

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE HELD at  
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 4 FEBRUARY 2002**

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, D M Miller and  
A R Thawley.

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

Officers in attendance:- Mrs L J Crowe, J Grayson, R Harborough,  
J Mitchell, M Perry and J Pine.

**DCL102 SITE MEETINGS**

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

**UTT/1367/01/FUL & 1497/01/LB SAFFRON WALDEN** – Conversion of  
redundant agricultural barn to residential dwelling, Cloptons, Little Walden for  
Mr J Barr.

Councillors W F Bowker, Mrs C A Cant, Mrs J F Cheetham, R A E Clifford,  
Mrs E J Godwin, R D Green, P G F Lewis, D M Miller, A R Thawley and  
R B Tyler had attended the site visits for the following applications:-

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

**UTT/1475/01/OP LITTLE CANFIELD** – One agriculturally tied dwelling,  
Langthorns Plantery for Mr E Cannon.

**DCL103 APOLOGIES**

Apologies for absence were received from Councillors Mrs M A Caton and  
Mrs J I Loughlin.

Councillor E C Abrahams was welcomed back after his recent illness.

**DCL104 DECLARATIONS OF INTEREST**

Councillor R B Tyler declared a pecuniary interest in planning application  
1749/01/FUL Saffron Walden and left the room for the discussion on this  
application.

Councillor Mrs J F Cheetham declared a non-pecuniary interest in planning  
application 1475/01/OP Little Canfield as she knew the applicant.

Councillor E C Abrahams declared a non-pecuniary interest in planning application 1679/01/FUL Clavering as Chairman of Clavering Parish Council.

DCL105 **MINUTES**

The Minutes of the meeting held on 14 January 2002 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments.

**(i) Minute DCL85 – Declarations of Interests**

Councillor Mrs Cant had declared a non-pecuniary interest in planning application 1514/01/FUL Stansted and had not voted or spoken on the application.

**(ii) Minute DCL86(ii) 1114/01/FUL Birchanger**

The Minute should read “a recorded vote on the first proposal to refuse permission had been taken at the previous meeting as follows:-

**For the Proposal**

Councillors

Mrs M A Caton,  
Mrs J F Cheetham,  
Mrs C M Dean,  
Mrs E J Godwin,  
R D Green  
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  
R B Tyler

The proposal had not been carried. Following Councillor Mrs Cant’s realisation that she had voted incorrectly, the committee agreed to suspend Standing Orders and the second proposal to refuse permission carried by 7 votes to 6 on a show of hands.

Reason:- Contrary to residential amenity due to traffic and noise plus car parking impact on open character of green belt.

Standing Orders had then been reintroduced.

DCL106 **MATTERS ARISING**

**Minute DCL96(iii) – Reeves Restaurant, Braintree Road, Felsted**

The Development Control Manager reported that the extractor fan had now been removed.

## DCL107 APPLICATIONS WITHDRAWN

The Committee noted that the following applications had been withdrawn.

UTT/0924/01/FUL Stansted  
UTT/1675/01/FUL Felsted  
UTT/1466/01/FUL Felsted

## DCL108 (i) 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 AND

## (ii) OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (ABOUT 370 DWELLINGS) PUBLIC OPEN SPACE ASSOCIATED ACCESS AND INFRASTRUCTURE – UTT/1123/01/OP ROCHFORD NURSERIES BIRCHANGER/STANSTED

Members received a progress report on these applications for major development. Both Pelham Homes Ltd and Croudace Ltd had submitted off-site proposals that they were prepared carry out in connection with these applications.

Councillor Thawley said that he hoped energy efficient schemes, eg solar water heating, would be used for these developments. In answer to a question from Councillor Mrs Godwin, the Principal Planning Officer said that, if the land to the north of the school was not required for educational purposes in the future it, would be used for residential development. In answer to further questions the Principal Planning Officer said that the Section 106 Agreement would set out the framework for how the development was to proceed. Councillor Mrs Cheetham commented that Members did not want social housing grouped together in one location. In answer to a question from Councillor Mrs Dean, officers said that there needed to be consultation before a decision on Forest Road could be made. Members' comments would be taken into account when drafting the Section 106 Agreement. Both applications would be reported to a future meeting of the Committee.

