

**DEVELOPMENT CONTROL and LICENSING COMMITTEE held at
2.00 pm at COUNCIL OFFICES GREAT DUNMOW on 3 SEPTEMBER
2001**

Present:- Councillor R B Tyler – Chairman
Councillors E C Abrahams, W F Bowker, Mrs C A Cant,
Mrs J F Cheetham, R A E Clifford, Mrs C M Dean,
Mrs E J Godwin, R D Green, P G F Lewis, Mrs J I Loughlin,
D M Miller and A R Thawley.

Officers in attendance:- Mrs L J Crowe, J Grayson, J Mitchell, J G Pine,
Mrs J Postings and M T Purkiss.

The Chairman welcomed the press and public to the first meeting of the Development Control and Licensing Committee. He also welcomed John Mitchell, the new Head of Planning and Building Surveying, and the new Committee Members, Councillors E C Abrahams, Mrs C M Dean and Mrs J I Loughlin.

1 **APOLOGIES**

An apology for absence was received from Councillor Mrs M A Caton.

2 **DECLARATIONS OF INTEREST**

Councillor Mrs J F Cheetham declared an interest in application 0880/99/OP Saffron Walden as her husband is a member of the Hospital Trust. She left the room during the discussion on the matter.

Councillor R B Tyler declared a pecuniary interest in application 0956/01/LB Saffron Walden and took no part in the discussion on the matter. The Vice Chairman took the chair for the discussion on this item. Councillor R D Green also declared an interest in this application as a member of the Town Council which leased that part of the building to the District Council.

Councillor Mrs Cant declared a non-pecuniary interest in application 0791/01/FUL Stansted and did not speak or vote on the matter.

3 **MINUTES**

The Minutes of the meeting held on 13 August 2001 were received, confirmed and signed by the Chairman as a correct record subject to the following amendments:-

(i) **Minute P57 Apologies –**

Councillor Green's initials to be recorded as R D Green.

(ii) **Minute P61(a) 0682/01/DFO Stansted/Birchanger**

In the second line the words “issue the decision notice” be deleted and the word “approve” inserted and on the third line the word “regarding” be deleted.

4 **MATTERS ARISING**

(i) **Minute P62 - Applications At Millfields And Brook Road, Stansted**

(1) Erection Of 2 Semi-Detached Dwellings And 2 Garages; Relocation Of 2 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 were informed that the developers were willing for more land to be made available for highway improvements and parking facilities.

RESOLVED that conditional planning permissions be granted subject to execution of the joint Section 106 Agreements.

(ii) **Minute P64 - Proposed Diversion of Footpaths at Marks Hall, White Roding.**

Members received a further report clarifying that none of the paths would be diverted along the road.

RESOLVED that Orders diverting Footpaths 21, 3, 8 and 30 and extinguishing part of Footpaths 26 and 5 and creating an alternative footpath off the road as shown on the application plan be made and advertised.

(ii) **Minute P6(g) - Rickling C Of E Primary School Extension – UTT/0666/01/CC**

Members noted that Essex County Council had granted planning permission.

5 **APPLICATION WITHDRAWN**

It was noted that planning application 0754/01/FUL Newport had been withdrawn.

6 **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:-

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

0761/01/OP Takeley – Two-storey building for class B1 (business). Factory Building on Part of Zellweger Site – former Neotronics building, Parsonage Road for City and Westminster Developments Ltd.

1) 1026/01/FUL and 2) 1027/01/CA Great Chesterford

- 1) Replacement two-storey detached house and detached garage.
- 2) Demolition of existing bungalow - October Lodge, Carmel Street for Mr and Mrs M Dunn.

0883/01/FUL Saffron Walden - Building to accommodate 5 units of affordable housing (amendment to UTT/0160/01/FUL) – Site at junction of Castle Cross and Usterdale Road for Mr K Charles Owen.

0802/01/FUL Stansted – Two-storey dwelling and vehicular access – Land adjacent to 35 Blythwood Gardens for Mrs W Orrowe.

0782/01/FUL Wimbish – Change of use of garage from domestic (Class C3) to Distribution Use (B8) – The Mission Hall, Howlett End for Deborah Ferris-Lay.

