

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at  
2.00 pm at COUNCIL OFFICES GREAT DUNMOW on 5 NOVEMBER 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, Mrs C M Dean, Mrs E J Godwin, P G F Lewis, Mrs J I Loughlin, D M Miller and A R Thawley.

Also present:- Councillor R P Chambers.

Also present at the invitation of the Chairman:- Councillor R J Copping.

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

**DCL41 SITE MEETINGS**

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

**UTT/1087/01/FUL Debden** – Erection of house and garage – Site adjacent to 4 The Maltings for Mr J Watson, Mr P Woolner and Mr A Howard.

Councillors 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, A R Thawley and R B Tyler had attended the site visits for the following applications:-

**UTT/0912/01/FUL Hatfield Heath** – Erection of replacement two-storey dwelling, attached single-storey leisure complex, screen fencing and four bay garaging – St Clouds, Matching Road for Mr and Mrs D G Reeves.

**UTT/0771/01/FUL Stebbing** – Demolition of existing house and erection of two detached two-storey houses and two garages - Dorval, High Street for E R Butler.

**DCL42 APOLOGIES**

Apologies for absence were received from Councillors E C Abrahams and R D Green.

**DCL43 DECLARATIONS OF INTEREST**

Councillor P G F Lewis declared a non-pecuniary interest in planning application 0912/01/FUL Hatfield Heath, as he knew the applicants.

**DCL44 MINUTES**

The Minutes of the meeting held on 15 October 2001 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments:-

**(i) Minute DCL36 – Land to the South of A120 and West of Hawthorn Close (Barkers Tanks – 0592 and 0786/00/OP)**

The word “Takeley” to be included in the heading after the word “Close”.

**(ii) Minute DCL 30 – Declarations of Interest**

On the second line of Councillor Thawley’s interest the word “applicant” to be changed to “site”.

**DCL45 MATTERS ARISING**

**(i) Minute DCL34 – Creation of Standby Runway - Stansted Airport Ltd (0894/01/FUL)**

Councillor Clifford said that he hoped all Members who had voted against this application would attend the meeting of the Environment and Transport Committee which would be held at the Dunmow Council Offices on Tuesday, 13 November 2001 at 7.30 pm.

Councillor Thawley informed the meeting that he took exception to threats contained in a letter from a member of the public. Also, he said he did not need to be reminded by officers that costs might be sought if the application went to appeal. Councillor Mrs Cheetham said that she felt it was the duty of officers to point out financial consequences to Members.

**(ii) Minute DCL36 - Land to the South of A120 and West of Hawthorn Close, Takeley (Barkers Tanks – 0592 and 0786/00/OP)**

Councillor Mrs Cheetham asked if the access arrangements had been resolved. The Development Control Manager replied that, so far as he was aware the position was still being considered by the Highway Authority.

**DCL46 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:-

**1) 1046/01/FUL & 2) 1318/01/LB Littlebury – 1) Conversion of barn into dwelling. 2) Conversion of barn into dwelling and associated**

alterations - Johns Farm, Cambridge Road for the Rt Hon The Lord Braybrooke.

**1198/01/DFO Saffron Walden/Sewards End** – Approval of reserved matters for outline permission UTT/1158/00/OP for erection of 4 dwellings with garages - 9 Radwinter Road, Sewards End for Allen Homes Limited.

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

**1131/01/OP Berden** – Dwelling and alterations to access - Berden Farmhouse, The Street for Mr and Mrs D Friend.

**1283/01/FUL Clavering** – Replacement dwelling with garage - High Elms, Stickling Green for De Vere Homes.

**0758/01/FUL Great Dunmow** – Light Industrial units - Ongar Road Trading Estate for Mr N Butler.

**0689/00/FUL Chrishall** – Enlargement of existing public house car park, formation of children's play area, outdoor seating and landscaping including retention of pond – Red Cow Public House 11 High Street for Mr and Mrs G Smyth.

**1) 1195/01/FUL & 2) 1196/01/CA Thaxted** – 1) Pair of semi-detached dwellings with car parking. 2) Demolition of existing shop building - Former St Johns Ambulance Shop, Park Street for Mr D Carr.

**1316/01/OP Thaxted** - Replacement dwelling and garage - Levetts Farm, Bardfield Road for Ms C Kiddle.

**1) 0744/01/FUL & 2) 0842/01/CA Stansted** – 1) Two houses, 6 No garages and 2m high front boundary wall. Alterations to vehicular access. 2) Demolition of wall and garages - 15 The Rise, Silver Street for R Stubbings.

**(b) Refusals**

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

**0771/01/FUL Stebbing** – Two detached two-storey houses and two garages to replace existing dwelling.- Dorval, High Street for E R Butler.

Reason: Over-development; effect on the neighbouring listed buildings and tree; impact on residential amenity. *(An informative note to be attached to the refusal suggesting that one house or a pair of semi-detached houses might be suitable for this plot.)*

**1087/01/FUL Debden** – House and Garage - Site adjacent to 4 The Maltings for Mr J Watson, Mr P Woolner and Mr A Howard.

