

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
2.00 pm at COUNCIL OFFICES GREAT DUNMOW on 24 SEPTEMBER
2001**

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

Also present at the invitation of the Chairman:- Councillors R J Copping and
Mrs S Flack

Officers in attendance:- F Chandley, Mrs L J Crowe, K R Davis, J Grayson,
Ms J Harrison, J Mitchell and R Secker.

DCL14 SITE MEETINGS

Councillors E C Abrahams, Mrs C A Cant, Mrs C M Dean, Mrs E J Godwin,
R D Green, P G F Lewis, Mrs J I Loughlin, D M Miller and R B Tyler had
attended the site visit for the following application:-

0843/01/FUL Thaxted – Change of use to offices, research and development
workshops, meeting area and supporting accommodation. Extension to
existing bar. Demolition of part of barn and refurbishment of remaining
structure and two storey and single storey extension – Claypits Farm,
Bardfield Road for Molecular Products Limited.

DCL15 APOLOGIES

Apologies for absence were received from Councillors W F Bowker,
Mrs M A Caton, Mrs J F Cheetham and A R Thawley.

DCL16 DECLARATIONS OF INTEREST

Councillor Mrs J I Loughlin declared a non-pecuniary interest in planning
application 0343/01/FUL Manuden and Councillor Mrs Cant declared a non-
pecuniary interest in application 0904/01/FUL Stebbing as a member of
Stebbing Parish Council.

DCL17 MINUTES

The Minutes of the meeting held on 3 September 2001 were received,
confirmed and signed by the Chairman as a correct record, subject to the
following amendments:-

(i) Minute 4(ii) – Minute P6(g) Rickling C of E Primary School Extension – UTT/0666/01/CC

The alteration of the numbering to Minute 4(iii) and the heading to read Minute P69 instead of P6(g).

(ii) Minute 6(f) – Site Visit

The insertion of the words ‘and listed building’ after ‘street scene’ in the reason for the site visit at Thaxted.

(iii) Minute numbering

The alteration of the number for the Minute “Appeal Decisions” to 9 and of the following Minutes accordingly.

DCL18

MATTERS ARISING

(i) Minute 8 – Member training in planning matters – draft programme for future meetings

Members agreed to the following programme of training workshops:-

15 October Great Dunmow	Discussion on what Members wanted from the Development Control service and how they wanted the Committee to function
5 November (Great Dunmow)	PPG3 – Urban Design and Housing - Density Layout.
20 November (Saffron Walden)	Preparing for Best Value
26 November (Great Dunmow)	PPG 8 – Telecoms
17 December (Great Dunmow)	Review of previous workshops

A workshop, in the New Year, would discuss progress on the Local Plan Review and would be held in the evening at Saffron Walden.

(ii) Minute 9 – Appeal on land adjacent to 3 Hamilton Road, Little Canfield (UTT/1149/00/OP)

The Senior Legal Officer informed Members that an appeal had been lodged with the High Court against the Secretary of State’s decision to dismiss the appeal.

DCL19

APPLICATION WITHDRAWN

It was noted that application 0880/99/OP Saffron Walden had been withdrawn.

DCL20

PLANNING APPLICATIONS**0894/01/FUL – Stansted/Takeley/Elsenham – Creation of Stand-by Runway, Stansted Airport for Stansted Airport Ltd**

Mr N Mead of Great Hallingbury Parish Council attended to speak on this item. A summary of the points he raised is appended to these Minutes.

Following lengthy discussion on this application it was proposed by Councillor Green and seconded by Councillor Miller that planning permission be granted for the creation of a stand-by runway, subject to conditions including one preventing simultaneous use of both runways.

Councillor Mrs Godwin then proposed an amendment which was seconded by Councillor Clifford that the application be deferred until after the SERAS report was published early in 2002. Following a request for a recorded vote, the votes were as follows:-

For first amendment

Councillor E C Abrahams
Councillor Mrs C A Cant
Councillor R A E Clifford
Councillor Mrs E J Godwin
Councillor Mrs J I Loughlin

Against first amendment

Councillor Mrs C M Dean
Councillor R D Green
Councillor P G F Lewis
Councillor D M Miller
Councillor R B Tyler

The Chairman then used his casting vote against the amendment and the amendment was lost.