(b) Refusals

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

0686/01/OP Wimbish – Demolition of existing outbuildings and erection of detached dwelling – Land adjacent Villa Clemilla, Lower Green for Mr J Ridlington.

0791/01/FUL Stansted – Conversion of Class B1 workshop and office to Class C3 dwelling. Demolition of single-storey workshop and erection of two-storey dwelling – No 3 (Workshop) Industrial Unit and Office, Woodfield Terrace for Mrs P Chick.

0115/01/FUL Manuden – Ground and first floor apartments – Land forming part of 23 Mailers Lane for Mr B Hornett.

(c) Deferments

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

0326/01/FUL Hatfield Broad Oak – Replacement dwelling – Anthonys, Anthonys Lane for Mr 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 no 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: At applicant's request to discuss sight lines with ECC transportation.

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: Awaiting revised plans.

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.

Reason: Awaiting revised plans.

0880/99/OP Saffron Walden – Nursing Home (60 beds) and 66 car parking spaces – Saffron Walden Hospital, Radwinter Road for the Uttlesford Primary Care Trust.

Reason: For further discussion on infrastructure funding.

(d) Appeal to Planning Inspectorate Regarding Absence of Decision Within Eight Weeks

0681/01/OP Felsted – One dwelling – Fairfield House, Bakers Lane for Executors J P Guthrie-Dow.

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 R3 – Contrary to Policy S2: Outside development limit. Detrimental effect on loosely-knit rural character.
- 2 R6 – Contrary to Policy H6. Unsuitable infill development. Gap too wide to satisfy criteria leading to consolidation of scattered development.
- 3 R22 – Contrary to Policy DC8: Loss of trees. Potential harm to or loss of preserved trees. Adverse long term effects on leafy nature of area.

(e) Referral 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 development:-

0956/01/LB Saffron Walden – Installation of external light over front entrance door – Tourist Information Centre, Market Place for Uttlesford District Council.

(f) Site Visit

The Sub-Committee agreed to visit the site of the following application on Monday 24 September 2001:-

Mr S Latham of Thaxted Parish Council attended to speak on this item. A summary of the points he raised is appended to these minutes.

0843/01/FUL Thaxted – Change of use to offices. Research and development workshops, meeting area and supporting accommodation. Extension to existing barn – Claypits Farm, Bardfield Road for Molecular Products Ltd.

Reason: To assess the impact of the design of the new building on the street scene to negotiate design improvements.

7 ENFORCEMENT OF PLANNING CONTROL – MEADOWLANDS, HIGH RODING

Members received a report of commercial storage use being carried out in former agricultural buildings. The land had been identified in the District Plan as High Roding Local Policy 1 – for a change of use to housing. It was

RESOLVED that Officers be authorised

- 1 to enter into a Section 106 agreement to secure control of the commercial use of the land,
- 2 in the event that they were unable to negotiate such an agreement, to take enforcement and, if necessary, legal action to secure appropriate controls of the commercial use of the land.

8 MEMBER TRAINING IN PLANNING MATTERS – DRAFT PROGRAMME FOR FUTURE MEETINGS

Members received a report setting out previous programmes of training and suggesting the matters which could be covered during the next session.

Members raised the following points:

- (i) It would be helpful for papers to be circulated prior to the workshop
- (ii) Some workshops would be relevant for Parish Clerks/Councillors

- (iii) The training workshops should be open to all Councillors with some workshops being held in the evenings at Saffron Walden.

The Development Control Manager agreed to revise the programme accordingly and issue a summary of previous workshops. The Head of Legal Services and Development Control Manager offered to meet new Members during the first two weeks of October.

9 **APPEAL DECISIONS**

The Sub-Committee noted the following appeals which had been dismissed:-

- (i) Refusal of outline planning permission for a new dwelling and double garage at Copperfield, Cock Green, Felsted (UTT/1140/00/OP).
- (ii) Refusal of outline planning permission for the erection of a pair of semi-detached houses on land adjacent to 3 Hamilton Road, Little Canfield (UTT/1149/00/OP)

10 **OUTLINE APPLICATION FOR ABOUT 400 DWELLINGS ETC AT ROCHFORD NURSERIES**

Members received Counsel's opinion on whether it was lawful for the Council to reconsider its resolution to grant planning permission and whether Officers acted lawfully in not issuing the planning permission.

