

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at  
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 PM on  
3 FEBRUARY 2003**

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 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:- Mrs M Cox, J Grayson, J Mitchell and M Perry.

**DCL148 SITE MEETINGS**

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, A R Thawley and R B Tyler attended the site meetings for the following applications:-

**1386/02/FUL Takeley** – Five dwellings with garages, 1.8 metre boundary walls, associated landscaping and widening of access on land at Westbrook House and 1 Pincey Brook Cottages, The Street for Mr & Mrs Humphreys and Mr & Mrs Sentag.

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

**1549/02/FUL Wimbish** – Stables incorporating feed and tack area – land opposite Villa Clemilla, Wimbish Green for Mr L R Eyers.

**1017/02/FUL Wimbish** – 25 metre monopole telecommunications tower with antennae and dishes, 10 pack cabin within a fenced compound, Cole End Farm, Cole End Lane for Orange Personal Communications.

**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.

**DCL150 DECLARATIONS OF INTEREST**

In relation to Agenda item 2, Minute DCL134 – application 1000/01/OP Stansted Airport – draft Section 106 Agreement, Members declared the following interests:-

Councillors Mrs J F Cheetham and Mrs J I Loughlin as members of SSE and NWHEEPA. Councillors Mrs C M Dean, A R Thawley, P G F Lewis, Mrs E J Godwin, Mrs C A Cant and W F Bowker – members of SSE.

The Development Control Manager declared a prejudicial interest in Agenda item 10, Restructuring of the Planning Service and stated that he would leave the meeting for the consideration of that item.

## DCL151 **MINUTES**

The Minutes of the meeting held on 13 January 2003 and of the extraordinary meeting held on 9 January 2003 were received, confirmed and signed by the Chairman as a correct record subject to the following:-

13 January, Minute DCL138 – Councillor Thawley’s interest as a member of CPRE and the National Trust in respect of application UTT1000/01. Councillor Mrs C M Dean’s interest in the same application as a member of the National Trust.

9 January, Minute DCL 133 –Councillor A R Thawley’s interest as a member of CPRE and the National Trust and Councillor Mrs J I Loughlin’s interest as a member of NWHEEPA.

## DCL152 **BUSINESS ARISING**

### (i) **Application 1000/01/OP Stansted Airport - draft Section 106 Agreement.**

Councillor Clifford questioned why restrictions on night flights could not be applied to Stansted Airport, as they did at other airports. The Head of Planning and Building Surveying replied that restrictions on night flights did apply at the Airport but these were imposed through the Secretary of States’ regime. Councillor Clifford said this matter should be pursued and the case made directly to the Secretary of State. He was reminded that the extraordinary meeting on 9 January had resolved that representations be made to the Government of the main concerns raised during the meeting, and that included issues relating to night flights and the shoulder period. The Committee hoped that these representations could pre-empt the Government’s review of the night flights regime, which was expected later in the year.

Councillor Mrs Cheetham referred to reports that the Strategic Rail Authority was cutting back on its work programme and questioned whether this would have an effect on the proposed rail improvement works. The Head of Legal Services replied that STAL was responsible for the full costs of implementing the improvements required as a result of the development. Councillor Clifford questioned the criteria to qualify for payments from the Community Fund, as he felt that it should benefit the communities closest and most affected by the Airport. He was informed that the fund was a charitable trust, would be locally administered and include representatives from this Council. It would be publicly accountable and publish annual reports and accounts. The Committee then raised the issue of planning blight which had been considered at a recent Environment and Transport Committee meeting, and on which representations had been made to Government.

DCL153 **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.

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

*Mr Perrin spoke in support of the application.*

**1592/02/FUL Elmdon** – Conversion and extension of outbuilding to dwelling – The Coachhouse, Elmdonbury for Mr N & Mrs F Pearson.

**1589/02/FUL Littlebury** – House and garage – Plot two (Minsmere), Wadmans Builders Yard, Catmere End for Hertlands Development Ltd.

**1522/02/FUL Chrishall** – Replacement dwelling – The Stables, Broad Green for M Holloway.

**1629/02/FUL Great Canfield** – Demolition of bungalow, replacement chalet dwelling and garage with studio – Boxley, Green Street for Foxley Builders Ltd.

**1537/02/FUL Great Dunmow** – Telecommunications base station comprising 20.1 m monopole, antenna, dishes, equipment cabin and meter cabinet – Dunmow Farm, Broadway for Airwave MMO2 Ltd.

*Mr Berle spoke in support of the application.*

**1531/02/FUL Great Dunmow** – Conversion of barn to indoor adventure play and party centre – Ford Farm, Braintree Road for Mr & Mrs Walsh.

*Mr Walsh spoke in support of the application.*

**(b) Refusals**

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

**0841/02/FUL Great Hallingbury** – Conversion and additions to two barns to bed and breakfast accommodation – Yew Tree Farm House, Tile Kiln Green for Ms Hoare and Mr Leyth.

**1017/02/FUL Wimbish** – 25 metre monopole telecommunications tower with antennae, dishes and 10 pack cabin within a fenced compound – Cole End Farm, Cole End Lane for Orange Personal Communications.

