

**DEVELOPMENT CONTROL SUB-COMMITTEE held at 2.00 pm at  
COUNCIL OFFICES GREAT DUNMOW on 13 AUGUST 2001**

Present: Councillor R B Tyler – Chairman.  
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, P G F Lewis and D M Miller.

Officers in attendance: Mrs L J Crowe, K R Davis, J Grayson, Ms J Harrison,  
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,  
R J Copping, Mrs E J Godwin, P G F Lewis, D M Miller and R B Tyler had  
attended the site visits for the following applications:-

**UTT/0645/01/FUL Newport** - Erection of 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.

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

**UTT/0647/01/FUL Saffron Walden** – Two storey rear and 1.5 storey side/rear  
extensions – 27 West Road for Mr and Mrs A Frostick.

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, P G F Lewis, D M Miller and  
R B Tyler had attended the site visit for the following application:-

**UTT/0719/01/FUL Thaxted** – Demolish dwelling and outbuildings.  
Replacement dwelling and garage with room above – Folly Mill Cottage, Folly  
Mill Lane, Monk Street for Mr D Wiggins.

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

**UTT/0769/01/FUL Little Hallingbury** – Erection of two storey replacement  
dwelling – Parkside, Hatfield Heath Road – Mr and Mrs D Silvester.

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**APOLOGIES**

Apologies for absence were received from Councillors R G Green and  
A R Thawley.

P58 **DECLARATIONS OF INTEREST**

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

John Grayson declared a non-pecuniary interest in application 1649/00/FUL Great Dunmow as a local resident.

P59 **MINUTES**

The Minutes of the meeting held on 23 July 2001 were received, confirmed and signed by the Chairman as a correct record subject to the following amendments:-

**(i) Minute P44 - Declarations of Interest**

The addition of John Grayson's non-pecuniary interest in agenda item 8 concerning the John Tasker House Surgery as a patient at the surgery.

**(ii) Minute P47 (d) - Referrals to the Secretary of State for the Environment**

In the resolution the deletion of the word "developments" and the insertion of the word "works".

P60 **MATTERS ARISING**

**(i) Minute P47 (a) – Approvals - 0548/01/OP Great Dunmow – Three dwellings land south of number 60 and 67 Springfields for executors of Mrs D Harris**

Councillor Copping said that it was wrong to assume the right of way was not part of the site for this development. The Head of Development Control confirmed that the developer would have to accommodate the right of way in the layout.

**(ii) Minute 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 at Rochford Nurseries, Stansted/Birchanger (UTT/0443/98/OP)**

In answer to a question from Councillor Clifford the Head of Legal Services confirmed that a copy of Counsel's instructions would be circulated to Councillors Clifford and Mrs Godwin.

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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:-

**0592/01/FUL Great Dunmow** – Conversion of existing buildings to four dwellings with associated parking - 1 and 2 Mill Court, Mill Lane for Miss J Nelson.

**(1) 0587/01/FUL and (2) 0598/01/FUL Great Dunmow** – (1) and (2) Detached dwelling and associated parking - 1 and 2 Mill Court, Mill Lane for Miss J Nelson.

**0682/01/DFO Stansted/Birchanger** – Extension to long term car park – Long Stay Car Park, Stansted Airport, Stansted for Stansted Airport Limited.

*In respect of the above application the Head of Planning and Building Surveying was authorised to issue the decision notice following consultation with the Chairman and local Members regarding details of the lighting and ground levels.*

**0811/01/FUL Stansted** – Change of use from shop/dwelling into two 2-bed dwellings with dormer window to rear – 37 Silver Street for Elsmere Management Co Ltd.

**0630/01/FUL Thaxted** – 8000 bird free-range egg production unit to RSPCA Freedom Foods specification – Field No. 0370 Sibleys Green for Mr A Saville.

**0743/01/FUL Arkesden** – Change of use of agricultural land to residential – Land behind Applebes for Mr M Findlay.

**1649/00/FUL Great Dunmow** – New bowling club, creation of new vehicular access and diversion of public right of way. Erection of fencing and gates – St Edmunds Lane for Dunmow Bowling Club.

**(1) 0705/01/FUL and (2) 0706/01/LB Great Sampford** – (1) Conversion of farm buildings into four residential units and one annex to farmhouse.  
(2) Conversion works of farm buildings into four residential units and one annex to farmhouse. Associated external and internal alterations – Parsonage Farm, Parsonage Lane for J H Radbourne.

