

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 8 APRIL 2002**

Present:- Councillor R B Tyler – Chairman.
Councillors E C Abrahams, W F Bowker, Mrs C A Cant,
Mrs M A Caton, 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 at the invitation of the Chairman:- Councillor Mrs S Flack.

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

DCL153 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, 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/0111/02/OP Newport – Erection of detached dwelling and garage, rear
of White Lodge – London Road for Mr and Mrs Carrington.

Councillors E C Abrahams, W F Bowker, Mrs M A Caton, 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 visits for the following applications:-

UTT/1244/01/FUL Hatfield Broad Oak/Takeley - Erection of 18m monopole
telecommunications tower with 2m antennae attached. Installation of
equipment cabinets and construction of internal access road – Takeley
Sewage Treatment Works for Hutchinson 3G Ltd.

UTT/1671/01/FUL Great Dunmow – Proposed extension to provide 22 new
bedrooms, dining room and ancillary services – Redbond Lodge Elderly
Persons Home, Chequers Lane for Runwood Homes PLC.

DCL154 APOLOGIES

Apologies for absence were received from Councillors Mrs J F Cheetham,
R A E Clifford and R D Green.

The Chairman informed Members that Keith Davis, the Principal Control
Officer had had a slight heart attack and would be absent from work for the
foreseeable future. Members signed a card conveying their best wishes to
Keith and wishing him a speedy recovery. Members were also informed that
Ian Pigney, one of the Enforcement Officers, was also off work on long-term
sick leave.

DCL155 DECLARATIONS OF INTEREST

Councillor Mrs E J Goodwin declared an interest in planning application UTT/0239/02/OP Stansted and did not speak or vote on the application. Councillor E C Abrahams declared an interest in planning application 0325/02/FUL Clavering and left the room for the discussion on this application. Councillors Mrs C M Dean and Mrs J I Loughlin declared interests in planning application UTT/0078/02/FUL Stansted as Stansted Parish Councillors. Councillors Mrs C M Dean, Mrs E J Godwin, P G F Lewis, A R Thawley and John Mitchell declared interests in planning application UTT/1244/01/FUL Hatfield Broad Oak as members of the National Trust.

DCL156 MINUTES

The Minutes of the meeting held on 18 March 2002 were received, confirmed and signed by the Chairman as a correct record.

DCL157 MATTERS ARISING**(i) Minute DCL134 (d) (1) 0443/98/OP Birchanger and Stansted Mounfitchet and (2) 1123/00/OP Birchanger**

In reply to a question from Councillor Mrs Godwin, officers confirmed that Members and Parish Councils would be consulted on any updating of the Section 106 Agreement. At the present time there was no progress to report.

DCL158 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:-

0111/02/OP Newport – Detached dwelling and garage, rear of White Lodge, London Road for Mr and Mrs Carrington.

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

0196/02/FUL Chrishall – Change of use from poultry farm to timber storage and treatment, including landscaping of site and master plan for replacement buildings to be erected on site - Hillside Farm for H and K Smart.

0291/02/OP Chrishall – Replacement dwelling - Hillside Farm for Mr H Smart.

0193/02/OP Takeley – Two dwellings - Land adjacent to Thorncroft, The Street for J and N Freeman.

0097/02/OP Felsted- Dwelling (with all matters reserved except means of access) - Moana, Braintree Road for Mrs D Crow.

1) 0183/02/FUL & 2) 0184/02/LB Little Bardfield – (1) Conversion of barn into single dwelling. (2) Internal and external alterations as part of conversion to dwelling - Glebe Barn for Mr G Poulson and Mrs J Poulson.

0328/02/FUL Saffron Walden – Change of use from B1 to B8 - Mitchell Hanger, Audley End Airfield for Audley End Development Ltd.

0100/02/FUL Great Dunmow – Change of use from office to residential - 21 Stortford Road for Mr and Mrs G Fairley.

0325/02/FUL Clavering – Change of use of agricultural land to garden land - Sheepcote Green Farm, Sheepcote Green for Mr T W Boardley.

0250/02/FUL Saffron Walden – Roof extension in connection with loft conversion - 20 Pleasant Valley for Ms J C Savill.

(b) Refusals

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

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

0239/02/OP Stansted – Redevelopment of site, five dwellings (specified means of access only) - land at Takeley Street for Mr E Leyns

0269/02/FUL Clavering – Two-storey dwelling to replace existing bungalow – Jacksons, Valance Road for Mr C Kersey

(c) Deferments

RESOLVED that the determination of the following applications be deferred.

1654/00/FUL Great Dunmow – Residential development (56 units), new road access to public car park, extension to public car park, 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 Anglia Limited.

Reason:- for further negotiations

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 further negotiations

1244/01/FUL Hatfield Broad Oak – 18m monopole telecommunications tower 2m antennae attached. Installation of equipment cabinets and

construction of internal access road – Takeley Sewage Treatment Works for Hutchinson 3G Limited.

