

**DEVELOPMENT CONTROL and LICENSING COMMITTEE held at
COUNCIL OFFICES HIGH STREET GREAT DUNMOW at 2.00 pm on
13 JANUARY 2003**

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

Officers in attendance:- J Grayson, J Mitchell, M Perry, J Pine and
M T Purkiss.

DCL136 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, 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, D M Miller, A R Thawley and R B Tyler attended the site
meetings for the following applications:-

1017/02/FUL Wimbish – 25m monopole telecommunications tower with
antenna and dishes, 10 pack cabin within a fenced compound – Cole End
Farm, Cole End Lane for Orange Personal Communications. (Councillor
R W L Stone also attended this meeting as local Member).

1287/02/FUL and 1288/02/LB Little Easton – Conversion of part of building
to two dwellings – Easton Farm for Mr D H Trembath.

1183/02 Felsted – 7 detached houses with garages to replace industrial and
other buildings and uses – Watch House Farm, Watch House Green for
Messrs D and S Payne.
(Councillor D W Gregory also attended this meeting as local Member).

DCL137 APOLOGIES

An apology for absence was received from Councillor Mrs M A Caton.

DCL138 DECLARATIONS OF INTEREST

Councillors W F Bowker, Mrs C A Cant, Mrs J F Cheetham, Mrs C M Dean,
Mrs E J Godwin, P G F Lewis, Mrs J I Loughlin and A R Thawley declared
non-prejudicial interests as Members of SSE. Councillor Thawley declared a
non-prejudicial interest as a Member of CPRE and the National Trust in
respect of planning application UTT/1183/02/OP. Councillor Mrs Cheetham
declared a non-prejudicial interest in respect of planning applications
UTT/1287/02/FUL and UTT/1288/02/LB because she knew the applicant and
Councillor Lewis declared a non-prejudicial interest in respect of planning
application UTT/1673/02/FUL as a member of Hatfield Heath Parish Council.

DCL139 MINUTES

The Minutes of the meeting held on 16 December 2002 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments:-

Minute DCL118 Declarations of Interest – the inclusion of the declaration of interest of Councillor Thawley as a member of the National Trust.

Minute DCL123 UDC/1000/01/OP Stansted Airport - the amendment of the second sentence in the third paragraph of the Minute to read “However, the Head of Planning and Building Surveying felt that in all other respects the agreement fully met the requirements of the Committee”.

It was agreed that consideration of the Minutes of the Extraordinary Meeting held on 9 January 2003 would be deferred to the next meeting of the Committee.

DCL140 BUSINESS ARISING

In relation to Minute DCL132, the Head of Legal Services informed Members of progress in relation to enforcement cases at Martinside Stud, Great Hallingbury and Woodcroft, Little Canfield.

DCL141 APPLICATION WITHDRAWN

It was noted that application UTT/1247/02/FUL Stebbing had been deferred at the request of officers and a revised report would be submitted for consideration at the next meeting.

Reason:- To reconsider the description of the development.

DCL142 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.

UTT/1287/02/FUL & UTT/1288/02/LB Little Easton – Conversion of part of building to form 2 two-bedroom dwellings – Easton Farm for Mr D Trembath.

Mr Rayner spoke in support of the applications.

UTT/1434/02/FUL & UTT/1435/02/FUL Little Dunmow/Felsted – Extraction of subsoil to enable filling on adjoining Oakwood Park development site; subsequent restoration to enable recommencement of previous agricultural use, using non-structural fill from the adjoining Oakwood Park site, with topsoil to finished level; together with associated temporary engineering and

landscaping works, and installation of gas vent trench – land adjacent to Oakwood Park for Enodis Property Dev Ltd.

Mr Calton spoke against the applications. Mr Johnston on behalf of Lt Dunmow Parish Council said that the Parish Council had no objections, but had some concerns about the pollutants. Mr Kirk spoke in support of the applications.

1) 1632/02/FUL & 2) 1633/02/LB Widdington – 1) & 2) Conversion and alterations to outbuildings to form single-storey dwelling and garaging with oil tank – Newlands Farm, Woodend for A D Gemmill.

1461/02/FUL Debden – Erection of dwelling to replace existing cottages and detached garage building. Change of use of land from agricultural to garden land – Land adjacent to Brick House Farm off Water Lane for Mr J Turner.

Mr Turner spoke in support of the application.

1673/02/FUL Hatfield Heath - Demolition of existing bungalow and erection of two-storey replacement dwelling with detached double garage and new access – Holmby, Chelmsford Road for C S Group Ltd.

(b) Refusals

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

1638/02/FUL Felsted – Change of use of vacant stables for business use with class B1 and demolition of indoor riding arena and previous extensions to the former stables – Watch House Farm, Watch House Green for Messrs D & S Payne.

Mr Mabb spoke in support of the application.

(c) District Council Development

RESOLVED that pursuant to the Town and Country Planning Regulations 1972, permission be granted for the development proposed, subject to the conditions recorded in the Town Planning Register.

1660/02/DC Great Dunmow – Change of use from Council Offices to B1 use (ie general office, research and development) – Council Offices, High Street for Uttlesford District Council.

(d) Deferrals

RESOLVED that determination of the following applications be deferred:

1017/02/FUL Wimbish – Erection of 25m monopole telecommunications tower with assorted antennae and dishes, and ten pack cabin within a fenced

compound at Cole End Farm, Cole End Lane for Orange Personal Communications.

Reason:- To enable consideration of alternative locations and types of masts and for Members to view the possible alternative site at Swards End.

Mr Johnson and Mrs Harris, on behalf of Wimbish Parish Council spoke against the application. Mr Rennison spoke in support of the application.