**0953/00/FUL Hatfield Heath** – Change of use of units 5, 8 and 11 to A1, A2 and/or B2 uses with shared parking and access – Land and buildings comprising units 5,8 and 11 at Heath View for Reynolds 1994 Ltd.

**(b) Refusals**

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

**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 Newport Club.

Reason: As per Officer recommendation and likely danger caused by inadequate sight lines.

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

Reason: Infringes on neighbours' amenity by overbearing impact caused by bulk and height of proposed extension.

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

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

**1706/00/FUL Stansted** – One dwelling – Oriel House, Chapel Hill for Mr M Mason.

**0844/01/FUL Little Bardfield** – Two-storey dwelling and create vehicular access – Land at Hawkspur Green for Mr M Tooney.

**0736/01/FUL Saffron Walden** – Two-storey dwelling with garage. Alteration to existing access – Plot adjacent to Seckford House, Thaxted Road for Mr R Palmer.

**0436/01/OP Saffron Walden** – Office building – Land to the rear of Veterinary Surgery, 14 Radwinter Road for Mr A Hart.

**0748/01/OP Ashdon** – Detached rectory and associated car parking – The Rectory, Dorvis Lane for Diocese of Chelmsford.

**0805/01/FUL Saffron Walden** – Change of use from shop and office to one dwelling – 24 South Road for Mr and Mrs P Ridgewell.

**0764/01/FUL Berden** – One dwelling – Land adjoining Martins Green for Mrs J Lowe.

**(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: Awaiting revised plans.

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

Reason: Awaiting revised plans.

**0382/01/FUL Saffron Walden** – 72 dwellings comprising 20 two bed flats, 60 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 Limited.

Reason: Awaiting comments from Essex County Council Transportation and Operational Services and other information requested by Members, following the site visit.

**0591/01/FUL Great Hallingbury** – Detached two-storey dwelling and integral double garage, change of use of 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: Awaiting revised plans.

**0719/01/FUL Thaxted** – Demolish dwelling and outbuildings, replacement dwelling and garage with room above – Folly Mill Cottage, Folly Mill Lane for Mr D Wiggins.

Reason: Awaiting revised plans and a full report.

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

Reason: Awaiting revised plans.

**(d) Appeal to Planning Inspectorate regarding absence of decision within eight weeks**

**0676/01/FUL Little Dunmow/Felsted** – Variation of Condition 12 of planning permission UTT/0302/96/OP (APP/C1570/A96/273656) to allow occupation of not more than 350 dwellings prior to A120 opening – Former Felsted Sugar Beet Works, Station Road for Enodis Property Development 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 Replacement Structure Plan policy T3 and District Plan policy T1 relating to highway dangers.
- 2 Insufficient information had been provided to demonstrate the effects of varying the conditions in terms of queues, delays and safety arising from the submitted Transport Assessment which could be adequately addressed by condition or obligation.

- 3 There was no overriding need for the additional 100 dwellings to be available for occupation prior to the opening of the A120 expected in 2003/4.

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**APPLICATIONS AT MILLFIELDS AND BROOK ROAD STANSTED – (1) ERECTION OF TWO SEMI-DETACHED DWELLINGS AND TWO GARAGES; RELOCATION OF TWO GARAGES AND FORMATION OF VEHICULAR ACCESS AND PARKING AREA AT LAND REAR OF 10 – 16 MILLFIELDS, STANSTED – UTT/0374/00/FUL AND (2) ERECTION OF FOUR DETACHED HOUSES AND FORMATION OF PARKING SPACES AT BROOK ROAD, STANSTED – UTT/1418/00/FUL**

Members received a report concerning the Section 106 agreements required in connection with the above applications. The report set out the works developers proposed should be provided for inclusion in the agreements. It recommended that, as these were sufficient to meet the criteria in Policy SM8 the decisions should be issued and agreements completed. The two were dealt with together as both sites were served by Millfields which was to be the subject of agreements. Following some discussion it was

RESOLVED that consideration of both planning applications be deferred for further negotiations regarding the highway improvements and parking facilities.

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**UNAUTHORISED EXTRACTION UNIT – REEVES RESTAURANT BRAINTREE ROAD FELSTED**

Members received a report concerning the unauthorised installation of an air extraction unit within the rear of an existing single-storey extension to Reeves Restaurant, Braintree Road, Felsted.

