

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at  
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 29 APRIL 2002**

Present:- Councillor R B Tyler – Chairman.  
Councillors E C Abrahams, 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 and  
R C Smith.

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

**DCL165 SITE MEETING**

Councillors E C Abrahams, W F Bowker, 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 visit for the  
following application:-

**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.

**DCL166 DECLARATIONS OF INTEREST**

Councillor Mrs J F Cheetham declared non-pecuniary interests in planning  
application 0272/02/DFO Takeley/Stansted as a Member of NWEPPHA and  
planning application 0816/00/OP Priors Green, Takeley/Little Canfield as she  
lived near to this development.

Councillor P G F Lewis declared a non-pecuniary interest in planning  
application 0320/02/FUL Hatfield Heath as a member of the parish council.

Councillor R B Tyler declared a non-pecuniary interest in planning application  
0326/02/FUL Langley.

**DCL167 MINUTES**

The Minutes of the meeting held on 8 April 2002 were received, confirmed and  
signed by the Chairman as a correct record, subject to the following  
amendment:

**(i) Minute DCL158(f) – County Matters – 0141/02/CC Great Dunmow**

The words 'hours of opening of the Council depot should be the same at the  
amenity site' to be inserted at the end of paragraph 2(b).

DCL168

## MATTERS ARISING

**(i) Minute 158(d) Planning Agreement - 0078/02/FUL Stansted – Detached house and four bay garage block – land rear of 12 – 16 Millfields for the Croft Group Ltd**

In answer to a question from Councillor Mrs Dean the Senior Planning Officer confirmed that although the widening of the road at Silver Street was not part of the Section 106 Agreement the matter was being pursued separately.

**(ii) Minute DCL161 – Updated progress report on the outline application for the expansion of Stansted Airport from 15 to 25 mppa**

In answer to a request from Councillor Mrs Cheetham, officers agreed to arrange a Members' site visit to look round Gatwick airport with, if possible, Members and Officers from Crawley Borough Council. This application would be considered at a special meeting of the Development Control and Licensing Committee to be held on Monday 24 June 2002.

DCL169

## 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.

**0101/02/FUL Great Hallingbury** – 22.5m high (replacement) mast, three antennae, three dishes and equipment cabinets – Start Hill for Hutchinson 3G UK Ltd, subject to authority for the Head of Planning and Building Surveying to issue the notice once the resiting no nearer to existing dwellings had been agreed.

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

**0110/02/OP Wimbish** – Proposed residential development for four detached dwellings with associated parking – Taylor Brothers Site, Howlett End for Green Taylor Brothers.

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

**0133/02/OP Great Dunmow** – One dwelling – Greenacre, St Edmunds Lane for Miss V A Lipman.

**0160/02/FUL Great Dunmow** – One dwelling – adjacent Beaumont House, Beaumont Hill for Mrs J Hadfield.

**0405/02/OP Stansted** – One dwelling - Land adjoining 4 High Lane for Essex Police Authority, subject to an amendment to condition 10 to refer to one, not two dwellings.

**0348/02/OP Debden** – Two-storey dwelling to replace existing cottages for 1 – 2 Brick House Cottages, off Water Lane for Mr A Tetlow, subject to an amendment to Condition 5 to refer to total floor area.

**0440/02/DFO Hadstock** – Dwelling – Land adjoining Woodhall, Bartlow Road for Beaugrove Ltd.

**0336/02/DFO Berden** – Two-storey dwelling and double garage – Land adjoining Berden Farmhouse, The Street for Rusper Properties Limited.

**(1) 1165/01/FUL & (2) 0298/02/LB Littlebury** – 1 & 2 change of use of existing barns and workshop to class B1 offices. Associated alterations including partial reconstruction, infilling, fenestration changes and internal remodelling – Audley End Estate Yard for The Rt Hon the Lord Braybrooke.

**0142/02/FUL Hatfield Broad Oak** – Conversion and change of use of barns and associated buildings to form two new dwellings with associated garaging, annexe for Pierce Williams and new cart shed – Pierce Williams for Mrs A M E Gee.

**(b) Refusals**

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

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

Reason:- Detrimental effect of the extension on the amenity of occupants of Standrums.

**0309/02/OP Elsenham** – Dwelling – The Cottage, Fullers End for T A Robinson.

**0465/02/OP Stansted** – Two-storey dwelling to form additional terraced unit – Land adjacent to 12 Mount Drive for Jonathan Smith.

Additional reason for refusal on the grounds of over development and cramped appearance in the street scene.

**0407/02/OP High Easter** – Single-storey dwelling for Mr A Benians and Ms M Thorne.

**0181/02/FUL Takeley** – One pair of semi-detached houses – North Road, rear of 7 Parsonage Road for Mr and Mrs Thomas.

**0320/02/FUL Hatfield Heath** – Demolition of existing property and erection of 16 x 3 and 4 bedroom dwellings – Bentleys, Matching Road for Berkeley Homes (Eastern) Ltd.

**(1) 0114/02/FUL & (2) 0115/02/LB Debden** – (1) Conversion of cart sheds into two dwellings and conversion of stables into two dwellings and conversion of stables into garages and stores. (2) Works to cart shed/stables as part of change of use – Brocktons Farm, Rook End Lane for Will Bunting.