Councillor Mrs Cant then proposed a further amendment seconded by Councillor Mrs Godwin that the application be deferred whilst officers request a planning obligation from Stansted Airport Ltd that the standby runway would not be used for any other purpose than a stand-by runway. Following a request for a recorded vote, the voting was as follows:-

For second amendment

Councillor Mrs C A Cant
Councillor Mrs C M Dean
Councillor E J Godwin
Councillor Mrs J I Loughlin

Against second amendment

Councillor E C Abrahams
Councillor R D Green
Councillor P G F Lewis
Councillor D M Miller
Councillor B Tyler

Abstained

Councillor R A E Clifford

The amendment was therefore lost. Members then voted on the proposal for approval of this application, subject to the attachment to the Decision Notice of an Informative Note to the effect that the applicant should provide a Section 106 Undertaking to restrict the use to a standby runway, and following a request for a recorded vote the voting was as follows:-

For approval	Against approval	Abstained
Councillor R D Green	Councillor Mrs C A Cant	Councillor E Abrahams
Councillor P G F Lewis	Councillor R A E Clifford	
Councillor D M Miller	Councillor Mrs C M Dean	
Councillor R B Tyler	Councillor E G Godwin	
	Councillor Mrs J I Loughlin	

The proposal was therefore lost. Members then voted to defer a decision on this application until a future meeting following an updated report clarifying the circumstances in which it might be appropriate for the Council to impose a condition and/or seek a Section 106 Agreement. This was carried by 6 votes to none.

Councillor Clifford requested that his abstention be noted.

DCL21

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:-

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 Limited.

0991/01/FUL Great Hallingbury – Detached two-storey dwelling, change of use from public house car park to residential and creation of a new vehicular access – Land adjacent to the Hop Poles, Bedlars Green for Mr P Cullen.

The Principal Development Control Officer reminded Members that they had been informed of the error in the officer report when the application was reported to them on 2 July 2001 and consideration of it had been deferred. The error had related to the penultimate line of the text relating to issues 4 and 5 on page 43 which should have read “the bulk of the proposal would be in keeping with the mixture of surrounding development”

0918/01/FUL Felsted – Replacement two-storey dwelling and detached double garage – Bardswick Lodge, Causeway End for Mr G E O Wright.

0981/01/FUL Thaxted – Replacement dwelling and garage – The Elms, Cutlers Green for Mr T Thompson and Mr G Boyd.

0026/01/FUL Leaden Roding – Four detached dwellings and associated garaging. Construction of vehicular access – Chelmsford Road Garage for Mr A Hedges.

0823/01/OP Leaden Roding – Six dwellings and associated garaging - Warehouse Site adjacent 8 Chelmsford Road for Shenley Homes Ltd.

0103/01/FUL Stansted – Conversion of Class A1 shop to Class C3, 1 bedroom flat. Associated window alterations - Unit 5, Castle Walk Shopping Centre, Lower Street for Optima (Cambridge) Ltd.

1063/01/FUL Stansted – Change of use from dentist surgery to residential – 11 Chapel Hill for Marina Carew (Dental Practice).

0867/01/FUL Great Dunmow – Use of building within curtilage of dwelling house for a holiday let – Burntwood Cottage, Parsonage Downs for Ms D McEwan.

0954/01/LB High Easter – Conservatory – Little Garnetts, Bishops Green for Mr and Mrs J Flack.

(1) 0868/01/FUL & (2) 0869/01/LB Felsted – (1) & (2) Conversion of building to form three dwellings, use of adjacent land and part of adjacent building for car parking - Bury Farm, Bury Chase for J A and C W Young.

(1) 0974/01/OP & (2) 0975/01/CA Saffron Walden – (1) Change of use from industrial to residential use. (2) Demolition of existing buildings on site – Site north of West Road for Blyth and Pawsey Limited.

(1) 0831/01/FUL & (2) 0832/01/LB Aythorpe Roding – (1) Change of use from agricultural barn to Class B1 (light industrial). (2) Conversion of barn to business unit and associated internal and external works – Bigods Farm for Mr D Caton.

1045/01/FUL Stansted – Fifteen detached houses with associated roads, footpaths and garages – Land adjacent to Old Bell Close, Stoney Common Road for Martin Grant Homes UK Ltd.