Reason:- to investigate the option of tree style mast and to look at the possibility of a revised location further east.

1671/01/FUL Great Dunmow – Proposed extension to provide 22 new bedrooms, dining room and ancillary services – Redbond Lodge Elderly Persons Home at Chequers Lane for Runwood Homes PLC.

Reason:- for further negotiations re location of proposed extension.

0110/02/OP Wimbish – Proposed residential development of the site by four detached dwellings with associated parking – Taylor Brother’s site, Howlett End for Green Taylor Brothers.

Reason:- for neighbour re-notification re revised plans for frontage dwellings.

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

0101/02/FUL Great Hallingbury – 25 m high (replacement) mast, 3 antenna, 3 dishes and equipment cabinets – Start Hill for Hutchinson 3G UK Limited.

Reason:- awaiting response from the National Radiological Protection Board.

0212/02/FUL Newport – Conversion of existing offices into four residential flats – Berwyn and Buriton House, Station Road for Sarbir Developments Limited.

Reason:- for a revised report taking into account the amended views of the Environment Agency.

0282/02/FUL Saffron Walden – Change of use to residential unit with attached drawing office – The Old Control Tower, Little Walden Airfield for Mr M D Hole.

Reason:- for further information on whether the proposed sewage disposal system would have an impact on the Nunns Wood SSSI.

1707/01/OP Great Dunmow – Residential development – Former Highway Depot, Haslers Lane for Essex County Council.

Reason:- for further consultations with the Highway Authority and at the applicant’s request to investigate archaeological survey.

(d) Planning Agreement

RESOLVED that subject to the completion of agreements 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 applications, subject to the conditions to be recorded in the Town Planning Register.

- 1) 0022/02/FUL & 2) 0023/02/LB Quendon and Rickling – 1) & 2)**
Conversion of agricultural barn into 2 dwellings, and associated alterations and demolition works - Church End Farm, Church Road for Pegasi Ltd.

0078/02/FUL Stansted – Detached house and four bay garage block – Land rear of 12-16 Millfields for the Croft Group Limited.

(e) Certificate of Lawfulness

0059/02/CL Takeley – Certificate of Lawfulness for existing development for use for storage or as a distribution centre (Class B8) – Land east of Sycamore Close and south of Takeley Business Centre – Dunmow Road for Mrs D Burton.

RESOLVED that a Certificate of Lawfulness be granted for the continued use of the existing development for use for storage or as a distribution centre (Class B8).

(f) County Matters

0141/02/CC Great Dunmow – Civic Amenity and Recycling Centre with accommodation building and store and areas for storage containers and recycling facilities for Essex County Council and proposed vehicular maintenance workshop and store with mess room and sanitary facilities and outdoor storage area for vehicles for Uttlesford District Council – Land to the rear of the Ambulance Station off Chelmsford Road for Essex County Council.

Members suggested that the proposed site be relocated further west in order to safeguard the amenities of local residents.

RESOLVED that Essex County Council be advised that the District Council has no objection to the principle of the proposals but prior to granting planning permission the County Council should be sure that sufficient measures are put into place to ensure that the amenity that local residents could reasonably expect to enjoy is satisfactorily retained subject to the following conditions:

- 1 The County phrase a condition to ensure that the noise parameters set out in the Noise Assessment are adhered to.
- 2 Hours of operation of the a) Civic Amenity Site would be 8am to 5pm seven days a week from 1 February to 31 October each year and 8am to 4pm seven days a week from 1 November to 31 January each year with extended opening times of 5pm to 8pm on Tuesdays from 1 May to 31 August each year.

b) Council depot would be 7am to 5pm Monday to Friday. The Depot would be closed on Saturdays and Sundays except when a day of the week is a Bank/Public Holiday in which case the

hours of operation on the Saturday of that week would be 7am to 5pm.

- 3 Details of the external appearance of buildings and other structures and their design, the means of access and landscaping to be submitted.
- 4 The uses on the site remain as applied for.
- 5 Details of lighting and control of litter and dust suppression.
- 6 Some investigation of junction A130 and the A120 bypass.

(g) Site Visits

The Committee agreed to visit the site of the following application on Monday 29 April 2002.

0237/02/FUL Clavering – Single dwelling with detached garage – Plot adjacent to Hedgerows, Clatterbury Lane for Mr C P Warren and Mrs I M Warren.

Reason:- to assess the impact on the street scene and to check the adequacy of the shared access.

DCL159 ENFORCEMENT OF PLANNING CONTROL: OAKWOOD COTTAGE, BULLOCKS LANE, HOPE END GREEN, GREAT CANFIELD INTERESTS IN PROPERTY: MR AND MRS KING

Members received a report concerning the use of a detached garage at Oakwood Cottage for business purposes.

