

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on
17 MARCH 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.

Also present at the Chairman's invitation:- Councillors R J Copping,
M A Gayler and G W Powers.

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

DCL169 SITE MEETINGS

Councillors E C Abrahams, Mrs C A Cant, R A E Clifford, Mrs C M Dean,
P G F Lewis, Mrs J I Loughlin, D M Miller and A R Thawley attended the site
meeting for the following application:-

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

Councillors E C Abrahams, 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:-

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

Councillor E C Abrahams, W F Bowker, Mrs C A Cant, R A E Clifford,
Mrs C M Dean, R D Green, 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:-

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

DCL170 DECLARATIONS OF INTEREST

Councillor Mrs E J Godwin declared a non-prejudicial interest in applications
1724/02/FUL and 0007/03/FUL as a member of Birchanger Parish Council.
She also declared a personal, non-prejudicial interest in application
0015/03/FUL as the applicant was known to her.

Councillor Mrs J I Loughlin declared a prejudicial interest in application
1857/02/FUL and would leave the meeting for the consideration of that item.

Councillor E C Abrahams declared a prejudicial interest in application P/TC/7/183 and would leave the meeting for the consideration of that item

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

Councillor Mrs C M Dean declared a personal, non-prejudicial interest in application 1653/02/FUL Stansted as the applicant was known to her.

DCL171 **MINUTES**

The Minutes of the meeting held on 24 February 2003 were received, confirmed and signed by the Chairman as a correct record.

DCL172 **BUSINESS ARISING**

(i) **Minute DCL166 – Bentfield Barn, Stansted**

In answer to a question from Councillor Clifford, it was reported that the Head of Planning and Building Surveying would be meeting with the developer the following day.

DCL173 **APPLICATIONS WITHDRAWN**

It was noted that application 1841/02/ DFO had been withdrawn.

DCL174 **SCHEDULE OF PLANNING APPLICATIONS**

(a) **Approvals**

RESOLVED that planning permission and listed building consent, where applicable, be granted for the following development, subject to the conditions, if any, recorded in the Town Planning Register.

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

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

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

0007/03/FUL Stansted/Birchanger – temporary telecommunications base station comprising lattice tower, antennae, dishes and 18m equipment tower – Parsonage Farm, Forest Hall Road for Airwave MM02 Ltd.

Ann Casson spoke in support of the application.

P/TC/7/183 Clavering – 15m monopole, antennae, dishes, equipment cabin and ancillary development – Land at Thurrocks Farm for Airwave MM02 Ltd. (Deemed permitted development)

*Councillor E C Abrahams left the meeting for the consideration of this item.
Mr Newcombe spoke against the application*

1801/02/OP Takeley – Three dwellings and garages and access – Twin Ash, The Street for Mr L J Hedges.

1573/02/FUL Little Hallingbury – Fishing lake with 25 parking spaces and access – Land west of Port Lane, Latchmore Bank for Bishop's Stortford and District Angling Society.

0124/02/FUL & 0125/02/LB High Roding – (1) Indoor ménage, cart store and kennels. (2) Demolition of redundant farm buildings – Attridges Farm, Rands Road for Mr P D Truman.

0054/03/FUL Barnston – Two-storey side extension – Fairview, The Chase for Miss N Ridler.

(b) Refusals

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

(1) 1753/02/FUL & (2) 1755/02/CA Arkesden – (1) three detached dwellings with double garages and two vehicular accesses. (2) Demolition of dwelling and garage – Merrydowns for Trustees of Hardy-Cole Settlement.

Reason:- (2) Premature to the redevelopment of the site

Mr Anderson and Mr Newton (Arkesden Parish Council) spoke against the application.

(c) Deferments

RESOLVED that the following applications be deferred.

1809/02/FUL Great Dunmow – 130 dwellings with garages and associated highway work – plots 417 – 546 inclusive, Woodlands Park for Wickford Development Company Ltd.

