

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE HELD AT
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN AT 2.00 PM ON
4 NOVEMBER 2002**

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

Also present at the invitation of the Chairman:- Councillors R J Copping and
Mrs C M Little.

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

DCL 92 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, R D Green, P G F Lewis, Mrs J I Loughlin, D M Miller
and R B Tyler attended the site meetings for the following applications:-

0917/02/FUL Takeley – Redevelopment to provide 7 units of B1 (Business)
use, car parking and turning facilities – Old House Farm, Parsonage Road for
Rosper Estates Ltd.

0671/02/FUL Saffron Walden – Six one bedroom flats – Lock up garages off
Carnation Drive for Hastoe Housing Association.

DCL 93 APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Mrs M A Caton,
Mrs J F Cheetham and A R Thawley.

Councillor R J Copping declared a non prejudicial interest in all applications
relating to Great Dunmow as a Member of the Great Dunmow Town Council.

Councillor Mrs C M Little declared a non-prejudicial interest in application
0500/02/FUL Great Dunmow as a Member of the Dunmow Chamber of Trade
and as a retailer in Great Dunmow.

Councillor Green declared a non-prejudicial interest in all applications relating
to Saffron Walden, as a Member of the Town Council.

Councillor Mrs E J Godwin declared a non-prejudicial interest in application
0897/02/FUL Birchanger as a Member of the Parish Council.

DCL94 MINUTES

The Minutes of the meeting held on 14 October 2002 were received, confirmed
and signed by the Chairman as a correct record, subject to the inclusion of

Councillor Mrs Dean in the list of attendees at Minute DCL90 – Licensing Application.

DCL95

BUSINESS ARISING

- (i) **Minute DCL82 (ii) Application 1000/01/OP – Outline application for the expansion of Stansted Airport from 15 to 25 million passengers per annum**

Councillor Clifford referred to the special meeting of the Committee held on 31 July 2002 when Members had raised 59 matters of concern in connection with the airport expansion application. He considered that Members should have an opportunity to readdress these issues, now that the Article 14 Direction had been withdrawn, and before the Section 106 Agreement was finalised. A number required the involvement of other agencies. He moved, and it was duly seconded, that “a special meeting of the Committee or a workshop be arranged in order to revisit the 59 requirements”.

The Head of Planning and Building Surveying said that the officer report to the Special Meeting on 12 September had addressed all the issues. The legal agreement was now being prepared and this would be brought back to the Committee for Members approval. He suggested that Members examine the Section 106 Agreement once it was prepared and follow up any points of concern at that time.

The Motion was then put to the vote and was lost by four votes to five.

- (ii) **Minute DCL83 (e) Authority to Head of Planning and Building Surveying**

It was reported that an appeal had been received against the non-determination of the previous application relating to 22-24 Ongar Road, Great Dunmow.

DCL96

APPLICATIONS WITHDRAWN

It was noted that application UTT/1216/02 Great Dunmow had been withdrawn.

DCL97

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.

0917/02/FUL Takeley – Redevelopment to B1 (Business) units, parking and turning facilities – Old House Farm, Parsonage Road for Rosper Estates Ltd.

Councillor Clifford asked that his vote against this application be recorded.

0461/02/FUL Saffron Walden – 12 x 2 bedroom apartments, access, parking and associated amenity works – 8 Station Street for Mr F Bacon.

(1) 1185/02/FUL & (2) 1186/02/CA Great Dunmow – (1) 71 dwellings, retail and office units and library. Service and estate roads, parking and access. (2) Demolition of The Dunmow Inn – The Dunmow Inn & Land to rear of 37-75 High Street (Eastern Sector) for Wilson Connolly Anglia & Shire Hall Homes.

Mr Griffiths spoke in support of the application.

1355/02/OP Great Sampford – Demolition of cottages and replacement dwelling – Land at Moor End Cottages for Mr J Curtis.

1108/02/FUL Littlebury – Stable block with tack room – Nunns Farm, Catmere End for Mr & Mrs S Murray.

