

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at  
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 25 FEBRUARY  
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: Councillor Mrs J E Menell

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

**DCL113 SITE MEETINGS**

Councillors W F Bowker, 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  
had attended the site visit for the following application:

**UTT/1578/01/OP Newport** – Erection of agriculturally tied dwelling –  
Whiteditch Farm for A A Hudson

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

**DCL114 APOLOGIES**

An apology for absence was received from Councillor E C Abrahams.

**DCL115 DECLARATIONS OF INTEREST**

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

**DCL116 MINUTES**

The Minutes of the meeting held on 4 February 2002 were received,  
confirmed and signed by the Chairman as a correct record subject to the  
following amendments

- (i) **Minute DCL108 - 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 outline application for residential development (about 370 dwellings) public open space associated access and infrastructure – UTT/1123/01/OP Rochford Nurseries Birchanger/Stansted,**

“Forest Road” in the last paragraph to be amended to “Forest Hall Road”.

- ii) **Minute DCL109 (b) - 0382/01/FUL SAFFRON WALDEN**

The minute to be amended to read “inadequate visibility, safety, dangers and loss of amenity for pedestrians”.

## DCL117 **MATTERS ARISING**

### **Minute DCL110 – Members’ Annual Tour of Recent Developments**

Members confirmed that the annual tour of recent developments would take place on Monday 17 June 2002.

## DCL118 **APPLICATIONS WITHDRAWN**

The Committee noted that the following applications had been withdrawn:-

UTT/1401/01/FUL and UTT/1402/01/LB Debden.

UTT/1398/01/FUL and UTT/1399/01/LB Debden.

UTT/1708/01/FUL Little Hallingbury.

UTT/1750/01/FUL Felsted

UTT/1652/01/OP Ashdon

## DCL119 **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:-

**1734/01/FUL Great Sampford** – Construction of replacement 3-bed 2-storey dwelling – Rose Villa, Moor End for Mr and Mrs Dorrington.

**1740/01/OP Wimbish** – Dwelling to replace chalet bungalow – The Brambles, Wimbish Green for Mr F Clark.

**1) 1676/01/FUL & 2) 1699/01/LB White Roding** – 1) & 2) Residential conversion of barn with small link passageway – Waterloo Farm for J Collins and W W J Collins.

*Cllr Mrs J F Cheetham declared a non-pecuniary interest in the following application*

**1) 1361/01/FUL and 2) 1362/01/LB Ugley** - 1) Single-storey extension to public house and detached bedroom block 2) Single-story extension to public house and associated alterations - The Chequers Public House, Cambridge Road for Mr D Smith.

Councillor R A E Clifford asked that his objection to the above applications be recorded.

**1706/01/LB Takeley** Demolition of rear single-storey additions and erection of replacement rear extension – Land adj The Old Mill Public House, Takeley Street for Six Continents Retail Ltd.

**1376/01/FUL Little Easton** – Use of caretaker's accommodation as separate dwelling house - Easton Farm, Duck Street for Mr D Trembath.

**1685/01/DFO Langley** - Bungalow, 1 Highfields, Langley Upper Green for Mr R Monks.

**(b) Refusals**

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

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

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

RESOLVED that enforcement, and if necessary legal, action be taken to require the removal of the boundary wall and relocation of the lamp standard.

**1719/01/FUL High Easter** – One new dwelling and triple garage – Parsonage Brook Farm for Alan Mills.

**1) 0025/02/FUL & 2) 0026/02/LB Little Bardfield** - 1) Conversion of barn to separate dwelling and conversion of outbuilding to associated garage.  
2) Conversion of barn to dwelling including demolition of modern extensions and internal and external alteration - Barn Cottage, Croft Hall, Oxen End for Mrs C Phillips.

**1693/01/FUL Elmdon** - Change of use of barns to Class B1 light industrial/commercial use. Associated alterations including infilling of open

sided barn and internal partitioning - Coopers End Farm, Duddenhoe End for Mr F Hicks

**1586/01/FUL Great Canfield** - Change of use of building to dwelling house - Ashfields Polo and Equestrian Centre for Mr and Mrs Mathies.