Reason: To obtain the views of the ECC Highways and to ask for a representative to attend the meeting at which this application is discussed.

0146/03/CC Great Dunmow – 250 pupil primary school – Stortford Road for Essex County Council.

Reason: To obtain further information in relation to access and land arrangements and to invite a representative from Highways to the meeting at which this application is considered.

(d) 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 Planning Register, subject to negotiation on the provision of a tree mast.

1826/02/FUL Hatfield Heath – 25m monopole telecommunication mast with antennae and microwave dishes, equipment cabinet, security fencing with barbed wire above – Greenway Farm Eggs, Camp Farm, Mill Road for Orange Personal Communications.

Mrs Noon spoke against the application.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 7 April 2003.

0912/02/FUL Thaxted – Five terraced and three detached houses, vehicular access and covered parking areas – Hanchetts, Weaverhead Lane for Mr A Wright.

Reason:- To assess the access arrangements and scale of the development.

Mr Latham from Thaxted Parish Council spoke against the application.

0034/03/FUL Clavering – Two-storey extension, raise original roof of dwelling and side dormer windows – High Elms, Stickling Green for Mr and Mrs K Jones.

Reason:- To assess the impact on neighbouring properties and on the setting of the green in an area of special landscape value.

Mr Gibbs spoke against the application. Mr Patmore from Clavering Parish Council spoke in support of the application.

1653/02/FUL Stansted – two storey dwelling with double garage – rear of 22 Park Road for J A Young.

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

Mr Young spoke in support of the application.

1857/02/FUL Stansted – Side and rear extension – 37 St Johns Crescent for Lisa Marie Lally.

Reason: To assess the impact on the neighbouring property to the north.

Councillor Mrs Loughlin left the meeting for the consideration of this item.

DCL175 **PLANNING APPEALS**

The Committee noted the following appeal decisions.

- (i) Dwelling with granny annexe, associated landscaping and access improvement to replace all existing buildings and uses – The Old Piggeries, Cornells Lane, Widdington (0648/02/FUL) – Allowed.
- (ii) Four one bedroom flats for residential use – 48 (rear) Silver Street, Stansted (0365/02/FUL) – Allowed.
- (iii) Planning permission and enforcement action regarding a wall to front garden and lamp standard – Woodnut, Bacon End Green, Great Canfield (1434/01/FUL) – Allowed.
- (iv) Detached garage block with fitness room and home office and studio (0761/02/FUL) – Dismissed.
- (v) Replacement of historic windows – Saffron Walden Almshouses, Abbey Lane (0240/02/LB) – Dismissed.
- (vi) Vehicular crossing from Lower Street – The Porch, 29 Lower Street, Stansted Mountfitchet (1235/02/FUL) – Dismissed.
- (vii) Removal of builders yard and associated buildings and erection of one detached house and garage – Land adjacent to Burnt House Farm, Stebbing Green, Stebbing (0436/02/OP) – Dismissed.

Members were concerned at the Inspector's decision in respect of the Old Piggeries, Cornells Lane, Widdington. The Head of Planning and Building Surveying suggested holding a workshop to discuss the supplementary planning guidance on this matter. This was agreed to be held at a subsequent meeting in the early summer.

DCL176 **PLANNING DELIVERY GRANT**

The Chairman agreed to the consideration of the following item of business as a decision was required before the end of the financial year.

The Committee was advised of the distribution of the Planning Delivery Grant (PDG) announced by the Government, which would make an additional £350m available to local authorities over the period 2003 – 2006. Uttlesford had been awarded a grant of £246,261 for 2003/04 which reflected the improved Development Control performance between June 2001 and June 2002. The report before the Committee set out the priorities that officers considered at this stage would improve service delivery.