Mrs Sanders from Littlebury Parish Council spoke against the application. Mr Kratz spoke in support of the application.

(b) **Refusals**

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

0671/02/FUL Saffron Walden – Six one-bedroom flats – lock up garages off Carnation Drive for Hastoe Housing Association.

Reasons: Over development of the site, Height and scale of development, Loss of off street parking, loss of amenity to neighbouring properties

*Mr Evans spoke against this application.
Mrs Moor spoke in support of this application.*

(c) **Deferments**

RESOLVED that the determination of the following applications be deferred.

0500/02/FUL Great Dunmow – Demolition of filling station, erection of 3 commercial units, 9 apartments, cycle store, bin store, car parking and alteration to access – 77-79 High Street for Higgins Homes Ltd.

Reason: For further negotiation on retail provision and layout.

0897/02/FUL Birchanger – Retention of use for engineering – Barn at Duck End for Mr T Smith.

Reason: to agree appropriate conditions and allow the agent to speak at the next meeting.

(d) **Planning Agreement**

(1) 0449/02/OP & (2) 0450/02/OP Great Dunmow (1) 100 dwellings and associated roads, landscape margin to the northwest by-pass and landscape buffer strips/open space. (2) 300 dwellings and associated roads, landscape

margin to the northwest by-pass and landscape buffer strips/open space – Sector 3, Woodlands Park for Wickford Development Co Ltd.

RESOLVED that the Head of Planning and Building Surveying, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions to be recorded in the Town Planning Register, following an agreement regarding a contribution towards provision of offsite transportation measures and affordable housing.

(e) **County Matters**

1381/02/CC Felsted – Extraction of sand for use in the construction of the A120 and importation of surplus material from construction works with restoration to agriculture – Land at Stebbingford Farm for Balfour Beatty Major Projects.

RESOLVED that Essex County Council be advised that the District Council has no objection to the proposal subject to:-

- 1 Restoration before new A120 opens;
- 2 No direct access to or from existing A120;
- 3 Appropriate dust and noise minimisation measures;
- 4 An archaeological investigation to be carried out.

1442/02/CC Widdington – Variation of condition 30 of Planning Permission UTT/0911/89 to extend permission by five years from 30 June 2002 – 30 June 2007 – Widdington Pit, Hollow Road for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council has no objections subject to the re-imposition of previous conditions.

(f) **Site Meetings**

The Committee agreed to visit the sites of the following applications on Monday 25 November 2002:-

1184/02/FUL Elsenham – Building to house water bottling plant and offices, parking spaces – The Pump House and Offices, Elsenham Industrial Site for Cheergrey Properties Ltd.

Reason: to assess the impact of the development on the open character of the Countryside Protection Zone.

Mr Johnstone spoke in support of the application.

1260/02/FUL Wimbish – Change of use from horticulture to mixed use including a garden centre, storage buildings, sand/ballast bays, hardstanding and internal road – Myco, Elder Street for Mr M Cilia.

Reason: to assess the impact of the development in the rural location.

Councillor Green declared a personal, non-prejudicial interest in this application.

1268/02/FUL Great Sampford – Conversion to dwelling – Park Pale Farm for Mr & Mrs Schaeffer.

Reason: to assess the environmental merits of the development and the impact of conversion to domestic use.

DCL98

PRIOR NOTIFICATION OF RECOMMENDATIONS FOR DELEGATED PLANNING APPLICATIONS

Following the decision to delegate additional categories of planning applications, officers were aware that there was currently no system of notifying ward members of delegated proposals until after the decision had been made. Officers wanted to ensure that Members were given prior notice of recommendations on delegated planning applications, and to have the opportunity to request their inclusion on the agenda for the Committee if they so wished.

Three possible methods of notification had been considered. The preferred option would be a comprehensive system of notification of all applications on a daily basis. Members would then be given five working days to make a decision on whether to call in the application. This would allow officers to issue a decision in eight weeks should Members choose not to call it in.