## DCL109 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) 1367/01/FUL & (2) 1497/01/LB Saffron Walden** – Conversion of redundant agricultural barn to residential dwelling – Cloptons, Little Walden for Mr J Barr.

**(1) 1483/01/FUL & (2) 1484/01/LB Saffron Walden** – (1) Conversion of farm buildings into four dwellings with associated parking and gardens. Demolition

of three modern agricultural sheds. (2) Conversion of farm buildings into four dwellings with associated alterations and boundary walls – Rowley Hill Farm, Little Walden for Mr and Mrs G Mileson.

**(1) 1438/01/FUL & (2) 1439/01/LB Hatfield Broad Oak** - Conversion of barn to a dwelling – Barn at Forest Farm for Mr R Garton.

**1622/01/FUL Lindsell** – Change of use of agricultural building to B8 (Storage)– Unit 5, Brickhouse Farm for Scott Canton.

**1575/01/FUL Stansted** - Change of use from office to dwelling – Stansted Mountfitchet Station House, Station Road for West Anglia Great Northern (WAGN) Ltd.

**1655/01/FUL Thaxted** – Replacement house. Change of use of agricultural land to domestic garden. Relocation of vehicular access – Folly Mill Cottage, Folly Mill Lane for Mr D Wiggins.

**1679/01/FUL Clavering** – Retention of change of use of land to public open space – Orchard adjacent to “Hedgerows” for Mr S Cooke on behalf of Clavering Parish Council.

*Councillor Tyler vacated the chair and left the room for the discussion on the following application. Councillor Lewis took the Chair for this application only.*

**1749/01/FUL Saffron Walden** – Relief of (a) condition C.6.1 on planning consent UTT/1099/00/FUL to enable use as wine and tapas bar and takeaway trading and (b) condition C.13.7 to extend the trading hours to 8.00 am to 12 midnight Sundays – Thursdays and 8.00 am – 1.00 am on Fridays and Saturdays (including bank and public holidays) – 9 Market Hill for Cllr R B Tyler (T/A Brookes).

## **(b) Refusals**

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

*Dr Freeman of Saffron Walden Town Council attended to speak on the following item. A summary of the points he raised is appended to these minutes.*

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

Reason:- In adequate visibility, safety dangers and loss of amenity of pedestrians.

**(1) 1435/01/FUL, (2) 1436/01/FUL & (3) 1437/01/LB Hatfield Broad Oak** – (1) Conversion of stables to a dwelling – Stables at Forest Farm, and (2) and (3) Conversion of barn to a dwelling - Barn at Forest Farm for Mr R Garton.

**1612/01/FUL Wimbish** – Change of use from agricultural to recreational grazing land and erection of stable block including feed and tack areas – Land opposite Villa Clemilla, Wimbish Green for L R Eyers.

**1531/01/FUL Takeley** – Redevelopment to provide four buildings for office use with associated internal roads, vehicle parking and landscaping – Old House Farm for Rosper Estates Ltd.

**1583/01/FUL High Easter** – Dwelling house – Land between “The Cottage” and Foxwood, Pleshey Road for Mr K Robinson.

**1600/01/OP Ugley** – One dwelling with associated garage – Land adjacent Chestnut Cottage, Cambridge Road for Mr R W Coumbe.

**(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 Ltd.

Reason:- Pending receipt and assessment of traffic impact study.

*Councillor Green declared an interest in the following application.*

**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 erection of new public library – Land at Eastern Sector to rear of 37 – 61 High Street for Wilcon Homes Ltd.

Reason:- Pending receipt and consideration of further revised plans.

**0822/01/FUL Great Dunmow** – Four dwellings with associated garaging – Land to the rear of 73 – 75 High Street for Mr D Low, Mrs McKinlay 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 (slaughterhouse and meat storage) – Unit 13, Heathview for Reynolds 1994 Ltd.

Reason:- To consider further evidence.

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

Reason:- Pending receipt of representations on revised plans.

**1244/01/FUL Hatfield Broad Oak** – Lattice telecommunication tower with antennae attached. Installation of equipment, cabinets and construction of internal access road – Takeley Sewage Treatment Works for Hutchinson 3G Ltd.

Reason:- Pending consideration of revised plans.

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

Reason:- For renegotiation on design.

