

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 1 JULY 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 E J Godwin, P G F Lewis, Mrs J I Loughlin and
A R Thawley.

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

DCL18 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, Mrs M A Caton,
Mrs J F Cheetham, R A E Clifford, Mrs E J Godwin, P G F Lewis,
Mrs J I Loughlin, A R Thawley and R B Tyler attended the site meetings for
the following applications:-

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

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

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

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

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, Mrs M A Caton,
R A E Clifford, Mrs E J Godwin, P G F Lewis, Mrs J I Loughlin, A R Thawley
and R B Tyler attended the site meeting for the following applications:-

(1) 0203/01/FUL (2) 0204/01/LB (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, sun room 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 of Felsted School.

DCL19 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Mrs C M Dean,
R D Green and D M Miller.

Councillor P G F Lewis declared a personal but non-prejudicial interest in application 0370/02/FUL Hatfield Heath as he was a member of the parish council and lived in the same road as the application site.

Councillor E C Abrahams declared a personal and prejudicial interest in application 0241/02/FUL Clavering as he was related to the applicant. He would leave the meeting for the consideration of that item.

DCL20 **MINUTES**

The Minutes of the meeting held on 10 June 2002 were received, confirmed and signed by the Chairman as a correct record.

DCL21 **APPLICATIONS WITHDRAWN**

It was noted that the following applications had been withdrawn.

0633/02/FUL Stebbing
0282/02/FUL Saffron Walden
0514/02/FUL Felsted

DCL22 **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.

0596/02/FUL Hatfield Broad Oak – Change of use to class B1 – Hatfield Regis Grange Farm for Mr R McGowan. Additional condition to limit the hours of servicing the site.

(1) 0423/02/FUL and (2) 0424/02/LB Little Dunmow – (1) and (2) Conversion to dwellings – Brickhouse Farm Barns, Brook Street for Mr M Mills, subject to reference to DTLR. Condition 7 amended to no enclosure in the central courtyard. Additional conditions:

- (i) Exclusion of permitted development rights
- (ii) Archaeological conditions.

(1) 0081/02/FUL and (2) 0082/02/CA Great Dunmow – (1) and (2) – Conversion into dwelling. Erection of cottages, garage block and external works. Restoration of cottages. Partial demolition and site clearance – Haolmans Yard, New Street for Mrs E Millbank.

0455/02/FUL Ashdon – Demolition of bungalow, detached house with garage – Bothie, Radwinter Road for Chelmsford Diocesan Board of Finance.

0653/02/FUL Ashdon – Change of use to residential – Chapel Farm, Kates Lane for Mr P Webb.

(b) Refusals

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

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

Reason: Over development, loss of light, inadequate amenity space, insufficient on-site parking, loss of existing kerb-side parking and community facility.

Mr P Lagias spoke against this application.

0436/02/OP Stebbing – Dwelling and garage – Land adjacent to Burnthouse Farm, Stebbing Green for Mr Michael Walsh.

Mr Walsh spoke in support of this application.

(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:- Awaiting revised comprehensive scheme.

0822/01/FUL Great Dunmow – Erection of 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:- Awaiting revised comprehensive scheme.

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

Reason:- Awaiting consultant's report.

Mr Forgon spoke against this application.

0213/02/FUL Great Chesterford – Freestanding Church Hall – All Saints Churchyard for PCC of All Saints Church.

Reason:- Pending receipt of revised plans.

(1) 0228/02/FUL and (2) 0229/02/CA Stebbing – (1) Replacement dwelling. (2) Demolition of existing dwelling – Dorval, High Street for Mr E R Butler.

Reason:- To consider revised plans.

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

Reason:- To consider alternative locations.

*Mr E Mackiness spoke against this application.
Miss Jane Osborne spoke in support of this application.*

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

Reason:- For further negotiation on revised plans to improve design and provide replacement car parking.

Mr Nicholas Temple spoke in support of this application.

0397/02/FUL Felsted – Change of use to B1/B2/B8 – Chaffix Farm, Braintree Road, Felsted for Messrs R A and N Smith.

Reason:- For further negotiations at the applicants' request.

0500/02/FUL Great Dunmow – Demolition of petrol station and erection of apartments, cycle store, car parking and alterations to access – 77-79 High Street for Higgins Homes Ltd.

Reason:- To publicise revised plans and negotiations on need for retail element which Members endorsed.

(d) Planning Agreements

RESOLVED that subject to the completion of agreements under Section 106 of the Town and Country Planning Act 1990, (a) regarding the restoration work to the original building, (b) regarding Highway Infrastructure contribution, 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 recorded in the Town Planning Register:

- (a) (1) 0203/01/FUL (2) 0204/01/LB and (3) 0205/01/CA Felsted** – (1) Change of use from educational (D1) to sheltered housing (C3), conversion of listed building, warden's accommodation, three storey apartment building, rear extension glazed link, sun room 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 of Felsted School, subject to reference to DTLR. Schemed car parking to maximise parking spaces to be submitted and agreed prior to development commencing. Condition required to improve the access.

(b) 1591/01/OP Great Dunmow – Erection of ninety-bedroom hotel – Hoblongs Industrial Estate, Chelmsford Road for Aldis of Barking Ltd.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday, 23 July 2002.

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

Reason:- To assess impact on countryside and highway implications.

Councillor E C Abrahams left the meeting for the consideration of the following item:-

0241/02/FUL Clavering – Change of use of land and conversion of offices to B1 use. Extension to building, class B1 units, parking and boundary wall/gates and alteration to access – C E Funston Tractor Sales Ltd, Arkesden Road for C E Funston Tractor Sales Ltd.

Reason:- To assess scale of development and impact on countryside.

Mr Gebbie spoke against this application.

