

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 10 JUNE 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 and D M Miller.

Officers in attendance:- F Chandley, Mrs M Cox, J Grayson and J Mitchell.

DCL10 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, 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
R B Tyler attended the site meeting for the following applications:-.

(1) 0170/02/FUL and (2) 0171/02/LB High Easter - (1) and (2) extension to
main building and garage with first floor storage – The Old Mill for Mr and
Mrs Gadsby

DCL11 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTERESTS

An apology for absence was received from Councillor A R Thawley.

The Senior Legal Officer advised Members of a recent bulletin from the
Standards Board which gave further advice with regards to declaration of
interests. It advised that, if a Member had a personal and prejudicial interest
in a matter he/she should declare that interest and leave the meeting when
that matter was discussed. In those circumstances it was not necessary to
state the nature and extent of the interest. However if the interest was simply
of a personal nature and the Member intended to remain in the meeting, the
Member should clarify the nature and extent of this interest.

Councillor P G F Lewis declared a non-pecuniary interest in planning
application 0370/02/FUL Hatfield Heath as a Member of the Parish Council.

Councillor Mrs C M Dean declared an interest in application 0437/02 Saffron
Walden as she was a shareholder in the applicant company.

Councillor R D Green declared a non-pecuniary interest in application
0282/02 Saffron Walden as a Member of Saffron Walden Town Council.

Councillor Tyler declared a non-prejudicial interest in application 0190/02/FUL
Hempstead as he was acquainted with the developer.

DCL12 MINUTES

The Minutes of the meeting held on 20 May 2002 were received, confirmed
and signed by the Chairman as a correct record, subject to the following;

At Minute DCL 179 (f) the reason for the site visit was “ to clarify the effect of the extension on the existing listed building.”

At minute DCL 179 (c) in answer to a Member’s question, the Chairman clarified that with application 0190/02/FUL Hempstead the motion for refusal had not been carried and the Committee had then voted for deferment. There had been no proposal for approval.

DCL13

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.

1244/01/FUL Hatfield Broad Oak/Takeley - 20m “cypress tree” telecommunications tower in revised location with antennae, installation of equipment cabinet and construction of internal access road - Takeley Sewage Treatment Works for Hutchinson 3G Ltd

0170/02/FUL and 0171/02/LB High Easter - Ground and first floor extension to main building garage with first floor storage – The Old Mill for Mr and Mrs D Gadsby.

0272/02/DFO Takeley/Stansted - Hotel - Waltham Close, Stansted Airport for BAA Lynton.

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

0649/02/FUL Littlebury - 16.5m telecommunications mast with equipment cabin within secure compound – Littlebury Farm for mmO2 Airwave.

0441/02/FUL Takeley - Replacement dwelling - Tam O’Shanter Cottage for BAA Plc

0506/02/FUL Little Chesterford - Demolition of dwelling and outbuildings and erection of two dwellings with garages – Gosfield High Street for Ruser Properties Ltd

(1) 0168/02/FUL and (2) 0169/02/LB Tilty – (1) and (2) Change of use and conversion of barn to holiday apartments – Coldarbour Barn, Coldarbour Farm for Mr and Mrs T Thompson.

0355/02/FUL Clavering - Conversion and change of use to holiday letting units, with parking, office, service, recreational areas – Brocking Farm, Further Ford End for Mr T Gingell.

0613/02/FUL Elmdon - Change of use to light industrial/commercial use – Coopers End Farm, Duddenhoe End for Mr F Hicks.

0502/02/CL Chrishall - Certificate of Lawfulness for residential use of part of stable block – Broad Green Stables for Mrs J Holloway.

(b) Refusals

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

0190/02/FUL Hempstead - Change of use to dwelling – Barn at Hempstead Hall for Oliver Hoare Limited.

0363/02/OP Great Dunmow – Motorists’ Service Area – Land adjacent to the proposed A120/A130 Dunmow South Interchange, near Hoblongs Bridge, Chelmsford Road for Bishop’s Stortford College.

0342/02/OP Stansted - Dwelling – The Rose and Crown Public House - Bentfield Green for Mrs J Wayman.

(1) 0122/02/FUL and (2) 0498/02/LB Stansted – (1) and (2) Conversion of stable block to residential, including garage and conservatory – The Stables, Bentfield Place for Mr P Thompson.

