

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 12 AUGUST 2002**

Present: Councillor R B Tyler – Chairman.
Councillors E C Abrahams, W F Bowker, Mrs C A Cant,
Mrs M A Caton, 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.

Officers in attendance:- Mrs L Bunting, F Chandley, J Mitchell, M Ovenden
and J Pine.

DCL41 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, 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 attended the site meeting for the following
application.

0360/02 Great Dunmow – 6 dwellings and access and retention of existing
bungalows – 22-24 Ongar Road for Hutton Homes Ltd.

DCL42 APOLOGIES AND DECLARATIONS OF INTEREST

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

Councillors Mrs E J Godwin declared a non-pecuniary interest in planning
application 0605/02 Birchanger as a member of the Parish Council.

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

Councillor A R Thawley declared a non-pecuniary interest in planning
application 0720/02 as he knew a neighbour of the applicant.

Councillor P G F Lewis declared a non-pecuniary interest in planning
application 0370/02 Hatfield Heath as a member of the Parish Council and
resident in the same road as the applicant.

DCL43 MINUTES

The Minutes of the meeting held on 22 July 2002 were received, confirmed
and signed by the Chairman as a correct record subject to the following
amendments:

Minute DCL36 (c) Deferrals - 0241/02/FUL Clavering: The addition of
the following sentence: "Councillor E C Abrahams left the meeting during the
consideration of this item."

Minute DCL36 (d) Planning Agreements: The resolution to be amended
with the addition of the words "and education" after "traffic management".

Minute DCL36 (e) Site Meeting: The addition of a reason for the site meeting at 0360/02/OP Great Dunmow as follows: “Reason: To assess the access arrangements and amenity of residents of adjoining property.”

Minute DCL38 – Members’ Training in Planning Matters: The amendment of the words “Disability Act 2004” to read “Disability Discrimination Act 1995”.

Minute DCL40 – Planning Agreements: The amendment of the spelling in the second paragraph of “Brooke” to read “Brook”. In addition the amendment of the third paragraph to read as follows: “it was reported that negotiations on the Rochford Nurseries agreements were continuing ...”.

DCL44

BUSINESS ARISING

Minute DCL40 – Planning Agreements

With regard to the Section 106 Agreement relating to the development at Brook Road and Millfields, Stansted, the Senior Legal Officer informed the Committee that work had commenced on this development before the road had been constructed to base course level. This was contrary to the Section 106 Agreement. It was therefore

RESOLVED that the Head of Legal Services be authorised to take such legal proceedings (including injunctive proceedings) as he may consider appropriate to secure the compliance with the terms of the Section 106 Agreement relating to UTT/0078/02/FUL and UTT/1418/02/FUL.

DCL45

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.

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

Ms King spoke in support of this application.

0915/02/FUL Great Dunmow – Provision of 37 new bedrooms and ancillary services – Redbond Lodge Elderly Persons Home, Chequers Lane for Runwood Home PLC.

0984/02/FUL Saffron Walden – Replacement village hall – land adjacent St John’s Church, Little Walden for Saffron Walden Town Council.

0827/02/LB Stansted – Two storey bedroom extension, demolition of existing wc block – The Three Colts Public House, 86 Cambridge Road for Top Dog Pub Company Ltd.

0721/02/FUL Leaden Roding – Demolition of existing buildings, erection of four three bedroom and six two bedroom dwellings – land adjacent 8 Chelmsford road for Park Hill Housing Ltd.

0677/02/FUL, 0678/02/FUL and 0679/02/FUL Felsted – (1) Erection of poultry house, feed bins and vehicular access. (2) Erection of poultry house (house no.2). (3) Erection of poultry house (house no. 3) – Sparlings Farm for Mr and Mrs Moore.

0945/02/FUL and 0950/02/LB Debden – Conversion of barn to dwelling and storage building to garage. Change of use of land to garden – Brickhouse Farm, Newport Road for Mr and Mrs J Arkwright.

