments**

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

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

Reason:- For applicants to obtain an independent report on the flooding issues and to consider a smaller dwelling and its relocation to east of the site.

**0382/01/FUL Saffron Walden** – 72 dwellings comprising 20 two-bed flats, 16 one-bed flats, 28 two-bed houses and 8 three-bed houses – Land off Thaxted Road, Harris Yard and allotments off Radwinter Road for Monkbury Ltd.

Reason:- To receive comments from Essex County Council Transportation and Operational Services and further information re: slab levels and future of the chalk face.

**0591/01/FUL Great Hallingbury** – Detached two-storey dwelling and integral double garage, change of use from public house car park to residential and creation of new vehicular access – Land adjacent to the Hop Poles, Bedlars Green for Mr P Cullen.

Reason:- To await submission of revised plans and thereafter reconsult.

**0343/01/FUL Manuden** – Two-storey side extension incorporating double garage, ground floor rear extensions and creation of vehicular access – 18 The Street for Mr D Farnham.

Reason:- To enable a full report to be made to the Sub-Committee.

**(d) Referrals to the Secretary of State for the Environment**

RESOLVED that the Secretary of State for the Environment be notified that the Council is minded to grant Listed Building Consent for the following developments:-

**0784/01/LB Saffron Walden** – Installation of CCTV Camera – Piccolo Mondo, 14 Hill Street for Mr C Cooper, Uttlesford District Council.

**0690/01/LB Saffron Walden** – Installation of wall mounted CCTV Camera, Post Office, High Street for Mr C Cooper, Uttlesford District Council.

**(e) Certificate of Lawfulness**

**0449/01/CL White Roding** – Certificate of Lawful Use for garden land – Land to the rear of Church Cottage, Ongar Road for A J Bailey.

RESOLVED that a Certificate of Lawfulness be granted for the use of the land edged red on exhibit 2 of the application as garden land.

**(f) Site Visits**

The Sub-Committee agreed to visit the sites of the following applications on Monday 13 August 2001:-

**0769/01/FUL Little Hallingbury** – Two-storey replacement dwelling – ‘Parkside’, Hatfield Heath Road for Mr and Mrs D Silvester.

Reason:- To assess the effect on the Metropolitan Green Belt.

**0645/01/FUL Newport** – Two single-storey extensions, change of use of land to Club premises and formation of new pedestrian access – The Newport Club, High Street for the Newport Club.

Reason:- To assess the environmental effect of parking access and highway issues.

**0674/01/FUL Saffron Walden** – Two-storey rear and 1.5-storey side/rear extensions – 27 West Road for Mr and Mrs A Frostick.

Reason:- To assess any loss of amenity, the scale of the extension and the effect on the street scene.

**0749/01/FUL Saffron Walden/Sewards End** – House and double garage, change of use of land to garden and alteration to vehicular access – Chapel Cottage, 46 Walden Road, Sewards End for Mr and Mrs Landridge.

Reason:- To assess the effect on the rural character of the area.

P48 **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 (UTT/0443/98/OP)**

Members received a report updating them on the current situation regarding this application. Officers informed Members that a fax had been received from the applicant that morning revising the current application. Notice had been given that the applicant's proposals were now for 400 dwellings on 60% of the original site. A report would be submitted to a future meeting of this Sub-Committee.

Councillor Clifford said that he was unhappy at the way the application had been handled. He acknowledged the recommendation to refuse the application had been withdrawn by officers. However, he proposed that advice should be sought from Queen's Counsel as to the lawfulness of the Council reconsidering its resolution to grant planning permission, which was only subject to satisfactory completion of agreements. Councillor Mrs Godwin supported his proposal.

RESOLVED that a written opinion from leading Planning Counsel be sought.

P49 **BREACH OF CONDITION AND UNAUTHORISED SIGN – JOHN TASKER HOUSE SURGERY, NEW STREET, GREAT DUNMOW**

Members received a report concerning the unauthorised restriction of a parking area in front of John Tasker House Surgery, New Street, Great Dunmow. The report recommended that a retrospective application be requested to establish formally the use of the parking area for staff only.

RESOLVED that the John Tasker House Surgery be requested to submit an application for the retention of the sign and variation to the 1991 condition, restricting use of the car park to staff only.