1022/01/FUL Littlebury – Change of use of existing agricultural building to class A1 shop associated office and storage. External alterations – Rectory Farm, Cambridge Road for The Rt Hon The Lord Braybrooke.

1055/01/FUL Debden – Rescinding of agricultural occupancy condition – Henham Farm (Bungalow), Hamperden End for Mr and Mrs D Pledger.

(b) Refusals

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

1064/01/OP Chrishall – Dwelling and garage at Long View, Mill Causeway for G Hansell.

0815/01/FUL Leaden Roding – One dwelling – Windmill Café for Mr and Mrs B Elliott.

0760/01/FUL Margaret Roding – Conversion of part of redundant piggery building to office – Marks Hall Farm for Mr M and Mrs J Ritchie.

0969/01/FUL Great Chesterford – Industrial building and change of use of residential to B1 industrial – Luckfield, Newmarket Road for Mighton Products Ltd.

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

Reason: Inappropriate design and impact on the street scene in a conservation area.

0779/01/OP Little Canfield – One dwelling – North View, Dunmow Road for Mr and Mrs F Temple.

1107/01/FUL Takeley – Bungalow and repair/replacement of existing carport – Land forming part of 11 Broadfield Road for Mrs Goody.

(1) 1028/01/FUL & (2) 1029/01/LB Hatfield Broad Oak – (1) & (2) Conversion and change of use of barns and associated buildings to form two dwellings with associated garaging, annex for Pierce Williams and erection of new cart shed – Pierce Williams for Mrs A M E Gee.

1128/01/OP Felsted – One dwelling – Fairfield House, Bakers Lane for Exors J P Guthrie-Dow.

0904/01/FUL Stebbing – Retention of single storey office extension – Town Farm, High Street for Lodge and Sons (Builders) Ltd.

RESOLVED that enforcement and, if necessary, legal action be taken to ensure the removal of the unauthorised buildings from the site and the reinstatement of the land.

(c) Deferments

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

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

Reason:- Awaiting revised plans.

0382/01/FUL Saffron Walden – 72 no dwellings comprising 20 no 2 bed flats; 6 no 1 bed flats; 28 no 2 bed houses and 8 no 3 bed houses – Land off Thaxted Road, Harris Yard and allotments off Radwinter Road for Monkbury Ltd.

Reason:- For full report when negotiations between Essex County Council Transportation and applicant concluded.

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

Reason: Awaiting revised plans.

0400/01/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 250 houses before construction of the A120 - Former Felsted sugar beet works, Station Road for Ennodis Property Developments.

Reason: To allow further negotiations between the applicant and the Highway Authority.

1065/01/OP Chrishall – Replacement dwelling and garage – Long View, Mill Causeway for G Hansell.

Reason:- To request details of design and layout.

(d) Planning Agreement

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 Head of Planning and Building Surveying in consultation with the Chairman of the Committee, be authorised to approve the following application subject to the conditions to be recorded in the Town Planning Register, in respect of financial contribution towards traffic calming in Roseacres/Longcroft.

0633/01/FUL Takeley – Twenty-four dwellings and construction of access – Land at St Valery for Fairview New Homes Ltd.

(e) Certificate of Lawfulness

1764/00/CL Barnston – Certificate of Lawful Use for agricultural storage, agricultural contracts, forestry (sale of logs), amenity landscaping and landscaping works/road gritting – part Mawkinherds Farm for Mr H R Jaggard.

RESOLVED that a Certificate of Lawfulness be granted for the use of the land for agricultural storage, agricultural contracts, forestry (sale of logs), amenity landscaping and land drainage works/road gritting.

(f) District Council Interest/Development

Members considered the following application:-

0821/01/DC Takeley – Single storey front and rear extensions – 2 North Road for Mr D Demery, Uttlesford District Council.

RESOLVED that pursuant to the Town and Country Planning Regulations 1992, permission be granted for the development proposed, subject to the conditions recorded in the Town Planning Register.

DCL22 TREE PRESERVATION ORDER 3/01 STANSTED

Members considered a report which sought the confirmation of Tree Preservation Order 3/01 Stansted. The order had been served following a notification of intent to fell one birch tree and one box elder in the grounds of 47 Lower Street, Stansted. A letter of objection had been received from the owner.