Reason: Inappropriate location resulting in harm to the attractive open countryside

*Mr Rennison spoke in support of the application.*

*Mr Johnson spoke against the application.*

**1549/02/FUL Wimbish** – Stables incorporating feed and tack area – land opposite Villa Clemilla, Wimbish Green for Mr L R Eyers.

*Mr Bicknell spoke against the application.*

**1729/02/FUL Saffron Walden** – Variation of condition 12 on planning application UTT/1117/00/FUL to enable occupation of up to 35 dwellings prior to completion of on-street parking area – land adjacent to Printpack Europe Ltd, Radwinter Road for Fairview New Homes Ltd.

### **(c) Deferments**

**1183/02/OP Felsted** – Four houses with garages to replace existing industrial and other buildings and uses – Watch House Farm, Watch House Green for Messrs D & S Payne.

Reason: For further negotiation regarding the number of dwellings.

*Mr Mabb spoke in support of the application.*

*Councillor Thawley declared a personal non-prejudicial interest in the application.*

**1247/02/FUL Stebbing** – To convert “The Coach Barn” to separate residential accommodation – Coach House, High Street for M B Rich-Jones.

Reason: For a revised report regarding the amended proposal.

*Councillors Mrs J F Cheetham and Mrs C M Dean declared personal non-prejudicial interests in the application.*

**1564/02/FUL Saffron Walden** – Two-storey rear extension, additional window, front porch and conversion of garage – 4 Fitzpiers for Mr J Hann.

Reason: For further negotiation on scale and design.

### **(d) Site Meetings**

The Committee agreed to visit the sites of the following applications on Monday 24 February 2003.

**0004/03/FUL Wicken Bonhunt** – Conversion of barn to dwelling – Barn at Wicken Hall for G Clanford.

Reason: To assess access and parking arrangements.

*Mr Taylor spoke against the application.*

**1429/02/FUL Thaxted** – Dwelling with double garage and improvement to access to replace commercial buildings and activity – The Ironyard, Cutlers Green for Mr P Skellern.

Reason: To assess the visual impact of the proposed dwelling compared with the likely harm of the authorised storage uses on the amenities of adjacent residents.

*Dr Penny, Mr Knight and Mrs Walsh from Thaxted Parish Council spoke in support of the application.*

**1678/02/FUL Stebbing** – Office building, alterations to storage building, access and turning arrangements and landscaping – land rear of Town Farm, High Street for Lodge & Sons Builders Ltd.

Reason: To assess the impact of the development on the surrounding area.

#### DCL154 **APPEAL DECISIONS**

The Committee noted the following appeal decisions:-

- (i) One dwelling at land between The Cottage and Foxwood, Pleshey Road, High Easter (UTT/1583/01/FUL) – allowed.
- (ii) One dwelling and garage adjacent Chestnut Cottage, Cambridge Road, Ugley (UTT/1600/01/OP) – dismissed.
- (iii) One dwelling at The Cottage, Fullers End, Elsenham (UTT/0309/02/OP) – allowed.
- (iv) Enforcement notice requiring remedy to nine breaches of control relating to new access, service track, hardcore, hard standing, contractors hut, making good and trailer lorries/motor vehicles at land rear of Little Paddocks, Cutlers Green, Thaxted (ENF/139/00/D, ENF/150/01/B, ENF/210/01/D) – mainly dismissed.
- (v) Two bedroom house and garage - The Old Chapel Site, Stoney Common, Stansted Mountfitchet, (0566/02/FUL) – allowed.

#### DCL155 **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 items of business on the grounds that they involved the likely disclosure of exempt Information as defined in Paragraphs 1, 7, and 8 of Part 1 of Schedule 12A of the Act.

**DCL156 RESTRUCTURING OF THE PLANNING SERVICE**

The Committee received a detailed report concerning the restructuring of the Planning Service. The proposal had resulted from the Council's resolution that one of its priorities was to restructure the Planning Service in order to improve the efficiency of the service. The Committee discussed the financial and staffing implications.

RECOMMENDED that the proposed structure be approved, its implementation phased and that the Resources Committee be requested to authorise officers to enter into negotiations with the Development Control Manager to secure early retirement in the interests of the efficiency of the service within about 6 months and that the payment of maximum added years pension contribution be authorised in accordance with PPN25.

**DCL157 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the progress report on current enforcement cases and was updated on the following cases:-

**(i) B & T Motor Salvage Duck End Stebbing**

The business had been transferred to a new occupier and officers hoped to resolve the situation by negotiation. The injunction only applied to the original owner, although the enforcement notice remained binding on the land.

**(ii) Martinside Stud Ladywell Drive Great Hallingbury**

There had been some further slippage but occupation was expected shortly. The owners had requested a deferment of the date for compliance, but this was refused.

**(iii) Woodcroft Stortford Road Little Canfield**

The application for permission to appeal was not being actively pursued. Officers were pursuing compliance.

**(iv) Town Farm Stebbing**

A request had been received for a 12 month deferral of the enforcement action. This would be considered at the next meeting of the Committee.

**(v) Land at Brickend Broxted**

Officers would pursue direct action.

**(vi) The Lodge Coach House Little Sampford**

The enforcement notice had been served on 30 January 2003.

The meeting ended at 6.25 pm Page 6