0937/02/FUL and 0940/02/LB Debden – Conversion of barn to dwelling and part of barn to garage. Change of use of land to garden – Brickhouse Farm, Newport Road for Mr and Mrs J Arkwright.

0590/02/OP Little Canfield – Agricultural dwelling – Langthorns Plantery for Mr E Cannon.

0756/02/DFO Wimbish – Four bedroom detached house and double garage to replace chalet bungalow – Brambles, Wimbish Green for De Vere Homes Ltd.

0775/02/FUL Great Canfield - Two storey replacement dwelling and double garage – Laywood, Canfield Drive, Great Canfield Road for Mr I Woodley.

0932/02/FUL Great Dunmow – Two storey dwelling and double garage and vehicular access – Dormers, Braintree Road for Mr P J and Mrs C J Botwright.

(b) Refusal

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

0808/02/FUL Stansted – Two storey bedroom extension – The Three Colts Public House, 86 Cambridge Road for Top Dog Pub Company Ltd.

Reason: Failure to demonstrate that sufficient parking could be provided on the site.

(c) Deferrals

RESOLVED that the determination of the following applications be deferred.

1000/01/OP Stansted – Extension to passenger terminal, provision of additional stands and taxiways, maintenance facilities, offices, cargo facilities, fuel storage, car parking and support accommodation, alterations to airport roads, terminal forecourt, rail, coach and bus station, associated landscaping – Stansted Airport for BAA plc and Stansted Airport Ltd.

Reason: To be considered further at the meeting of the Special Development Control and Licensing Committee on 12 September 2002.

1645/00/FUL Great Dunmow – Residential development, new access to car park and extension to public car park – Land at Eastern Sector to rear of 37-61 High Street for Wilcon Homes Anglia Ltd.

Reason: Revised application now received.

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

Reason: Revised application now received.

1614/01/FUL Thaxted – 25m telecommunications tree mast with 6 antennae, 2 dishes, and 10 equipment cabins within compound – Park Farm, Park Street for Orange Personal Communications.

Reason: For consideration of report from the Council's consultant. Report to be submitted to next meeting.

Mr Rennison and Mr Latham spoke in support of this application.

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

Reason: Awaiting revised plans.

0241/02/FUL Clavering – Change of use and conversion of offices to 7 no. Class B1 light industrial/office units. Extension of building to rear. Detached building to create 2 no. Class B1 units. Construct parking spaces and wall/gates. Alterations to access – Arkesden Road for C E Funston Tractor Sales Ltd.

Reason: Further plans received. Report to be submitted to next meeting.

Councillor E C Abrahams left the meeting for the consideration of this item.

0360/02/OP Great Dunmow – Outline application for six dwellings and access and retention of two bungalows – 22/24 Ongar Road for Hutton Homes Ltd.

Reason: For negotiation of revised access.

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

Reason: Awaiting revised plans.

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

Reason: Awaiting receipt of revised plan.

0788/02/DFO Takeley – Decked parking to provide 1314 short-term spaces – Stansted Airport for Stansted Airport Ltd.

Reason: To negotiate the following issues:
1 revised plans for service towers,

- 2 assurances that light spillage would be minimal, and
3 landscaping.

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

Reason: For consideration of further revised plans.

0875/02/FUL Saffron Walden – Erection of commercial buildings for B1, B2 and B8 use, parking and change of use of bungalow to B1 or D1 use. New access – Former Garden Centre, Thaxted Road for Granite Estates Ltd.

Reason: To consider Essex County Council Transportation's concerns relating to site access.

0714/02/FUL Great Dunmow – Erection of floodlights on columns – Talberds Ley Tennis Courts, Talberds Ley for Great Dunmow Town Council.

Reason: Request for deferral received from Town Council to negotiate details.

0821/02/FUL Quendon and Rickling – Replacement two storey dwelling and garage – Birds End, Rickling Green for Mr D Jones.

