

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on
24 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, R D Green, P G F Lewis, Mrs J I Loughlin,
D M Miller and A R Thawley.

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

DCL 158 SITE MEETINGS

Councillors E C Abrahams, Mrs C A Cant, Mrs J F Cheetham, R A E Clifford,
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:-

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 and Sons Builders Limited.

1247/02/FUL Stebbing – Conversion of the Coach Barn to separate
permanent residential occupation – Coach House, High Street for
M B Rich-Jones.

Councillors E C Abrahams, Mrs C A Cant, Mrs M A Caton, Mrs J F Cheetham,
R A E Clifford, 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 meeting for the following
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.

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, R A E Clifford,
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 meeting for the following application:-

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

DCL159 APOLOGIES

An apology for absence was received from Councillor Mrs E J Godwin.

DCL160 DECLARATIONS OF INTEREST

Councillors Mrs J F Cheetham, Mrs C A Cant and Mrs C M Dean declared personal non-prejudicial interests in application 1247/02/FUL Stebbing as they knew the applicant.

Councillor A R Thawley declared a personal non-prejudicial interest in application 1183/02/OP Felsted as he was acquainted with the objector and the wife of the agent.

Councillor P G F Lewis declared a non-prejudicial interest in application 1826/02/FUL Hatfield Heath as a member of the Parish Council.

John Grayson, the Development Control Manager, declared a non-prejudicial interest in application 1701/02/AV as he held an account at that Bank.

DCL161 MINUTES

The Minutes of the meeting held on 3 February 2003 were received, confirmed and signed by the Chairman as a correct record subject to the following amendment:-

Minute DCL153 (b) refusals, application 1729/02/FUL Saffron Walden – Councillor Green had mentioned that the traffic lights at the junction with Radwinter and Thaxted Road were still not functioning properly.

DCL162 BUSINESS ARISING**(i) Minute DCL156 Restructuring of the Planning Service**

Councillor Clifford was concerned at the effect on the Planning Service following the departure of four long serving, experienced officers.

DCL163 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.

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

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

Mrs Clanford spoke in support of the application.

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

1183/02/OP Felsted – Four houses with integral garages – Watch House Farm, Watch House Green for Messrs D & S Payne.

Mr Mabb and Mrs Learmouth spoke in support of the application.

1707/02/DFO Great Dunmow – 8 dwellings with garages – 22-24 Ongar Road for Hutton Homes Limited.

At this point the Chairman left the meeting and the vice Chairman Councillor Lewis took the chair for the remainder of the meeting.

1539/02/FUL Broxsted – Replacement dwelling and garage – Tuijas Cottage, Pledgdon Green for Mr & Mrs M D Pancutt.

1804/02/FUL Saffron Walden - Building for use as rehabilitation unit – Saffron Walden Community Hospital, Radwinter Road for Uttlesford NHS Primary Care Trust.

1847/02/OP Stansted – Chalet bungalow – The Rose & Crown Public House, Bentfield Green for Mrs Wayman.

0064/03/FUL Thaxted – Single storey side and rear extensions – 20 Guelphs Lane for R D Little.

(b) Refusals

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

(1) 1703/02/FUL and (2) 1705/02/LB Quendon - (1 and 2) Conversion and rebuilding of outbuildings/barn to form 5 residential units and garaging/stores. Extension to unit 3, demolition and replacement of unit 4, erection of walls – North Hall Farm for Mr I Abrams.

(The non-determination of the above applications had already been appealed against and the Council's deemed decisions would be forwarded to the Planning Inspectorate).

1701/02/AV Great Dunmow – Retention of internally illuminated ATM signage – 14 High Street for Barclays Bank PLC.

It was also RESOLVED that enforcement and, if necessary, legal action be taken to require the removal of the unauthorised signage and that the Head of Legal Services be authorised to issue prosecution proceedings under the Planning (Listed Buildings and Conservation) Act 1990 and/or the Town and Country Planning (Control of Advertisements) Regulations 1992 as he shall deem appropriate.

(c) Authority to 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 for the reasons to be recorded in the Town and Planning Register, subject to negotiation on the position of the new dwelling.

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

Dr Penny, Mr White and Miss Walsh (Thaxted Parish Council) spoke in support of the application.

(d) Planning Agreement

RESOLVED that subject to the completion of an agreement under Section 106 of the Town and Country Planning Act, 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 an agreement that there should be no separate ownership of the barn.