**1663/01/FUL High Roding** - One dwelling and garage - The Old Bakery, The Street for R & J Pyle.

**1705/01/FUL Takeley** - Change of use of public house to private dwelling, rear extension and erection of five dwellings, two garage blocks, boundary walls and change of use of part of playing field to residential – Land adj The Old Mill Public House, Takeley Street for Six Continents Retail

**1752/01/OP Little Hallingbury** - Two detached dwellings and garages, Land r/o Ivy House, Back Lane, Gaston Green for Mr C Dovaston.

### c) Deferments

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

**0443/98/OP Birchanger/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:- To allow time for both Parish Councils to see copies of the traffic impact study. Joint report on both current applications to be reported to the Development Control and Licensing Committee at a future meeting.

**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 to 61 High Street for Wilcon Homes Anglia Ltd.

Reason:- for consideration 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 Ltd

Reason:- to consider further evidence

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

Reason:- Pending revised report.

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

Reason:- To negotiate revised location on the northern edge of the site or beyond in order to reduce prominence in the countryside.

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

Reason :- To negotiate revised siting to reduce prominence 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 allow time for further negotiations to take place to reduce the impact on neighbours.

**0326/01/FUL Hatfield Broad Oak** - Replacement dwelling involving extension to residential curtilage - Anthonys, Anthonys Lane for Mr J Schonberg

Reason:- Pending further negotiations.

**(d) Site visits**

The Committee agreed to visit the sites of the following applications on Monday 18 March 2002 :-

**1412/01/FUL Stansted** - Detached House and double garage – West Road for K Atchinson.

Reason : To assess the access suitability and bank stabilisation measures.

**1463/01/FUL Quendon** - Rear first floor extension – Pantiles, Green Road for T Proctor.

Reason: To assess the impact on the conservation area and the surrounding properties.

**DCL120 LAND ADJACENT TO LITTLE PADDOCKS, CUTLERS GREEN, THAXTED  
(Interest in land: Mr P Skellern )**

Members received a report concerning the use of land for external storage purposes and recommending that enforcement and if necessary legal action be authorised to require the cessation of the use. The unauthorised development of the land was contrary to the development plan, harmful to the rural character of the area and amenities of local residents.

RESOLVED that enforcement and, if necessary legal action be authorised to require the cessation of the external storage activities occurring on the land.

**DCL121 ENFORCEMENT OF PLANNING CONTROL – WILLOWS FARM,  
BRAINTREE ROAD, GREAT DUNMOW (Interests in Land: Mrs A Broad  
and Mrs T Byrne)**

Members received a report concerning the unlawful use of part of an agricultural barn for residential purposes at Willows Farm, Braintree Road, Great Dunmow

RESOLVED that enforcement and, if necessary legal, action be taken to require the cessation of the residential use and removal of the associated conversion works.

**DCL122 ANNEXE AT BROOMSHAWBURY, HATFIELD BROAD OAK**

Members received a report updating them on the circumstances surrounding the enforcement action which had previously been authorised.

RESOLVED that in view of the changed circumstances no further action be taken.

**DCL123 GREEN PAPER: PLANNING: DELIVERING A FUNDAMENTAL CHANGE  
CONSULTATION DOCUMENTS: MAJOR INFRASTRUCTURE  
PROJECTS; REFORMING PLANNING OBLIGATIONS; AND  
COMPULSORY PURCHASE AND COMPENSATION**

Members received a report setting out summaries of the Planning Green Paper and associated documents. The Green Paper had been accompanied by three consultation documents which were:-

- i) Major infrastructure projects – new parliamentary procedures for processing major infrastructure projects.
- ii) Reforming Planning Obligations and
- iii) Compulsory purchase and compensation

Members' comments were invited on each document together with any amendments they wished to make to the comments of the Head of Planning

and Building Surveying. These would be forwarded to the DTLR by the 18 March 2002. Members' views were especially sought on the issue of Planning Obligations as the extent to which these would apply was essentially a political judgement.

