

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at  
2.00 pm at COUNCIL OFFICES GREAT DUNMOW on 14 JANUARY 2002**

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, R D Green, P G F Lewis, Mrs J I Loughlin,  
D M Miller and A R Thawley.

Also present at the invitation of the Chairman:- Councillors R J Copping,  
Mrs J E Menell and Mrs E Tealby-Watson.

Also present:- Councillor R P Chambers.

Officers in attendance:- Mrs L J Crowe, K R Davis, J Dickson, J Grayson,  
J Mitchell and M Perry.

**DCL83 SITE MEETINGS**

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/0091/01/FUL** - Little Chesterford - Realignment of B184, provision of  
roundabout and widening of access road – Access to Chesterford Park,  
including junction with B184 and adjacent land for Norwich Union Life and  
Pensions Ltd.

**UTT/1379/01/FUL** - Littlebury – Redevelopment of site with three detached  
houses with associated parking and garage – The Ranch House, Peggy's  
Walk for Dornbridge Ltd.

**UTT/0924/01/FUL** – Stansted – Change of use of land to skateboard facility  
and erection of associated equipment – Former Railway Sidings, Lower Street  
for Stansted Parish Council.

**DCL84 APOLOGIES**

An apology for absence was received from Councillor E C Abrahams.  
Members expressed their concern for his health and agreed to send their best  
wishes for a speedy recovery.

**DCL85 DECLARATIONS OF INTEREST**

Councillors Mrs Caton, R D Green and D M Miller declared an interest in  
planning application 1599/01/FUL Saffron Walden. Councillor Green and Mrs  
Caton left the room for the discussion on this application. Councillor  
Mrs Cheetham declared a non-pecuniary interest in planning application

1475/01/OP Little Canfield as she knew the applicant. Councillor Mrs Cheetham and the Development Control Manager declared an interest in Agenda Item 8 – Enforcement of Planning Control – Land at John Tasker House Surgery, New Street, Great Dunmow as they were both patients at this surgery. Councillors Mrs Dean and Mrs Loughlin declared an interest in planning application 0924/01/FUL Stansted as Members of Stansted Parish Council.

DCL86

**MINUTES**

The Minutes of the meeting held on 17 December 2001 were received, confirmed and signed by the Chairman as a correct record subject to the following amendments:

**(i) Minute 77 (d) Planning Agreements – 0400/01/FUL Little Dunmow/Felsted**

The inclusion of “and the Local Member” on the fourth line of the resolution after the words “Chairman of the Committee”.

**(ii) Minute 77 (b) Refusals – 1114/01/FUL Birchanger**

A recorded vote had been taken at the previous meeting as follows:

**For the Proposal**

Councillors M A Caton,  
Mrs J F Cheetham,  
Mrs C M Dean,  
Mrs E J Godwin,  
R D Green  
and A R Thawley

**Against the Proposal**

Councillors W F Bowker,  
Mrs C A Cant  
R A E Clifford,  
P G F Lewis,  
Mrs J I Loughlin,  
D M Miller and  
R B Tyler

Reason: Contrary to residential amenity due to traffic and noise plus car parking impact on open character of Green Belt.

DCL87

**MATTERS ARISING**

**(i) Minute DCL77 (c) Deferments – 0443/98/OP Birchanger and Stansted Mountfitchet**

In answer to a question from Councillor Mrs Godwin the Development Control Manager said that there was no further information at this time as the traffic impact study was still being carried out.

**(ii) Minute DCL77 (d) Planning Agreements 0400/01/FUL Little Dunmow/Felsted.**

Following the receipt of the views of both Parish Councils and information from the Council’s Highway Consultant, Members confirmed their decision to grant permission for an extra 55 dwellings to

be occupied before the new A120 opens, subject to conditions and a Section 106 Agreement.

#### DCL88 **APPLICATIONS WITHDRAWN**

The Committee noted that the following applications had been withdrawn:

UTT/1551/01/FUL Hatfield Heath  
 UTT/1492/01/OP Little Hallingbury  
 UTT/1582/01/OP Felsted  
 UTT/1393/01/OP Great Easton

#### DCL89 **BUDGET AND SERVICE PLANS**

The Committee received the draft revenue estimates for 2002/03. The detailed figures included savings approved at the previous meeting on 5 November, internal charges and developments since then. The only savings proposal for this Committee was a £6,000 reduction in the furniture and equipment budget.