RESOLVED that enforcement, and if necessary, legal action be taken to reduce the level of business to that which would be considered to be no more than incidental use and which would not require planning permission.

DCL160 PLANNING SERVICES BEST VALUE REVIEW 2002/03

Members received a report, for information, on the proposed terms of reference for Planning Services Best Value Review for 2002/03. Members noted that the Terms of Reference for the 2002/03 Planning Services and Street Cleansing Best Value Reviews had been approved by the Scrutiny Committee 2.

DCL161 UPDATED PROGRESS REPORT ON THE OUTLINE APPLICATION FOR THE EXPANSION OF STANSTED AIRPORT FROM 15-25MPPA, INCORPORATING AN EXTENSION TO THE PASSENGER TERMINAL, PROVISION OF ADDITIONAL AIRCRAFT STANDS AND TAXIWAYS, AIRCRAFT MAINTENANCE FACILITIES, OFFICES, CARGO HANDLING FACILITIES, AVIATION FUEL STORAGE, PASSENGER AND STAFF CAR PARKING AND OTHER OPERATIONAL AND INDUSTRIAL SUPPORT ACCOMMODATION: ALTERATIONS TO AIRPORT ROADS, TERMINAL FORECOURT AND THE STANSTED RAIL, COACH AND BUS STATION; TOGETHER WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE (UTT/1000/01/OP)

Members received an updated report for information on the outline application for the expansion of Stansted Airport from 15 to 25 mppa. In answer to a question from Members, Officers advised that the two meetings to be held on 18 and 24 April in connection with the application were not public meetings. The purpose of the meetings was to allow Councillors to hear representations at first hand, to gauge the strength of opinion and to enable Officers to take these into account when formulating their report to the Committee in June or July.

DCL162 APPEAL DECISIONS

The Committee noted the following appeals had been dismissed:-

- (i) Industrial Building and Change of use of land from residential to B1 Industrial – Luckfield, Newmarket Road, Great Chesterford (UTT/0969/01/FUL)
- (ii) Infill dwelling and garage – Long View, Mill Causeway, Chrishall (UTT/1064/01/OP)

DCL163 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 I of Schedule 12A of the Act.

DCL164 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

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

- (i) Martinside Stud, Ladywell Drive, Great Hallingbury**

An application for an injunction was being issued in Court.

(ii) Land at Start Hill, Great Hallingbury (formerly Elliott's Yard)

The Notice had been prepared ready for service.

(iii) Trycot, Bartholomew Green, Felsted

In answer to a question from Members the Head of Legal Services said that once the title of the owner had been established and the Section 106 Agreement executed a report would be made to this Committee.

(iv) Woodcroft, Stortford Road, Little Canfield

Members were informed that the second appeal had been dismissed. The appeal inquiry for the Pole Barn was due to be heard on 18 June 2002.

(v) Dunmow Tandoori – 81b High Street, Great Dunmow

Members were informed that a Notice had appeared on the doorway of this building on Bank Holiday Monday (1st April 2002) informing the public that the Tandoori was closed for business on that day.

The meeting ended at 5.10 pm.

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE – 8 APRIL
2002****Comments made by representatives of Town and Parish Councils****0101/02/FUL Great Hallingbury**

- 1 Parish or District Councils, when giving an opinion on or determining a planning application have a duty to be fair to the applicant and to protect the interests of residents, especially where their health may be affected by the proposed development. Glad to hear therefore that the District Council intends to disregard Government advice to ignore the potential effects on health of a proposed development.
- 2 Have read various papers on the subject of radiation from mobile phone masts and am left with a clear impression that we can by no means be certain that there is no long-term risk to the health of those exposed to it on a 24 hour daily basis. This view is supported by the doubts surrounding the current situation at Woodford where, as a result of an abnormal cluster of cancer cases within the vicinity of such masts, the National Radiological Protection Board has carried out extensive tests in the area. The results of these are expected to be available about now and I strongly urge you to study them before reaching a decision on this application.
- 3 Whatever the outcome of this the Parish Council feels strongly that the proposed erection of any mast and the demolition of that existing presents a golden opportunity for the entire facility to be relocated to an adjacent area where no houses exist. Here account should be taken of the applicants attempt to consolidate his position by installing additional facilities since this application was submitted.
- 4 The few residents of this area already have more than enough to contend with in terms of excessive noise from low flying aircraft to and from the nearby threshold of the Stansted Airport runway. They regard this application with the greatest apprehension as a result of the relatively high incidence of cancer amongst their number and fear of this is indeed their Sword of Damocles.
- 5 There is also justified concern over the unfavourable visual impact of the mast and the potentially adverse effect of its presence on property values.
- 6 It is clearly incumbent on the District and Parish Council to relieve the worries of residents, above all by removing any possibility of danger to their health. I therefore urge this Committee to grasp this nettle firmly by rejecting this application with the recommendation that the facility should be relocated to an unpopulated site nearby.