1247/02/FUL Stebbing – Conversion of ‘The Coach Barn’ to separate permanent residential occupation – The Coach House, High Street for M B Rich-Jones.

(e) District Council Development

Members considered the following applications:-

(1) 1726/02/DC (2) 1757/02/DC and (3) 0014/03/LB Saffron Walden – (1) engineering works to act as defensive ditch to restrict entry to Bridge End Gardens and to provide storage for floodwater. (2 and 3) erection of railings and disabled access to dutch gardens – Borough Meadow, Bridge End Gardens, Saffron Walden for Uttlesford District Council.

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for applications 1726/02/DC and 1757/02/DC subject to the conditions recorded in the Town Planning Register.

It was further RESOLVED that application 0014/03/LB be recommended to Go East for listed building consent with conditions.

(f) County Matters

0037/03/CC Ugley – Installation of Landfill Gas Powered Electricity Generators, associated equipment and compound including flare stack, retention of noise fences – Ugley Landfill Site for Essex County Council.

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

1. Satisfying the County Council that no better site exists further from residential properties.
2. Limited to life of pit or 2020 (whichever is the sooner).
3. Screening requirements.
4. Superseding existing facility.
5. Noise reduction measures.

(g) Site Meetings

The Committee agreed to visit the sites of the following applications on Monday 17 March 2003.

0015/03/FUL Newport – Three terraced dwellings and vehicular access – site adjacent to Granta Cottage, Station Road for T Knight.

Reason: To assess the impact of the development on neighbouring properties.

Mr Ryan spoke against the application. Mr Christian spoke in support of the application.

1724/02/FUL Birchanger/Stansted – 20-metre cypress tree telecommunication mast with antennae, transmission dishes, equipment cabin and security fence – R & N Engineering, Stoney Common Road, Birchanger for Orange PCS.

Reason: To receive the comments of Stansted Parish Council and to assess the impact of the mast on the surrounding area.

1826/02/FUL Hatfield Heath – 25 metre monopole telecommunication mast with antennae, microwave dishes, equipment cabinet, security fencing – Greenways Farm Eggs, Camp Farm, Mill Road for Orange Personal Communications.

Reason: To assess the impact of the mast on the amenity of nearby properties.

Mr Noon spoke against the application.

DCL164 PLANNING APPEALS

The Committee noted the following appeal decisions:-

- (i) Small one storey cottage – land at grid ref TL646160 High Easter (0407/02/OP) – dismissed.
- (ii) Residential development of the gardens behind two existing bungalows – 22-24 Ongar Road, Great Dunmow (0755/02/FUL) – allowed.

DCL165 PLANNING AGREEMENTS

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

It was noted that the agreements relating to Rochford Nurseries, Birchanger/Stansted and Priors Green Takeley/Little Canfield were being executed.

Members were advised that a request had been received to alter the wording of draft conditions relating to the development at Harris Yard, Thaxted Road, Saffron Walden. The provision of a footpath was required at the north of the site prior to the occupation of the first dwelling. However, this was not practical as that part of the site would be the last to be developed and would, therefore, require the public to walk through the building site. The applicant had asked for the provision of the footpath to be deferred until later in the construction works.

RESOLVED that

1. The negotiation of land permissions be carried out immediately.
2. The footpath to be provided when about 50% of the properties had been occupied.
3. The conditions to be deleted and incorporated within the Section 106 Agreement.

The Committee agreed to the consideration of the following items on the grounds of urgency as a decision was required before the next meeting of the Committee.

DCL 166 BENTFIELD BARNS, STANSTED

The Head of Planning and Building Surveying reported details of unauthorised works at this site. A report would be submitted to the next meeting if necessary.

RESOLVED that authority be given to serve enforcement and stop notices, if necessary.

DCL 167 PLANNING DELIVERY GRANT

The Committee was informed that the Government's Planning Delivery grant, had allocated £50m between 352 local authorities. Uttlesford had been awarded £246,000. This sum was seen as a reward for improved development control performance between June 2001 and 2002. A full report would be prepared for the next meeting. The Head of Planning and Building Surveying offered to hold a workshop prior to the next meeting to discuss the use of this grant and also the implications of the new Planning Bill. This was agreed.

DCL168 MR FRANK CHANDLEY

The Chairman informed Members that Frank Chandley – Senior Legal Officer, would be leaving the Council at the end of the month. Members joined the Chairman in thanking him for the invaluable help and advice that he had given to Members of the Committee over many years.

The meeting ended at 5.00 pm.