

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES GREAT DUNMOW at 2.00 pm on 2 SEPTEMBER
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, Mrs C M Dean,
P G F Lewis, Mrs J I Loughlin, D M Miller and A R Thawley.

Also present at the invitation of the Chairman:- Councillor R J Copping.

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

DCL51 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, Mrs C M Dean,
P G F Lewis, Mrs J I Loughlin, D M Miller, A R Thawley and R B Tyler
attended the site meetings for the following applications:

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

0693/02/FUL Hatfield Broad Oak – Demolition of dwelling and erection of 2
two-storey dwellings with garages – Newbury, Cage End for Mr J Lukies.

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

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

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

DCL52 APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Mrs E J Godwin and R D Green.

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

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

Councillor Mrs J F Cheetham declared a personal but non-prejudicial interest
in application 0693/02 Hatfield Broad Oak as the applicant was known to her.

Councillor P G F Lewis declared a non-prejudicial interest in applications
0583/02 Hatfield Heath and 0860/02 Hatfield Heath as a member of the
Parish Council.

DCL53 MINUTES

The Minutes of the meeting held on 12 August 2002 were received, confirmed and signed by the Chairman as a correct record subject to an amendment to the effect that Councillor Thawley said that the reasons for the site visit to application 0720/02 Felsted should also have included “to assess access arrangements”.

DCL54 BUSINESS ARISING**(i) Minute DCL45(c) Deferments**

Councillor Mrs Cant referred to a letter received in connection with application 1645/00/FUL Great Dunmow, asking about the status of the trees at the site. The Development Control Manager said he had requested the developers to undertake a full tree survey of the site.

(ii) Minute DCL45(e) Site Visits

In answer to a question from Councillor Mrs Cheetham it was confirmed that in respect of application 0568/02/FUL High Easter, the parish council representative had spoken in favour of the application.

(iii) Minute DCL50 – Enforcement of Planning Control – Progress Report

Members were updated on the action taken after the authorisation of enforcement action at St Theresa’s Church, Stansted. An Enforcement Notice had been issued requiring the removal of two footpaths and associated lighting and the restoration of the land.

RESOLVED that the issue of the Enforcement Notice in the terms set out above be approved and that the Head of Legal Services be authorised to take such action as he may deem appropriate to secure compliance with the Notice.

DCL55 SCHEDULE OF 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.

0532/02/FUL Great Dunmow - Replacement dwelling, garaging, pool house and landscaping – Mountains Farm, Philpot End for Mr and Mrs Stephen. *Mr Stevenson spoke in support of the application.*

0568/02/FUL High Easter – Retrospective application for change of use of farm building to functions room – Maidens Farm for C Matthews. *Mr Matthews spoke in support of the application.*

0693/02/FUL Hatfield Broad Oak- Demolition of dwelling and erection of two dwellings with garages – Newbury, Cage End for Mr J Lukies.
Mr Jameson spoke in support of the application.

0720/02/FUL Felsted – Demolition of dwelling and erection of two dwellings – Courtlands, Station Road for Mr and Mrs D Nicolic.
Mr Nicolic spoke in support of the application.

0821/02/FUL Quendon and Rickling - Replacement dwelling and detached treble garage/cartlodge – Birds End, Rickling Green for Mr D Jones.

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

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

*Mr Rennison and Mr Latham spoke in support of the application.
Mr Forgan spoke against the application.*

0583/02/FUL Hatfield Heath – 25m telecommunication mast, equipment cabinet and 1.8m fence – Greenways Farm Eggs, Camp Farm, Mill Road for Orange Personal Communications.

0961/02/FUL Great Hallingbury – 24m replacement lattice telecommunication mast and equipment cabinet within a secure compound – Access road side of M11 off Church Road for Vodafone Ltd.

0860/02/FUL Hatfield Heath – Demolition of dwelling and erection of seven dwellings with garaging and vehicular access – Bentley's Matching Road, Ardley End for Berkeley Homes (Eastern) Ltd.

0857/02/FUL Thaxted – Demolition of dwelling, replacement dwelling with garage – Colts Range, Cutlers Green for Mr and Mrs H D Crane.

0914/02/FUL Quendon and Rickling – Retention of extension and amendments to roof – Pantiles, Green Road for Mr T Proctor.

0976/02/FUL Ashdon – Change of use of barn to B1 use (joinery shop and store) – Hill Farm, Radwinter Road for Mr R Argent.

(b) Refusals

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

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

Reason: Adverse effects on and disturbance to residents of existing bungalows by noise from traffic using new access.