Members expressed concern at the amount allowed for appeal and enforcement costs. Officers explained that it was hoped to reduce advocacy and consultants costs by using in-house staff. Councillor Mrs Cant asked whether the cost of the airport application should come out of reserves. Councillor Thawley suggested that it might be cheaper for the District Council to employ an Officer experienced in traffic consultancy.

RESOLVED that the draft revenue estimates be approved and be forwarded to the Resources Committee on 24 January 2002 for consideration, with the recommendation that any unbudgeted consultants' and legal fees be taken out of reserves.

#### DCL90 **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:-

**1328/01/DFO Great Dunmow** – 126 dwellings with associated garages and highway works - Sector 2, Phase 3, Areas 2, 3 & 4 at Woodlands Park for Wickford Development Company Ltd.

**1) 1478/01/FUL and 2) 1479/01/CA Great Dunmow** – 1) One dwelling. 2) Demolition of general storage building – Land adjacent 1 Mill Lane/White Street for Mr and Mrs J Rowland.

**1587/01/FUL Great Dunmow** – Change of use to residential – 57 High Street for P J Rayner.

**1) 1557/01/FUL & 2) 1558/01/FUL Leaden Roding** – 1&2) Ten two-bedroom flats and two three-bedroom flats– Warehouse Site adj. 8 Chelmsford Road for Shenley Homes Limited.

**1568/01/FUL Leaden Roding** – One dwelling and detached double garage – Parklands Garage for Mrs Geggus.

**1559/01/FUL Saffron Walden** – Double garage – Land to rear of 24 Audley Road for Councillor R D Green.

**1397/01/LB Langley** – Two-storey extension to rear of building, alteration to window on rear elevation, and erection of detached single-storey annexe building to provide overnight accommodation – The Bull Public House, Lower Green for John Ryan.

**(b) Refusals**

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

**1379/01/FUL Littlebury** – Redevelopment of site with three detached houses associated parking and garages – The Ranch House, Peggy’s Walk for Dornbridge Ltd

**1521/01/FUL Hempstead** – Change of use of barn to class B1 business use with associated alterations and parking – Barn at Hempstead Hall for Oliver - Hoare Limited.

**1647/01/OP Wimbish** – One dwelling – Land adjacent to Villa Clemilla, Lower Green for Mr J Ridlington.

**1454/01/FUL Littlebury** – One dwelling – Rear of Bakers Row, Walden Road for Mr W Foy.

**1514/01/FUL Stansted** – Redevelopment of workshop to provide 2 two-bed flats and conversion of office to 1 two-bed dwelling (3 dwellings total) - No 3 (Workshop) Industrial & Office, Woodfield Terrace, off Chapel Hill for Mrs P Chick.

**1542/01/FUL Saffron Walden** – Terrace of three town houses and alterations to vehicular access – Land at Ozier Court, off Cromwell Road for W Bray.

**(c) Deferments**

RESOLVED that the determination of the following applications be deferred:

**0443/98/OP Birchanger and Stansted Mountfitchet** – 400 dwellings, construction of an access to highway and provision of public open space, play area and site for school, health centre and shop - Rochford Nurseries, Forest Hall Road for Pelham Homes Limited.

Reason: Pending receipt and assessment of Traffic Impact Study.

**1654/00/FUL Great Dunmow** – Residential development (58 units), new road access to public car park, extension to public car park by means of decking, pedestrianisation of existing access from High Street and new public library – Land at Eastern Sector to rear of 37-61 High Street for Wilcon Homes Anglia Limited.

Reason: Awaiting receipt of revised plans.

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

Reason: For consideration jointly with planning application 1654/00/FUL Great Dunmow.

**0178/01/CL Hatfield Heath** – Certificate of Lawfulness for B2 and B8 use (Slaughter house and meat storage) – Unit 13 Heathview for Reynolds 1994 Limited.

Reason: At applicant's request.

**0326/01/FUL Hatfield Broad Oak** – Replacement dwelling involving extension to residential curtilage – Anthony's, Anthony's Lane for J Schonberg.

Reason: For negotiations re size and design of new dwelling.

**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 Limited.

Reason: Pending receipt/assessment of Traffic Impact Study. Revised report to come to next meeting on 4 February as the DTLR has decided not to call in this application.

**0924/01/FUL Stansted** – Change of use of land to skate board facility and erection of associated equipment – Former railway sidings, Lower Street for Stansted Parish Council.

Reason: For further negotiations with the Parish Council regarding a more appropriate location.

#### **(d) Planning Agreement**

RESOLVED that, subject to the completion of an Agreement under Section 106 of the Town and Country Planning Act 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.