The trees had been inspected by the Council's Landscape Officer. No objection had been raised to the felling of the box elder. The birch tree had been considered to be of amenity value contributing to the fabric and quality of the conservation area. A Tree Preservation Order had been served to protect the birch tree.

RESOLVED that Tree Preservation Order No 3/01 Stansted be confirmed without amendment.

DCL23 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) AT ROCHFORD NURSERIES STANSTED/BIRCHANGER

Members received a report for information advising them of progress with this application for major development. The Head of Planning and Building Surveying confirmed that the comprehensive Master Plan for this site was on consultation and any Member wishing to obtain a copy plan should contact the planning department. A report on both current applications would be made to a future meeting.

DCL24 APPEAL DECISIONS

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

- (i) House and garage with new vehicular access - adjacent to Smiths Cottages, Cambridge Road, Ugley (UTT/1487/00/FUL)
- (ii) Enforcement Notice against the unauthorised change of use of land from public house with ancillary residential accommodation to a private dwelling house – 'The Kings Head' Public House, Heydon Lane, Elmdon (UTT/ENF/147/98/D).
- (iii) Erection of a new house - part 46 Newport Road, Saffron Walden (UTT/1295/00/FUL).

- (iv) Removal of a condition prohibiting takeaway food attached to an earlier permission for change of use of a shop with residential above a restaurant - 8 Chapel Hill, Stansted (UTT/1476/00/FUL).
- (v) Conversion of a barn to a dwelling house (including the demolition of modern farm buildings) on site - the Barn, Hempstead Hall, Hempstead (UTT/1526/00/FUL).
- (vi) Two-storey side extension – 28 Watts Close, Barnston (UTT/1583/00/FUL).

DCL25 **PLANNING AGREEMENTS**

The Committee received a schedule setting out the current position regarding the outstanding Section 106 Agreements.

DCL26 **URGENT ITEM**

0674/01/FUL SAFFRON WALDEN – TWO-STOREY REAR AND 1.5 STOREY SIDE REAR EXTENSIONS – 27 WEST ROAD FOR MR A FROSTICK.

An appeal had been lodged against the Council's decision to refuse permission contrary to officer's advice.

RESOLVED that Councillor R A E Clifford be appointed to represent the Council at the forthcoming appeal hearing.

DCL27 **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 1 of Schedule 12(A) of the Act.

DCL28 **COMPOSITION OF LICENSING PANELS**

Members received a report suggesting a method of allocation of Members to three licensing panels for the remainder of 2001/02.

At a recent training session for Members, it had been agreed that it would be inappropriate to have the whole committee sitting to consider individual driver and operator cases. Grouping Members, excluding the chairman and vice-chairman, in to blocks of three or four could be an appropriate and practical solution. Officers confirmed that every Member of the Development Control and Licensing Committee was entitled to attend, speak and vote at any of the Licensing Committee meetings if they so wished. If any Member could not

take a turn to attend the Committee, they would contact and request another Member to attend in their place and notify the Committee Officer accordingly.

RESOLVED that the three block system of Member allocation as per report be used for the remainder of 2001/02 and then reviewed.

The meeting ended at 5.15 pm.

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE –
24 SEPTEMBER 2001**

Comments made by representatives of Town and Parish Councils

UTT/0894/01/FUL Stansted/Takeley/Elsenham

- 1 The Parish Council has deep concerns which are shared by many residents that as the stand-by runway is to be built to main runway standards it could become the main runway.
- 2 Concern that these runways could mirror the situation at Manchester Airport.
- 3 Concern that this is a further step for expansion of Stansted Airport by STAL.
- 4 This application should be withdrawn until the results of the SERAS and the regional study on the M11 corridor reports are made public.
- 5 There must be a legally binding agreement with Stansted Airport Ltd in the event of approval.

UTT/0591/01/FUL – GREAT HALLINGBURY

- 1 The Parish Council are not against this application, but the development is too large.
- 2 Great Hallingbury is one of the most threatened villages in the district, it has lost the school and the local shop. The parish does not want to lose the church or the pub.
- 3 Concern at whether the car park would be adequate in the future as the pub relies on a lot of summer business which takes place in the pub garden.
- 4 The Parish Council urges the District Council to look at the car park and the drainage problems in that part of the village.
- 5 The Parish Council notes that a number of points raised at the site visit had been taken on board.