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

0811/02/OP Great Dunmow – Residential development – Land at The Broadway, Church End for Messrs D K R & R Pickford.

(c) Deferments

RESOLVED that the determination of the following applications be deferred:

1000/01/OP Stansted – Extension to the passenger terminal; additional aircraft stands and taxiways, maintenance, offices, cargo handling, fuel storage, passenger and staff car parking, support accommodation, alterations to roads, terminal forecourt and the rail, coach and bus station; associated landscaping and infrastructure - Stansted Airport, Stansted/Birchanger/Elsenham/Takeley for BAA plc & Stansted Airport Ltd.

Reason: For full consideration at the special meeting of the Committee on 12 September 2002.

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

Reason: Awaiting revised plans.

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

Reason: To consider revised plans.

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

Reason: For revised report.

0788/02/DFO Takeley – Layered (decked) car parking to provide 1314 short term spaces – Stansted Airport for Stansted Airport Limited.

Reason: For further negotiation.

0875/02/FUL Saffron Walden – Commercial buildings for B1, B2 and B8 use, car parking and change of use of bungalow to B1 (business) or D1 (non residential institution) use, new access – Former Garden Centre, Thaxted Road for Granite Estates Limited.

Reason: To consider access arrangements.

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

Reason: For further negotiation on detailed points.
Mr Gebbie spoke against the application.
Mr Livings spoke in support of the application.

(d) Authority to the Head of Planning and Building Surveying

RESOLVED that 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, following agreement on the specific evenings of operation.

0714/02/FUL Great Dunmow – Eight floodlights – Tennis courts, Talberds Ley, Stortford Road for Great Dunmow Town Council.
Councillor R J Copping spoke in support of the application.

RESOLVED that 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 and Planning Register, following negotiation on the detailed points raised at the meeting regarding design, affordable housing and location of play area.

0614/02/DFO Takeley – Details following outline permission for 91 dwellings, nine flats, access and landscaping – Land to the south of A120 and west of Hawthorn Close for Countryside Residential Limited.
Mr Brown spoke against the application.
Mr Dodkins spoke in support of the application.

(e) Site Visits

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

0603/02/FUL Barnston – Removal of Condition C.90A attached to UTT/0008/94/FUL and replacement chalet bungalow. Change of use of storage building to garage and domestic stabling – The Courtyard, Onslow Green for Mr and Mrs Hart.

Reason: To assess the impact of the development on the countryside.

(1) 0654/02/FUL and (2) 0655/02/LB Ugley – (1) and (2) Renovation, demolition and conversion of outbuildings/barns to four residential units – North Hall Farm, North Hall Road for Mr M Carney.

Reason: To assess the traffic noise from the M11 and its impact on the housing, and to assess the architectural/historical environmental merits of the outbuildings/barns.

DCL56 BUDGET UPDATE AND STRATEGY

RESOLVED that this item be referred to the next meeting of the Committee.

DCL57 OAKWOOD PARK, FELSTED/LITTLE DUNMOW PHASE 2A/2B – REVISED LAYOUT

The Committee was advised of proposed alterations to previously approved reserved matters for the erection of 130 dwellings with garaging and associated ground works at Oakwood Park, Felsted (reference UTT/1072/01/DFO and UTT/1073/01/DFO). The proposal involved the revision of the previously approved layout, resulting in an increase in the number of dwellings from 19 – 21 on the southern end of Phase 2b. The Development Control Manager explained the reasons for the alterations.

RESOLVED that permission be granted for the improved revised layout, in order to facilitate and accelerate the satisfactory future development of the site.

DCL58 APPEAL DECISIONS

- (a) Appeal against the serving of an enforcement notice regarding the removal of a barn on land at Stortford Road, Little Canfield – Dismissed.
- (b) Dwelling at Clapton Hall Lane, Great Dunmow (UTT/1190/01/FUL) – Dismissed.
- (c) Conversion of a farm building to bed and breakfast accommodation at Blatches Farm, Bramble Lane, Little Dunmow, (UTT/0963/01/FUL) - Allowed.
- (d) Conservatory and extension at Monte Vista, Belmont Hill, Newport – (UTT/0928/01/FUL) Dismissed.

DCL59 PLANNING AGREEMENTS

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

The Committee was advised that following the decision made earlier in the meeting, the Agreement relating to the provision of open space and play areas for Phase 2a and 2b at Oakwood Park could now be completed.

The meeting ended at 6.05 pm.