**0247/02/FUL Margaret Roding** – Conversion of part of former piggery buildings to Class B1 use – offices, Marks Hall Farm for Mr and Mrs M Ritchie.

**0326/02/FUL Langleley** – Conversion of redundant barn to two-storey dwelling and garage – Land adjacent to Grange Cottages, Duddenhoe End Road, Langleley Upper Green for H L D McLaren.

**0262/02/FUL Henham** – Change of use from residential to office – Old Farm House, Old Mead Road for Mr and Mrs Van Driessche.

**(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 Ltd.

Reason:- For further negotiations.

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

Reason:- For further negotiations.

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

Reason:- To renotify regarding revised plan showing a tree-style mast and revised location further east.

**1707/01/OP Great Dunmow** – Residential development – former highway depot, Haslers Lane for Essex County Council.

Reason:- Awaiting County Council comments regarding archaeology and access.

**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:- Awaiting further information re wildlife.

**0272/02/DFO Takeley/Stansted** - One hotel – Waltham Close, Stansted Airport for BAA Lynton.

Reason:- For negotiations on design and to investigate energy conservation matters.

**0355/02/FUL Clavering** – Change of use of barn to form four short term holiday letting units – Brockon Farm for Mr T Gingell.

Reason:- At applicant's request to submit revised plans.

**0180/02/FUL Henham** – Resiting of two mobile homes and replacement building for storage and repair of commercial vehicles and plant – Hilltop, Mill Road for Mr W H Wood.

Reason:- At applicant's request to submit revised plans.

**0393/02/FUL Saffron Walden** – Removal of condition 12 of UTT/1117/00/FUL (appeal decision) relating to provision of on-street parking – Land adjacent to Printpack Europe Ltd, Radwinter Road for Fairview New Homes Ltd.

Reason:- To invite a representative from Essex County Council Transportation to attend the next meeting to explain why they now want the £76,000 contribution instead of the lay-by and precisely what the money would be spent on.

**(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:

**UTT/0816/00/OP Takeley/Little Canfield** – Development of a new residential neighbourhood, including residential development, primary school site, local centre facilities, open space, roads, footpath/cycleways, balancing ponds, landscape areas and other ancillary or related facilities and infrastructure - Priors Green, north of the Dunmow Road at Takeley and Little Canfield.

Additional conditions and provisions within the s.106 Agreement, were imposed preventing any construction prior to the completion of the new A120, education, street lighting, water pressure and energy efficiency.

**(e) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday 20 May 2002.

**1726/01/FUL Thaxted** – Two storey replacement dwelling with annexe.  
Creation of a lake – The Stores, Cutlers Green for Mr and Mrs David Birbeck.

Reason:- To assess the impact of the replacement dwelling on the rural character of the area and the amenities of neighbouring residents

**0507/02/FUL Stansted** – Alteration to line of pedestrian footpath from Cambridge Road serving church complex (as approved on UTT/1003/00/FUL), associated means of enclosure, landscaping and lighting details – St Theresa's Church, High Lane for Father J White.

Reason:- To assess the effects of the revised footpath alignment, etc, on the security and amenity of neighbouring residents.

**DCL170 APPEAL DECISIONS**

The Committee noted that the following appeals had been dismissed:-

- (i) Single storey front and rear extension (to facilitate creation of 40 seat restaurant) and first floor rear extension to existing living accommodation – the Raj of India, Kenwood, Chelmsford Road, Hatfield Heath (UTT/0413/01/FUL).
- (ii) Enforcement Notice in respect of a breach of planning control for failure to comply with condition number 3 of planning permission UTT/1788/87 granted by the Council on 19 January 1988 in respect of the erection of a new dwelling. The condition required the demolition of an existing bungalow within one month of the first residential occupation and rating of the new dwelling – Land at Woodcroft, Stortford Road, Little Canfield (ENF/78/99/A).

**DCL171 PLANNING AGREEMENTS**

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

In connection with UTT/1136/01/CL the Head of Legal Services informed Members that the Council was still awaiting information from the applicant's solicitor. In reply to a question from Councillor Mrs Godwin, concerning Rochford Nurseries, the Development Control Manager said that the papers were still with the Secretary of State.

**DCL172 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 paragraph 7 of part 1 of Schedule 12A of the Act.

**DCL173 DETERMINATION OF AN APPEAL BY PRIVATE HIRE VEHICLE DRIVER**

Members received a report for information on events after the decision of the Committee to suspend a driver's private hire vehicle licence for a period of three months. The applicant had decided to withdraw his appeal and had notified the court and the Council accordingly. However, due to the amount of work involved in preparing to resist the appeal, an Officer had attended court and applied for costs which were awarded by the Magistrates.

The meeting ended at 6.35 pm.

## DEVELOPMENT CONTROL AND LICENSING COMMITTEE – 29 APRIL 2002

### Comments made by representatives of Town and Parish Councils

#### 0237/02/FUL Clavering

- 1 In the past, the Council has refused infill applications, the Parish Council does not see why this should be varied for this application.
- 2 The application is for a large dwelling which would be totally out of keeping with the surrounding properties.
- 3 The village needs small developments which would be ideal for young families.
- 4 This plot would be ideal for two smaller properties.
- 5 The village is becoming a village of old people, we need young people to move into the village.
- 6 The Parish Council wants to keep the hedges.