- The appointment of independent consultants to carry out the Best Value Review of Planning Services.
- Bringing forward the appointment of new staff following the approved restructuring of planning services
- Funding the employment of temporary staff to reduce 'pressure points' in workload
- Improvements in IT
- Staff and Member training
- Outsourcing handling of planning appeals and considering of outsourcing certain categories of planning applications.
- Technical and administrative support for the enforcement service.

The Committee agreed with these suggestions and thought that a high priority should be additional staff resources for the enforcement service. Reports would be brought back to Members on how this grant would be allocated. Councillor Thawley cautioned that outsourcing of work might not necessarily be cost effective.

RECOMMENDED to the Resources Committee that officers prepare a costed improvement and development plan for implementing the proprieties listed above to take maximum advantage of the grant resources available.

DCL177 **EXCLUSION OF THE PUBLIC**

RESOLVED that under Section 100A of the Local Government Act 1972 the public be excluded for the following items of business on the grounds that they involved the likely involvement of Exempt Information as defined in paragraphs 12 and 15 of Part I of Schedule 12A of the Act.

DCL178 **OMBUDSMAN REPORT – THAXTED**

The Committee was advised of the outcome of a recent Ombudsman case.

DCL179 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the report setting out the outstanding enforcement cases. The following items were updated:

(i) Martinside Stud, Ladywell Drive, Little Hallingbury

The date for compliance was now 28 March 2003. The site would be inspected on 30 March 2003 and committal proceedings would be taken if necessary.

(ii) Woodcroft, Stortford Road, Little Canfield

The appellants had one further week in which to comply.

(iii) Land adjacent to Little Paddocks, Cutlers Green, Thaxted

Compliance had been achieved.

(iv) Willow Farm, Braintree Road, Great Dunmow

Compliance had been deferred until March 2004.

(v) Land at Brick End, Broxton

A date for direct action had been fixed.

(v) Fairview Homes, Radwinter Road, Saffron Walden

Compliance had been achieved.

DCL180

RELEASE OF PART OF SECTION 52 AGREEMENT LAND AT GRANSMORE GREEN, FELSTED

The Committee was asked to approve the variation of an old planning agreement.

RESOLVED that the Section 52 Agreement be varied by deleting the prohibition on planning applications, subject to the owner meeting the Council's Legal costs.

Councillors R B Tyler, Mrs M A Caton, R A E Clifford, R D Green, P G F Lewis and A R Thawley attended the meeting for the following item.

DCL181

DETERMINATION OF A PRIVATE HIRE DRIVERS AND OPERATORS LICENCE

The Committee considered an application for a private hire drivers licence where the applicant did not meet the standard licensing conditions. It also considered whether the applicant's private hire vehicle operators licence should be suspended or revoked under Section 62 of the Local Government (Miscellaneous Provisions) Act 1976.

The Chairman explained to the applicant the procedures to be followed in considering the application.

The Council's Licensing Officer explained the reasons why the application had come before the Licensing Committee. The applicant was invited to question the Licensing Officer and to comment on the accuracy of the Licensing Officer's report. The applicant was then invited to answer the observations of the Council's Licensing representative and give reasons in support of his

application. The licensing representative then asked questions of the applicant as did Members at the invitation of the Chairman.

The applicant made a final statement and confirmed that he had said everything he wanted to say and he had nothing further to add. The applicant and the Licensing Officer then left the meeting and the Committee considered its decision. The applicant was later readmitted and informed of the decision. He was advised of his rights to appeal to the Magistrates Court within 21 days.

RESOLVED that

- 1 The Private Hire Drivers Licence be not granted because the applicant was not a fit and proper person to hold a licence, as he had allowed children to be driven in an unlicensed vehicle with an unlicensed driver and therefore there was not the opportunity for the appropriate police checks to be carried out.
- 2 The Private Hire Vehicle Operators licence be revoked because of a conviction for an offence under the Local Government (Miscellaneous Provisions) Act 1976.
- 3 Councillor R B Tyler be nominated to represent the Council at the Magistrates Court, should an appeal be lodged.

The meeting ended at 6.35 pm.