Following discussion it was

RESOLVED that enforcement and, if necessary, legal action be taken to secure the removal of the unauthorised extraction unit and the consequent provision of the previously approved flue (or the negotiated alternative).

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**PROPOSED DIVERSION OF FOOTPATHS AT MARKS HALL WHITE RODING**

Members received a report on an application to divert Footpaths 21 (part), 3 (part), 8 (part), 30 and to extinguish Footpaths 5 (part) and 26 (part) in White Roding.

Following discussion it was

RESOLVED to defer this matter to clarify whether any of the paths would be along the road or field edges. This would also give Members time to make an informal visit to the site if they so wished.

P65 **MEMBERS' ANNUAL TOUR OF COMPLETED DEVELOPMENTS**

Members received a report which summarised the sites visited on 18 June and the opinions of Members who had taken part about the success or otherwise of the developments seen. Members' comments were invited as to the format of next year's tour. Members said that the tour was very useful and helped them to monitor the results of their decisions.

RESOLVED that the 2002 annual tour of completed developments take place on a weekday in June on the same basis as this year's tour.

P66 **APPEAL DECISIONS**

The Sub-Committee noted the following appeal decisions.

**(a) Allowed**

Refusal (i) to grant conservation area consent for the demolition of a single storey office building and (ii) of planning permission for the conversion of The White House (offices) into two dwellings and erection of two number dwellings to rear – Site at The White House, High Street, Newport (UTT/0597/00/CA and UTT/0595/00/FUL).

**(b) Dismissed**

Two new detached dwellings as part of a "work from home" initiative – Piggeries, Cornells Lane, Widdington (UTT/0856/00/OP)

P67 **PLANNING AGREEMENTS**

The Sub-Committee received a schedule setting out the current position regarding outstanding Section 106 Agreements. It was noted that:

- (i) UTT/0880/99/OP Saffron Walden - a report would be made to the next Committee meeting.
- (ii) UTT/0374/00/FUL Stansted and UTT/1418/00/FUL Stansted - Agreements were to be further negotiated.
- (iii) UTT/0448/00/FUL Felsted - it was

RESOLVED that the Head of Planning and Building Surveying be authorised to issue the conditional planning permission without a Section 106 agreement.

P68 **UTT/0719/01/FUL THAXTED – DEMOLISH DWELLING AND OUTBUILDINGS - REPLACEMENT OF DWELLING AND GARAGE WITH ROOM ABOVE – FOLLY MILL COTTAGE, FOLLY MILL LANE, MONK STREET FOR MR D WIGGINS**

Councillor Copping expressed concern that Members had made a site visit to this site before a report on the application had been put before the Sub-Committee. He was also concerned that small houses in the country were being demolished and being replaced with much larger houses. He said that the existing houses were part of the vernacular of the area.

Councillor Mrs Cheetham said that Members should not be making comments until a planning application was before the Sub-Committee.

P69 **RICKLING C OF E PRIMARY SCHOOL EXTENSION - UTT/0666/01/CC**

Members were informed that Essex County Council would be taking this application to Committee on 24 August as a disputed case.

RESOLVED that, subject to availability, Councillor Mrs Cheetham or Councillor Clifford be appointed to represent the District Council at the determination of this application.

P70 **UTT/0696/01/FUL SAFFRON WALDEN – CHANGE OF USE FROM SHOP AND OFFICES TO CREATE THREE DWELLINGS, ERECTION OF DETACHED HOUSE, ALTERATIONS TO EXISTING AND CONSTRUCTION OF 2.15 METRE HIGH BOUNDARY WALL, ALTERATIONS TO VEHICULAR ACCESS – THE CHAPEL, CASTLE HILL FOR ANDREW BURTON**

An appeal had been lodged, which would be dealt with by written representation. It was

RESOLVED that Councillor Tyler be appointed to assist officers with the statement to be submitted.

P71 **CHAIRMAN'S ANNOUNCEMENTS**

- (i) The Chairman thanked Councillor Copping for his input to the Development Control Sub-Committee during his time as a Member of this Sub-Committee and wished him well in his new role as Chairman of a Scrutiny Committee.



(ii) The new Head of Planning and Building Surveying, John Mitchell, would be lead Officer at future Development Control and Licensing Sub-Committee meetings. As there were no site visits before the next meeting, there would be a buffet lunch commencing at 12.45 pm in the Committee Room at the Dunmow Offices. This would enable the Committee Members to informally meet the new Head of Planning and Building Surveying.

The meeting ended at 5.10 pm.