**0091/01/FUL Little Chesterford** – Realignment of B184, provision of roundabout and widening of access road – Access to Chesterford Park

including junction with B184 and adjacent land for Norwich Union Life and Pensions Limited.

**(e) Authority to the Head of Planning and Building Surveying**

RESOLVED that 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, following the submission and approval of the Wildlife Survey.

**1396/01/FUL Langley** – Two-storey extension to rear of building, alteration to window on rear elevation and erection of detached single-storey annexe building to provide overnight accommodation – The Bull Public House, Lower Green for John Ryan.

**(f) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday 4 February 2002.

**1) 1367/01/FUL and 2) 1497/01/LB Saffron Walden** – 1&2) Conversion of redundant agricultural barn to residential dwelling – Cloptons, Little Walden for Mr J Barr.

Reason: To assess the quality of the barn, the remoteness of the location and the access to the site.

**1461/01/FUL Great Sampford** – Conversion of pair of barns into two dwellings – Barns at Free Roberts Farm, Howe Lane for J Harrison.

Reason: To assess the suitability of the barns for a conversion to dwellings and the impact on the neighbouring listed building.

**1475/01/OP Little Canfield** – One dwelling – Langthorns Plantery for Mr E Cannon.

Reason: To assess the visual effect of a new dwelling in the countryside.

DCL91

**PROPOSED REVISED MASTER PLAN AT OAKWOOD PARK LITTLE DUNMOW / FELSTED**

The Committee received a progress report updating Members on the revised master plan since the meeting on 26 November 2001. The report advised that the Council's objections had now been overcome.

RESOLVED that the revised master plan as modified be approved on the understanding that it did not commit the Council to any more than 650 dwellings, that not more than 295 houses be occupied until the applicant has submitted and the Council has approved a design guide to accompany the master plan in order to ensure that the development will be completed as a cohesive whole despite the variety of different

house builders and that the improvements to the sewage works are carried out.

**DCL92 ENFORCEMENT OF PLANNING CONTROL – LAND AT JOHN TASKER HOUSE SURGERY, NEW STREET, GREAT DUNMOW**

Members received a report setting out the circumstances of the parking situation on this site and recommending that no further action be taken. Members concluded that there had been no breach of planning control and it was

RESOLVED that no further action be taken in respect of this matter.

**DCL93 APPEAL DECISIONS**

The Committee noted the following appeal decisions:-

**(a) Dismissed**

- (i) Proposed new dwelling – Land at Beaumont House, Beaumont Hill, Great Dunmow (UTT/0404/O1/FUL).
- (ii) Alterations and change of use from Butchers shop to three dwellings, erection of a detached dwelling, alteration of wall and vehicular access points – The Chapel, Castle Hill, Saffron Walden (UTT/0696/01/FUL).
- (iii) Two-storey residential extension with roof space storage – 15 Farmadine Grove, Saffron Walden (UTT/1533/00/FUL).

**(b) Allowed**

- (i) Extraction of sand and gravel as a borrow pit in connection with the A120 construction. Installation of plant for processing. Disposal of surplus clay from A120 construction for use in restoration of site – Land at Frogs Hall, Takeley (UTT/0240/01/CC).
- (ii) Conservatory subject to a condition requiring it to be constructed with a gable rather than a semi-hexagonal end, in painted timber with straight heads and side windows with horizontal and central glazing bars – 7 Old Vicarage Close, High Easter (UTT/0552/01/FUL).

**DCL94 SITE VISITS**

RESOLVED that following the Development Control and Licensing Meeting on 4 February 2002, site visits would take place on the Monday prior to the Committee meeting for a trial period of 3 months.

**DCL95 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 likely disclosure of Exempt Information as defined in paragraphs 12 and 15 of Part 1 of Schedule 12A of the Act.

**DCL96 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received a progress report on outstanding enforcement cases. The following reports were updated:

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

Officers understood that trading had now ceased.

**(ii) John Tasker House Surgery, New Street, Great Dunmow.**

Members had resolved to take no further action.

**(iii) Reeves Restaurant, Braintree Road, Felsted.**

Compliance had been anticipated and a report would be made to the next meeting of the Committee.

**DCL97 HOUSING DEVELOPMENT AT OAKWOOD PARK, FELSTED**

Members received a legal opinion on this case. Following discussion it was

RESOLVED to uphold Members' decision to refuse planning permission.

The meeting ended at 5.45 pm.