The same report would be considered by the Environment and Transport Committee on the 19 March 2002, after which comments would be accepted by DTLR as amendments to the original comments.

Members' comments were as follows:-

1. Masterplans for smaller developments as well as larger developments
2. 90% delegated decisions would diminish the role of members – speedy decisions are not always the best decisions. There is also conflict between proposals to increase delegation and to increase community involvement.
3. Concern at major developments being approved at Parliamentary level as this would be a political decision rather than adequately reflecting local concerns.
4. There should be a more robust approach to enforcement.
5. The presumption in favour of development should be removed.
6. Concern at abolition of Structure Plans: decisions made by unelected Regional office would be remote and undemocratic.
7. Concern at conflict between greater public involvement and Parliament taking away local decision making.

Further comments from Members, a Members' Workshop and Environment and Transport Committee to be forwarded to DTLR following the meetings.

Member considered that enforcement action should be more efficient especially with regard to retrospective applications.

Members did not wholly agree with officer comments on items 48.5 and 48.9.

Councillor Clifford was concerned that not enough time was given to discussing the Green Paper and requested that a workshop should be held to discuss this matter.

RESOLVED that

- 1 the comments in the report together with the amendments and additional comments of Members be forwarded to the DTLR as the comments of Uttlesford District Council and
- 2 A Workshop on the Green Paper be held on Monday 18 March 2002 at 12.15 pm at the Great Dunmow Office.

**DCL124 APPEAL DECISIONS**

The Committee noted the following appeal decisions which had all been allowed:

- i) a dwelling house on land at Moor End Cottages Great Sampford (UTT/1789/00/OP)
- ii) New cottage with additional car parking facility on land adjacent to Mill Cottage, Fishmarket Street, Thaxted (UTT/1785/00/FUL)
- iii) Re-development of the Old Water Works site and vehicle repair garage including demolition of existing sheds and the construction of one house at the Old Water Works, Bardfield Road, Thaxted (UTT/0104/01/OP)

**DCL125 URGENT ITEMS****i) Stansted Airport Planning Application**

Members agreed to special meetings of the Committee being arranged to allow people who had made representations on the forthcoming application to increase the number of passengers at Stansted Airport to 25mppa to address the Committee. One meeting would be held at the Dunmow Council Offices at 2.00pm on the Thursday 18 April 2002. Another meeting would be held at the Saffron Walden Council Offices at 7.30 pm on Wednesday 24 April.

**ii) Tree Preservation Order 5/01- Elmdon**

Members received an oral report requesting approval of confirmation of Tree Preservation Order 5/01 Elmdon. The Order had been served and protected trees on land adjacent to Serenity, Essex Hill, Elmdon, following requests made by a number of local residents. Representations stated that Cedar, Oak and Ash trees on the site frontage had not been included in the Order and two inferior trees had been included in the Order.

The four trees covered by the Order were identified as one beech, one pine and two yews. Due to an administrative oversight, the order should have read one beech, one pine one yew and one cedar. The one oak and one ash tree had not been included in the Order because of their close proximity to the dwelling which had recently been constructed on the site. The ash tree had now been felled. Whilst none of the trees included in the order were considered outstanding individual specimens, they were considered to have amenity value as a group and were prominent in the street scene.

RESOLVED that the order be confirmed with the first schedule amended deleting one yew tree and replacing it with one cedar tree.



**DCL126 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 likely disclosure of Exempt Information as defined in paragraphs 12 and 15 of Part I of Schedule 12A of the Act.

**DCL127 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) Woodcroft, Stortford Road, Little Canfield**

Officers understood that the hedge had been taken out and the effective date for compliance regarding the demolition of the bungalow would now be the 16 June.

**iii) Trycot, Bartholomew Green, Felsted**

Officers had not been aware of any recent complaint on this case. As soon as the negotiations on a draft agreement were completed a report would be made to a future meeting of the Development Control and Licensing Committee.

The meeting ended at 5.15pm.