1183/02/OP Felsted – Outline application for erection of 7 detached houses with integral garages to replace existing industrial and other buildings and uses at Watch House Farm, Watch House Green for Messrs D & S Payne.

Mr Mabb spoke in support of the application.

Reason:- To negotiate the number of units and layout.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday, 3 February 2003.

0841/02/FUL Great Hallingbury – Conversion and additions to 2 barns to form 12 units of bed and breakfast accommodation at Yew Tree Farm House, Tile Kiln Green for Ms Hoare and Mr Leyth.

Reason:- To assess the impact on the Countryside Protection Zone.

1549/02/FUL Wimbish – Erection of stables incorporating feed and tack area – Land opposite Villa Clemilla, Wimbish Green for Mr L R Eyers.

Reason:- To assess the impact on the countryside.

Mr Eyers spoke in support of the application.

1564/02/FUL Saffron Walden - Two-storey rear extension, additional window to first floor. Front porch and conversion of garage at 4 Fitzpiers for Mr J Hann.

Reason:- To assess the impact on the amenities of neighbours.

1386/02/FUL Takeley – Erection of 5 detached two-storey dwellings with garages, 1.8m boundary walls associated landscaping and widening of existing access on land at Westbrook House and 1 Pincey Brook Cottages, The Street, for Mr and Mrs Humphreys and Mr and Mrs Sentag.

Reason:- To assess the impact on the street scene.

(Members also agreed to visit the site of the Old Mill PH at Takeley Street where similar proposals had been put forward).

DCL143 BUDGETS AND SERVICE PLANS 2003/04

The Principal Accountant presented the Draft Revenue Estimates for final consideration by the Committee. The detailed figures included savings and growth items approved at the previous meeting on 13 November 2002, internal charges and developments since that meeting. The report also incorporated the key elements of the Service Plan for 2003/04.

The Committee's direct cost budget for comparison with the target purposes of £336,000 (£388,000 approved at the meeting on 13 November less savings arising from the early retirement and the Development Control correction) was £63,000 below the target. It was also noted that a report relating to the restructuring of Planning Services would be considered at the meeting of the Environment and Transport Committee on 14 January 2003.

The Principal Accountant undertook to circulate to Members an explanation of the internal charges relating to licensing.

RESOLVED that the Draft Revenue Estimates be approved for inclusion in the overall budget to the Resources Committee on 23 January 2003.

DCL144 PUBLIC SPEAKING AT COMMITTEE AND ENHANCED DELEGATION TO OFFICERS

Members considered the results of a survey of members of the public attending the committee meetings since 1 July. It was noted that a total of 50 people had taken the opportunity to speak at the nine meetings and 31 had completed the questionnaire.

In relation to the enhanced delegation it was noted that

- (i) the average percentage of all applications delegated to officers had risen from below 80% during the first half of the year to about 85%,
- (ii) the average determination rate had fallen from 75% in eight weeks during the first half of the year to 55% during the second half and had now stabilised and
- (iii) the average number of new applications reported to Committee had fallen from 21 during the first half of the year to about 13 during the second half.

The analysis of the surveys had illustrated a high level of satisfaction with the conduct of the meetings and, in particular, with the benefits from introducing public speaking. It was considered that all five reasons for trialling this procedure had been met to varying degrees. However, some improvements could be made.

The additional delegation was helping to achieve the Government's target. If the average number of applications considered per meeting continued at between 10 and 12, the Committee should achieve between 85% and 90%

delegation throughout the year. The reasons for the drop in performance were the high volume of work, staff illnesses and increasing levels of staff turnover. This might not improve significantly in the short term with some staff leaving because of the move to Saffron Walden. Halving the number of cases reported to Committee had helped considerably in keeping the length of the meetings the same or shorter than before the introduction of public speaking.

It was considered that the procedure for public speaking could be improved by allowing speakers three minutes instead of two, having a "traffic lights" type control of the time and ensuring that microphones were used when the Committee Meetings were held in the Council Chamber at Saffron Walden from 3 February. This procedure would also apply to agenda items and speakers from town and parish councils and non-Committee Members, subject to the discretion of the Chairman.

The amendments to the delegation scheme were contingent upon a system of notifying ward members of officers' proposed recommendations on all delegated cases. It was agreed to introduce this system on 3 February 2003.

It was considered that both procedures had resulted in significant improvements in the way the meetings were organised and would continue to produce better quality and quicker decision making in the future if adopted permanently. Councillor Clifford said that he did not support public speaking at meetings and felt that all representations should be made in writing.

RESOLVED that the Public Speaking and Enhanced Delegation procedures be made permanent subject to the improvements listed above.

DCL145 **APPEAL DECISION**

The Committee noted the following appeal decision:

Church House, School Lane, Wenden Lofts (1) UTT/1563/01/FUL & 2) UTT/1564/01/LB. Garage allowed and extension dismissed.

DCL146 **PLANNING AGREEMENTS**

Members noted the progress with outstanding Section 106 Agreements. It was noted that the Agreement for Rochford Nurseries had been delayed because of negotiations with the PCT but was now nearing completion. The Head of Legal Services also said that the Agreement relating to Priors Green, Takeley/Little Canfield was nearing completion. In response to a question concerning Stansted Airport, it was stated that a meeting was being arranged with BAA to discuss night flights.

DCL147 **NEXT MEETING**

The Chairman reminded Members that the next meeting would be held at Saffron Walden and said that Keith Davis would be invited to the lunch prior to that meeting and a presentation would be made to him.

The meeting ended at 5.30 pm.