**0388/01/FUL Felsted** – Change of use of riding centre to light industrial, distribution and storage use (B1 and B8) - Watch House Farm, Watch House Green for D, W, L and S Payne.

**1294/01/FUL Saffron Walden/Sewards End** – House, change of use of land to garden and formation of parking/turning area - Chapel Cottage, 46 Walden Road, Sewards End for Mr and Mrs Landridge.

*(An informative note to be attached to the refusal suggesting negotiation for a smaller building.)*

**0935/01/OP Hatfield Heath** – Five-bedroomed house - Barn adjoining Manwood Farm, Manwood Green for Monks Furnishers.

**1190/01/FUL Great Dunmow**- Dwelling and double garage with room above - Clapton Hall Lane for Foxley Builders Ltd.

**(c) Deferments**

RESOLVED that the determination of the following applications be deferred:

**0382/01/FUL Saffron Walden** – 72 dwellings comprising 20 2-bed flats, 16 1-bed flats, 28 2-bed houses and 8 3-bed houses - Land off Thaxted Road, Harris Yard and allotments off Radwinter Road for Monkbury Ltd.

Reason: Awaiting advice from independent highway consultant and the Secretary of State's decision on whether he will require to determine the application.

**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 350 houses before construction of the A120 on the former Felsted Sugar Beet Works – Former Felsted Sugar Beet Works, Station Road for Ennodis Property Developments.

Reason: Pending negotiations between applicant and Essex County Council Transportation regarding highway safety at junction with Station Road.

**0912/01/FUL Hatfield Heath** – Replacement two-storey dwelling, attached single-storey leisure complex, screen fencing to tennis court and four-bay garaging – St Clouds, Matching Road for Mr and Mrs D G Reeves.

Reason: To request a full tree survey and for further negotiations on the size of the replacement dwelling.

**(d) Certificate of Lawfulness**

**0659/01/CL White Roding** – Certificate of Lawfulness for flying and storage of microlite aircraft – Land at Matching Airfield for G Barker.

RESOLVED that a Certificate of Lawfulness be not granted for flying and storage of microlite aircraft on land at Matching Airfield.

**(e) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday, 26 November 2001:-

**0822/01/FUL Great Dunmow** – Four dwellings with associated garaging on land to the rear of 73-75 High Street for Mr D Lowe, Mrs McKinley and Mr C Blower.

Reason:- To assess the application in the light of the relevant Policy GD5 and the pending application for the re-development at the adjacent site (Eastern Sector) which will also be inspected.

**1168/01/OP Hatfield Broad Oak** – One dwelling house and garage – Bury Orchard, High Street for Cynthia Cherry Burnyeat.

Reason:- To assess the impact on the amenity of the area and on road safety.

**DCL47 APPEAL DECISION**

The Committee was informed that an appeal against the refusal of express advertisement consent for a neon illuminated fascia sign at the Fish Inn 1 The Chestnuts, Hatfield Heath had been dismissed (UTT/1550/00/AV).

**DCL48 PLANNING AGREEMENTS**

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

**DCL49 DRAFT BUDGETS 2002/2003**

Members received a report which outlined the Committee's initial draft revised estimates of direct costs and income for 2001/02 and estimates for next year 2002/03 prepared on the basis of existing approved levels of service. The draft figures were presented in the context of target Committee cash limits and policy priorities approved by the Council on 16 October 2001. Details were given of proposed savings which were part of a package intended to achieve these targets and reflect those priorities overall.

In answer to a question from Councillor Mrs Cheetham, the Committee was informed that about 25% of applications were for listed buildings (in association with a planning application) and about 10% were solely for listed building consent, which were fee exempt. The Committee was informed that fees were expected to be increased by the Government in the next financial year by at least 10%. Contingency money would be available for large applications that may go to appeal in the coming year. Councillor Clifford said that resources needed to be provided to maintain a first class service to the public.

RESOLVED that the Committee accept the administration's proposals for savings and the draft net direct costs budget and directs officers to prepare service plans and full budgets for 2002/2003 in the light of those decisions for consideration at the next cycle of Committee meetings.

#### **DCL50 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.

#### **DCL51 OMBUDSMAN COMPLAINTS**

##### **(i) Saffron Walden**

Members received a report for information on a complaint which had been submitted to the Local Government Ombudsman concerning the Council's handling of a planning application at Saffron Walden. Members were advised that the Ombudsman had concluded that the complaint was not one which he could or should pursue and he had decided that no further action would therefore be taken on the matter.

##### **(ii) Littlebury Green**

Members received a report for information on a complaint which had been submitted to the Local Government Ombudsman concerning the Council's handling of a planning application at Littlebury Green. Members were advised that the Ombudsman had concluded that he would not be pursuing the complaint and that the decision would be recorded as Ombudsman's discretion.

The meeting ended at 4.20 pm.