P50 **ENFORCEMENT OF PLANNING CONTROL – LAND ADJACENT TO HUNTINGFIELDS HOUSE, STORTFORD ROAD, LITTLE CANFIELD**

Members received a report concerning the blocking in of an approved open pole barn.

RESOLVED that enforcement and, if necessary, legal action be taken to require the removal of the external walling and to reinstate the structure of the pole barn as originally approved.

P51 **APPEAL DECISIONS**

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

- (i) Appeal against the decision to issue an enforcement notice re an unauthorised change of use of land from residential amenity land to land used for the parking and/or storage of motor vehicles which were not used in association with the residential occupancy of the dwellings on the land – Land at 1 and 2 Bridgefoot Cottages, Parsonage Road, Takeley (enforcement no: ENF 142/98).
- (ii) Two-storey side extension – Henny Cottage, Ongar Road, White Roding (application UTT/1275/00/FUL).
- (iii) Erection of private residential house and works to a listed building comprising the demolition of a lean-to garden structure, blockwork garden wall and forming new access and rebuilding with facing brickwork – Rear of 40 The Street, Manuden (UTT/0810/00/FUL & UTT/0811/00/LB).
- (iv) Conversion and extension of an existing building to provide one dwelling – land off Church Walk, Littlebury (UTT/0661/00/FUL)

**P52 SITE VISIT**

Members agreed to visit the site of an application for a replacement dwelling at Folly Mill Lane, Thaxted (UTT/0719/01/FUL) on Monday 13 August 2001.

**P53 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 1 of Schedule 12(A) of the Act.

**P53 APPLICATION FOR CERTIFICATE OF LAWFUL USE OF LAND FOR VEHICLE PARKING TOGETHER WITH ASSOCIATED ACTIVITIES AND THE USE OF BUILDINGS FOR STORAGE OR OTHER PURPOSES ANCILLARY TO THE USE OF VEHICLE PARKING – UTT/0036/01/CL FELSTED**

The Legal Officer presented a report updating Members on negotiations regarding the hours of use on this site. In answer to a question from Members, regarding how the certificate could be enforced, officers said that monitoring would need to be done by local residents in conjunction with officers. It was

RESOLVED that the Director of Community Services, in consultation with the Chairman of the Sub-Committee, be authorised to complete an agreement under Section 106 of the Town and Country Planning Act 1990 and to grant a Certificate of Lawful Use of land for vehicle parking together with associated activities and the use of buildings for storage or other purposes ancillary to the use of vehicle parking.

P54 **1) AND 2) RETENTION OF A SINGLE STOREY EXTENSION AT BARN 2  
DUNMOW PARK BRAINTREE ROAD GREAT DUNMOW  
1) UTT/0553/01/FUL AND 2) UTT/0554/01/LB**

The Head of Legal Services explained to Members that for technical reasons enforcement action to remove the extension would not be appropriate. However, refusal of the retrospective planning application meant that District Plan Policy was not compromised. A letter would be sent out to the applicant explaining the situation.

P55 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

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

**(i) Martinside Stud, Ladywell Drive, Great Hallingbury**

Drawings for the alternative accommodation had been prepared. A further offer of accommodation would be made.

**(ii) Units 2/3 Boys British School, East Street, Saffron Walden**

Compliance was anticipated.

**(iii) 2A Pleasant Valley, Saffron Walden**

Planning permission had been granted for the alternative proposal and officers would monitor the situation.

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

A new sign had been erected. Listed building/advertisement consent applications had been sought.

**(v) Windmill Works, Keeres Green, Aythorpe Roding**

The Inquiry into the refusal of planning permission was due to take place the following week.

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

Compliance had been achieved.

**(vii) Red Star Garage, London Road, Quendon**

Compliance had been achieved

**(viii) Camp Farm, Mill Lane, Hatfield Heath**

Planning permission for an alternative covered shelter had now been granted



**(ix) Lingfield, Chelmsford Road, Hatfield Heath**

An Enforcement Notice had now been served.

**(x) Linton, Chelmsford Road, Hatfield Heath**

An Enforcement Notice had now been served.

**(xi) Seamans Farm, Littlebury Green**

An enforcement notice had been drafted.

**(xii) Naz Tandoori, 81B High Street, Great Dunmow**

There had been a change of ownership of this property and the breaches had now ceased.

The meeting ended at 4.40 pm.