Members expressed concern at the site being called a green field site when they had previously understood it to be a brown field site. Officers agreed to circulate definitions of a brown field and green field sites. Councillor Clifford said that a revised comprehensive Master Plan was needed for the whole site, which should include phasing.

RESOLVED that a report be submitted to a future meeting of the Development Control and Licensing Committee.

11 **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.

12 **CHAIRMAN'S ANNOUNCEMENT**

The Chairman presented the Head of Legal Services with a bouquet and thanked her for being an excellent professional Officer during her time in Uttlesford. He wished her good luck in her future role as Head of Legal Services with Cambridgeshire County Council.

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

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

(i) **B&T Motor Salvage Duck End Stebbing**

A site visit had been arranged to take place on 17 September 2001 in anticipation of seeking an amended Court Order.

(ii) **Martinside Stud, Great Hallingbury**

An application had been submitted to the Council for alternative accommodation.

(iii) **Heathview Pond Lane Hatfield Heath**

The Planning Inquiry had been held on 21 August 2001 and the Inspector's decision was awaited.

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

Councillor Green advised that neighbours had complained. The situation would be monitored by Officers.

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

The listed building/advertisement consent applications were still being sought.

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

The Public Inquiry decision was still awaited.

(vii) **Woodcroft, Stortford Road, Little Canfield**

The Public Inquiry would be held on 7 and 8 November 2001.

(viii) **Kings Head, Heydon Lane, Elmdon**

The appeal had been dismissed and the Council awarded partial costs. The effective date for compliance would now be 23 November 2001.

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

Partial compliance had been achieved.

(x) **Robels Cottage, Cutlers Green, Thaxted**

The deadline for relocation of the fence would now be 3 October 2001.

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

Compliance was anticipated.

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

A planning application had been submitted.

(xiii) **1 The Chestnuts, Hatfield Heath**

The appeal had been heard and the Inspector's decision was awaited.

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

The Enforcement Notice had been prepared but not yet served.

(xv) **Alan Tasker House Surgery, New Street, Great Dunmow**

A retrospective planning application was anticipated.

(xvi) **Royal Tandoori, Stansted**

The planning appeal had been dismissed. When further investigations had taken place, the breach of Condition Notice could be served.

The meeting ended at 4.05 pm.

DEVELOPMENT CONTROL SUB-COMMITTEE – 3 SEPTEMBER 2001**Comments made by representatives of Town and Parish Councils****UTT/0843/01/FUL – Thaxted**

- 1 The Parish Council supports the application because it retains the barn in its entirety and improves it from its present rather dilapidated state. The plan would highlight the barn's architecture and the additional building would not detract from the existing barn.
- 2 The objection that it would detract from the neighbouring listed farmhouse is nullified by the existing tree screen owned by the occupant of Claypit Farmhouse. The screen could be added to by a condition that trees should be planted on the applicant's side of the boundary. The site is divided from the farmhouse by a road which feeds other light industrial sites and barns and also by a substantial garden so can hardly be described as within the curtilage of the farmhouse. The screen of trees between the site and the field road is owned by Thaxted Parish Council who has no intention of removing them as they provide an excellent drop back to a recently constructed coach park. The visual impact of this site is nil since none of the site can be seen from the Bardfield Road or the houses opposite on the Dunmow Road. The owner of the farmhouse has lodged no letter of objection since he realises the application would be a vast improvement on a builder's yard with its accompanying noise, smells, smoke and dust.
- 3 Molecular Products is the largest business in Thaxted employing many local people. For businesses to prosper they have to expand and the proposed site is ideal for that expansion. If for any reason Molecular Products was to relocate away from Thaxted it would be a serious blow to the local community and economy of the town especially in light of losing the bank and several shops. Whilst Stansted Airport sucks up any employment it is vital that local businesses are actually encouraged to remain and expand and to provide local employment within the town. Since the light industrial site at Bellrope Meadow was diluted by allowing housing with industrial units attached, Molecular Products, Cowell and Cooper and the Children's Nurseries at Buckingham's Farm and Barnard Fields will for the foreseeable future be the main employers in Thaxted.
- 4 Thaxted Parish Council actively supports this application.