An alternative approach would be that ward members were notified by letter of planning applications at the same time as consultation letters were sent out. This would have the advantage of Members being aware of applications in their ward, but Members would not know the officer's recommendation and this would duplicate the weekly list. The third option was to use the early notification system for straightforward applications and the comprehensive system for the more controversial ones.

Member's preference was for the comprehensive system with the notification restricted to ward members. Officers were asked to send an explanatory note to all Members and the Chairman reiterated that any Member could call in any application at any time.

RESOLVED that Officers be instructed to introduce a comprehensive system of prior notification prior to the conclusion of the trial run of the revised delegated arrangements in January 2003.

DCL99

LOCATION AND TIME OF MEETINGS OF THIS COMMITTEE CONSEQUENT UPON THE RELOCATION OF PLANNING SERVICES FROM GREAT DUNMOW TO SAFFRON WALDEN

Members were asked to consider the time and venue for the DC&L Committee meetings following the Planning Service's scheduled move to the Saffron Walden Offices in January 2003. The Council would retain the front part of the offices at Great Dunmow, but the newer part of the building to the rear was currently being marketed for rent/lease to a third party. The continued availability of the Committee Room at Great Dunmow, together with Members' reserved parking facilities, could not be guaranteed. If the meetings were to move to the Saffron Walden office, Members would need to consider the

possible difficult parking situation for Members, staff and the public. The other option would be to hold the meetings in the evening.

Members were of the view that the meetings should be held in Saffron Walden once Planning Services had moved and the additional parking had been provided. Even so, the parking situation on the day of the meetings would have to be carefully managed. Members were quite clear that evening meetings would not be an option. The Committee meetings were often lengthy and dealt with important issues which should not be decided late in the evening.

RESOLVED that following the relocation of Planning Services to Saffron Walden, and the provision of additional car parking, meetings of the Development Control and Licensing Committee be held at 2.00 pm at the Saffron Walden offices.

DCL100 ENFORCEMENT OF PLANNING CONTROL – THE LODGE HOUSE LITTLE SAMPFORD

The Committee received a report about the use of land within a residential curtilage for the siting of a large, unsightly storage container for the storage of various plant, equipment, building, plumbing and drainage materials.

Planning permission had been granted in 1999 for a single storey garage and workshop. The owner had stated that the storage container had been placed on the land in 1999 and that he had been collecting materials and storing them on land at the Lodge Coach House since he had sold the Lodge in readiness for planning approval. Officers considered a period of two months to be reasonable to complete construction of the approved garage/workshop. The storage container and any plant and equipment could then be removed from the land.

RESOLVED that enforcement action and, if necessary, legal action be taken to require the removal of the storage container, plant and equipment from the land upon completion of the development approved under UTT/0361/99 FUL.

DCL101 APPEAL DECISIONS

- i) Two single storey extensions for club use – The Newport Club, High Street, Newport – dismissed/allowed (split decision).
- ii) Detached residential garage – Westcroft, Park Road, Elsenham – dismissed.
- iii) Appeal against a condition requiring the ridge height of a new roof to a garage to not exceed 3.5 metres – 42A High View, Birchanger, Bishops Stortford – allowed.

DCL102 EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100A (4) of the Local Government Act 1972, the public be excluded from the following items of business on the

grounds they involved the likely disclosure of Exempt Information as defined in paragraphs 1, 7, 8, 9, 12 and 15 of Schedule 12A of the Act.

DCL103 REQUEST FOR EARLY RETIREMENT THROUGH EFFICIENCY OF THE SERVICE

A request had been received from an officer in the Planning Service for early retirement through efficiency of this service.

RECOMMENDED to the Resources Committee that:-

- 1 The Committee agreed to the offer made by post holder to retirement on the grounds of efficiency of the service.
- 2 savings resulting in a pension strain payment of £13,958.34 being made from the pension fund.
- 3 Added years should be funded to a capitalised cost of £25,667.55.

DCL104 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

The Committee received the schedule of outstanding enforcement cases.

The appeal regarding Little Paddocks, Cutlers Green had been held last week.

At Severals Farm, Arkesden, there were still matters not affected by the planning application and action was being taken on these.

The meeting ended at 5.52 pm.