Reason: For submission of further plans.

(d) District Council Development

Members considered the following applications:

0996/02/DC Saffron Walden – Change of use of dwelling to office, creation of 33 parking spaces (net increase of 14), erection of two barriers and closure of existing access – Council Offices, London Road for Uttlesford District Council.

1014/02/DC Great Sampford – Outline application for erection of a three bedroom two storey dwelling – Land at rear of 2 and 3 Robletts Villas for Uttlesford District Council.

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

(e) Site Meetings

The Committee agreed to visit the sites of the following applications on Monday, 2 September 2002:

0693/02/FUL Hatfield Broad Oak – Demolition of dwelling and erection of two two-storey dwellings with garages – Newbury, Cage End for Mr J Lukies.

(Officers were requested to negotiate an alternative proposal for affordance dwellings.)

Reason: To access the impact on the street scene.

0568/02/FUL High Easter – Retrospective application for change of use of farm building to function room – Maidens Farm for C Matthews.

Reason: To assess the impact on the rural area and access/parking arrangements.

Mr Mathews spoke in support of this application and Mr Boreham spoke on behalf of the Parish Council.

0532/02/FUL Great Dunmow – Replacement dwelling , garage, pool house and landscaping works – Mountains Farm, Philpot End for Mr and Mrs Stephen.

Reason: To assess the impact on the countryside.

0605/02/FUL Birchanger – Two storey dwelling with two parking spaces – Land rear of 17 Bradley Common for Mr B Stone.

Reason: To assess the impact on adjacent dwellings and access arrangements.

Mr Bottley spoke opposing this application.

0720/02/FUL Felsted - Demolition of dwelling and erection of two dwellings – Courtlands, Station Road for Mr and Mrs D Nolic.

Reason: To assess the impact on adjacent dwellings and the street scene.

Mr Nolic spoke in support of this application.

DCL46

ENFORCEMENT OF PLANNING CONTROL – LAND AT BRICK END BROXTED

Members received a report concerning the use of land for the storage of motor vehicles.

RESOLVED that enforcement and, if necessary, legal action be taken requiring the cessation of use of the land for the storage of motor vehicles.

DCL47

APPEAL DECISIONS

The Committee noted the following appeal decisions:

(a) Allowed

(i) Plot adjacent to Seckford House, Thaxted Road, Saffron Walden (UTT/0736/01/FUL)

(ii) Land to the rear of Oriel House, Chapel Hill, Stansted Mountfitchet (UTT/1706/00/FUL)

(b) Dismissed

- (i) Site adjacent to 41 Tye Green, Wimbish
(A) UTT/1469/01/OP and (B) UTT/1474/01/OP)

DCL48

ENFORCEMENT OF PLANNING CONTROL – LAND AT WEST WOOD LITTLE SAMPFORD

The Committee received a report concerning the construction, or partial construction, of a building. The report requested that Members confirm the decision made by the Head of Planning and Building Surveying on 31 July 2002, acting under his delegated powers and in consultation with the Chairman of the Development Control and Licensing Committee, to authorise the issue as a matter of urgency of an Enforcement Notice requiring the discontinuance of the construction of the building and its removal from the land and a Stop Notice requiring the cessation of the building works immediately.

RESOLVED that the decision by the Head of Planning and Building Surveying, under his delegated powers, to authorise the issue of the above mentioned Notices, be endorsed and that the Head of Legal Services be authorised to take such action as he may deem appropriate to secure compliance with such Notices.

DCL49

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.

DCL50

ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT

The Committee received a progress report on outstanding enforcement cases. The following cases had been updated:

- (i) **Seamans Farm, Littlebury Green**

Work had now commenced to reduce the height of the building.

- (ii) **10 Church End, Great Dunmow**

An enforcement notice had now been served.

- (iii) **Meadowlands, High Roding**

An appeal against the enforcement notice had now been lodged.