0637/02/FUL Quendon and Rickling - Two story dwelling with garage and access – Land adjacent to Flint Cottage, Green Road, Rickling Green for Mr and Mrs G Brooks

0648/02/FUL Widdington - Two storey dwelling with annex, landscaping and access improvements. – The Old Piggeries, Cornells Lane for Mr and Mrs D Freeborn.

(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 31-61 High Street for Wilcon Homes Anglia Ltd.

Reason:- Awaiting revised comprehensive scheme.

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

Reason:- Awaiting revised comprehensive scheme.

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

Reason:- For revised report.

0213/01/FUL Great Chesterford - Freestanding Church Hall – All Saints Churchyard for PCC of All Saints Church.

Reason:- For outcome of meeting with English Heritage.

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

Reason:- For further investigations into drainage matters at applicants requests.

0370/02/FUL Hatfield Heath - Replacement dwelling – Stonebridge Farm, Chelmsford Road for Mr and Mrs King

Reason:- At applicants' request to consider further supporting information.

1591/01/OP Great Dunmow - Ninety-bedroom hotel – Hoblongs Industrial Estate, Chelmsford Road for Aldis of Barking Ltd.

Reason:- Premature pending resolution of highway matters.

0228/02/FUL & 0229/02/CA Stebbing – Replacement dwelling – Dorval High Street for Mr E R Butler

Reason:- To request revised plans showing smaller dwelling further from South East side boundary.

(d) District Council Interest/Development

Members considered the following application:

0582/02/DC Takeley - Side extension and parking – 2 North Road for Uttlesford District Council

RESOLVED that pursuant to the Town and Country Planning Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the Town Planning Register.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 1 July 2002.

(1) 0203/01/FUL, (2) 0204/01/LB and (3) 0205/01/CA Felsted – (1) Change of use to Sheltered Housing, conversion of listed building to apartments and Warden accommodation, apartment building, rear extension, glazed link, sunroom and car parking. (2) conversion of listed building to apartments and Warden's accommodation, rear extension, glazed link and sunroom and internal and external alterations. (3) Demolition of outbuildings and walls – Ingrams Close, Braintree Road for the Governors Felsted School.

Reason:- To assess the effect on the setting of the listed building and the conservation area.

0566/02/FUL Stansted – two storey dwelling and garage – Old Chapel Site, Stoney Common for Mr and Mrs T Shrimpton.

Reason:- To assess impact on surrounding area.

1614/01/FUL Thaxted – 25m telecommunications tree mast with antennae, dishes and equipment cabins within fenced compound – Park Farm, Park Street, Thaxted for Orange Personal Communications.

Reason:- To assess need and impact on countryside and to seek views of expert consultant (applicant to be invited to put case to site meeting)

0285/02/FUL Hatfield Broad Oak – Equestrian Barn for private use - Broomshawbury for Mr P Rust.

Reason:- To assess visual impact on surrounding countryside and impact of traffic.

0536/02/FUL Thaxted – Chalet bungalow and detached garage – land adjacent to Harrow Croft, Watling Lane for Mr N Temple.

Reason:- To assess effect on adjacent countryside and to invite applicant to consider relocation to other side of dwelling.

DCL14 **APPEAL DECISION**

The Committee noted the following appeal decision which had been dismissed.

Two dwellings with garages and new access on land adjacent to Chapel Field House, High Easter (UTT/1794/00/FUL)

DCL15 **PLANNING AGREEMENTS**

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

The Senior Legal Officer informed Members that the agreement in connection with UTT/0912/01/FUL St Clouds Hatfield Heath, was now not required. Councillor Mrs Cheetham said that work at Parsonage Road, Takeley had now started and it was confirmed that the agreement was near completion. In answer to a question from Councillor Mrs Godwin it was reported that negotiations were still continuing with the agreements for the Rochford Nurseries site. The Agreement re Pesterford Bridge was being prepared by the County Council and it was understood that the principles had been negotiated.

The meeting ended at 4.55pm.

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE – 10 JUNE
2002**

Comments made by representatives of Town and Parish Councils.

0285/02/FUL Hatfield Broad Oak

- (1) The revised location for the Equestrian Barn was still contrary to Uttlesford District Plan.
- (2) The size and scale of the proposed building would be a blot on the landscape.
- (3) The Parish Council requests the Committee to visit this site.