0370/01/FUL Hatfield Heath – Replacement dwelling – Stonebridge Farm, Chelmsford Road for Mr and Mrs S King.

Reason:- To assess impact on greenbelt land.

Mrs Ann King spoke in support of this application.

0266/02/FUL Stebbing – Removal of barn/store and erection of dwelling – Land rear of Town Farm for J F Blackwell.

Reason:- To assess access/parking and possible over-development issues.

0274/02/FUL Great Dunmow – Change of use to dwelling and extension – 71 The Causeway for Mr A McBride.

Reason:- To assess impact of dwelling on adjacent properties.

DCL23

DELEGATION OF PLANNING APPLICATIONS

The Head of Planning and Building Surveying presented a detailed report which asked Members to consider extending the delegation scheme for a trial period of six months. At present, approximately 75% of applications were delegated to officers, the rest being determined at the Development Control and Licensing Committee. A number of factors had contributed to this

request. First a new Government target, aiming to speed up decision-making, was for all planning authorities to delegate a greater percentage of its applications. Also, the number of applications had increased considerably over the last year and this had been combined with the recent severe shortage of staff. Because of the format required, it took officers considerably more time to prepare a committee report than a delegated report. It was recommended that for a temporary period, to help with the backlog, the delegation agreement should be extended to allow case officers to maximise the use of their time. It was suggested that the following types of applications could now be delegated to officers:

- Replacement dwellings within DLs
- Change of use within DLs
- Up to five dwellings within DLs
- Refusals for dwellings outside DLs
- Refusals of residential barn conversions
- Appropriate commercial (usually within use class B1) barn conversions
- Certificates of Lawful Use and Development
- Refusals for telecommunications development
- Minor tourist related developments

Decisions could be delegated as long as they were made in accordance with policy. However, planning officers would still refer any exceptional or controversial application to Committee. The report also mentioned the safeguards that could be put in place so that Members might call in an application to the Committee. Officers would be looking at an appropriate mechanism to ensure that Members had a full knowledge of the officers' recommendations.

Members emphasised that they needed to be aware of the likely officer recommendations on the delegated applications. The Head of Planning and Building Surveying said he would work with Members to devise an appropriate scheme of prior notification. Councillor Mrs Godwin said that in rural villages a development of up to five houses would be very significant and asked that in rural area the new delegation apply only to developments of two houses.

The Head of Planning and Building Surveying would prepare a list for Members of all the applications that were pending, identifying those items that would have gone to Committee and would now be delegated under the new arrangements. This letter would be circulated to all Members and the town and parish councils.

RESOLVED that with immediate effect, for a temporary trial period of six months, the revised delegation procedure as outlined in the report be approved subject to the following amendment – delegate approval of up to five dwellings within DLs in town council areas, and up to two dwellings within DLs in parish council areas.

DCL24 0036/01/CL FELSTED – APPLICATION FOR CERTIFICATE OF LAWFUL USE ON LAND NORTH OF TRYCOT BARTHOLOMEW’S GREEN

An application for a Certificate of Lawful Use had been applied for to establish the use of the site for vehicle parking together with associated activity and the use of buildings on the land for storage or other purposes ancillary to the use of vehicle parking, for at least ten years up to the date of the application. The report explained the activities on the site and said that the applicant had now entered into a Section 106 Agreement which would preclude any further intensification of the vehicle parking use on this site. In the circumstances it was

RESOLVED that the Certificate of Lawful Use be granted.

The Committee thanked Jacqueline Harrison, Legal Officer, for her efforts in negotiating the Section 106 Agreement.

DCL25 BEST VALUE REVIEW OF PLANNING SERVICES

The Committee was advised that at the meeting of the Environment and Transport Committee on 11 June 2002, it had been resolved to extend the completion date of the Best Value Review of Planning Services from December 2002 to July 2003. This had been due to the current high workload and staffing shortages in the Planning Department.

DCL26 APPEAL DECISIONS

The Committee noted the following appeal decisions.

Erection of a dwelling at Gransmore House, Gransmore Green, Felsted (UTT/1263/01/FUL) – Dismissed.

Demolition of bungalow and replacement three houses and garages at the Ranch House, Peggy’s Walk, Littlebury (UTT/1379/01/FUL) – Allowed.

Retention of car parking at the Mission Hall, Wimbish (UTT/0782/01/FUL) – Allowed.

The Chairman agreed to the consideration of the following items of business as Members required the information before the next meeting of the Committee.

DCL27 LICENSING MEETINGS

The Chairman reminded Members that Licensing meetings to consider private hire/taxi licence applications had been arranged for 10 and 31 July. Training sessions for Members would be held at 4.30 pm prior to both of those meetings. He also advised Members of the four preferred Councillors to attend each of those meetings. Page 7

DCL28 APPLICATION UTT/1000/01/OP – STANSTED AIRPORT

The Head of Planning and Building Surveying advised Members of the programme for dealing with this application. He had now circulated a copy of Members' comments that had been made at the special meeting on 24 June. He asked Members to confirm that the details were correct. The next meeting of this Committee would consider a report discussing the possibility of an independent environmental impact study. It would also address as many Members' points as possible. There would be an item on this application at the next few meetings of this Committee and it was hoped that a further special meeting would be arranged for the middle of September.

DCL29 EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100(A) 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 1 of Schedule 12A of the Act.

DCL30 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

The Committee received the progress report on outstanding enforcement cases.

With regard to the Martinside Stud, Great Hallingbury, an injunction had been issued to ensure the permanent removal of the mobile home with a compliance date of 2 January. The applicant had one month to apply to set aside this decision. The Council had been awarded costs.

The enforcement notices had been prepared in respect of Woodnut, Great Canfield and Knowlebury, Little Cambridge, Great Easton.

The meeting ended at 5.35 pm.