**1475/01/OP Little Canfield** – One agricultural dwelling - Langthorns Plantery, High Cross Lane for Mr E Cannon.

Reason: To negotiate revised siting on the northern edge of the site to reduce prominence of dwelling in the countryside.

**1671/01/FUL Great Dunmow** – Extension to provide 22 new bedrooms, dining room and ancillary services – Redbond Lodge Elderly Persons' Home, Chequers Lane for Runwood Homes Plc.

Reason: To negotiate revised scheme.

#### **(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.

**1550/01/FUL Takeley** – Two storey building to provide offices and new business centre – Parsonage Road for Weston Homes Plc.

#### **(e) County Matters**

**1728/01/CC Widdington** – Change of use of part of sand pit for temporary recycling centre, skip hire and aggregate sales – part Widdington Pit, Hollow Road for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council objects to this application due to the inadequacy of the road network to cope with traffic expected to be generated.

#### **(f) Certificate of Lawfulness**

**1518/01/CL Little Hallingbury** – Certificate of Lawfulness concerning outbuilding at Tudor Barn, ancillary to existing main dwelling – Tudor Barn, Sawbridgeworth Road for Mr and Mrs J Maynard.

RESOLVED that a Certificate of Lawfulness be granted for the use of the outbuilding at Tudor Barn for ancillary domestic activities.

**(g) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday 25 February 2002.

**1578/01/OP Newport – Agriculturally tied dwelling – Whiteditch Farm for A A Hudson.**

Reason: To assess the impact of the dwelling on the surrounding countryside and to enable Wendens Ambo Parish Council to make representations.

**1434/01/FUL Great Canfield – Retention of boundary wall and lamp standard – Woodnutt, Bacon End for Mr and Mrs Kent.**

Reason: To assess whether the appearance of the wall is appropriate in this rural hamlet.

**DCL110 MEMBERS' ANNUAL TOUR OF RECENT DEVELOPMENTS**

The Audit Commission had recommended that a review of recent developments should be part of an effective planning service. Members had agreed and arranged several tours during recent years. They were asked whether they preferred the tour to take place on a Monday or a Saturday.

RESOLVED that this year's annual tour of developments take place on Monday 17 June.

**DCL111 APPEAL DECISIONS**

The Committee noted the following appeal decisions.

**(a) Dismissed**

- (i) Disapproval of reserved matters for the construction of two detached dwellings with double garages – Land adjacent to Thorncroft, Takeley Street, Takeley (UTT/0727/01/DFO).
- (ii) First floor rear extension – Oakmead, Brick End, Broxton (UTT/0303/01/FUL & UTT/0304/01/LB).
- (iii) First floor rear extension and associated works – Rose Cottage, Church Cottage, Monks Green, White Roding (UTT/0098/01/FUL & UTT/0099/01/LB).

(iv) Separation of the existing annexe from the main dwelling for use as an independent dwelling - Hilltop, Chelmsford Road, Hatfield Heath (UTT/1746/00/FUL).

(v) Detached double garage with a room above – Moat Cottage, Smith's Green, Takeley (UTT/0225/01/FUL).

**(b) Allowed**

(i) Ground and first floor extension – 1 Mill Row, Fishmarket Street, Thaxted (UTT/0215/01/FUL).

(ii) Three storey extension, including basement vehicle store to existing workshop – Building for use as a show room with ancillary, staff, customer and sewerage accommodation, removal of existing canopy – The Morgan Garage, Lower Road, Little Hallingbury (UTT/0262/01/FUL)

DCL112 **PLANNING AGREEMENTS**

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

In answer to a question about planning application 0036/01/CL Felsted, Members were informed that the agreement would be concluded shortly.

The meeting ended at 4.50 pm.



**DEVELOPMENT CONTROL AND LICENSING COMMITTEE  
4 FEBRUARY 2002**

**COMMENTS MADE BY REPRESENTATIVES OF TOWN AND PARISH  
COUNCILS**

**0382/01/FUL Saffron Walden**

- 1 It is with regret that the Town Council opposed this application as the town needed low cost housing.
- 2 Concern about the impact of the extra traffic that would arise from this site.
- 3 Although WS Atkins had concluded that traffic at the Radwinter Road junction would be almost up to capacity at certain times, the Friends of the Earth study had intimated that traffic would be over capacity.
- 4 Proposed that a Master Plan was drawn up for the site.
- 5 Concern at over capacity for services to the town.