

**DEVELOPMENT CONTROL AND LICENSING COMMITTEE held at
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on
7 APRIL 2003**

Present:- Councillor R B Tyler – Chairman.
E C Abrahams, W F Bowker, Mrs C A Cant, Mrs M A Caton,
Mrs J F Cheetham, Mrs C M Dean, R D Green, P G F Lewis,
Mrs J I Loughlin, D M Miller and A R Thawley.

Also present:- Councillor Mrs S Flack.

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

DCL182 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, Mrs M A Caton, Mrs J F Cheetham, 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.

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

Councillors E C Abrahams, W F Bowker, Mrs C A Cant, Mrs J F Cheetham, 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 meetings for the following applications.

1653/02/Ful Stansted – Two-storey dwelling with double garage – Rear of 22 Park Road for J A Young.

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

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.

DCL183 APOLOGIES

Apologies for absence were received from Councillors R A E Clifford and Mrs E J Godwin.

DCL184 DECLARATIONS OF INTEREST

Councillor Mrs J F Cheetham declared a prejudicial interest in application 0051/03/FUL Felsted and would leave the meeting for the consideration of the item. She also declared a personal, non-prejudicial interest in application 1147/02/FUL Saffron Walden as the applicant was known to her.

Councillor Mrs C A Cant declared a prejudicial interest in application 0051/03/FUL Felsted and would leave the meeting for the consideration of the item.

Councillors Mrs C M Dean and Mrs J I Loughlin declared prejudicial interests in application 0123/03/FUL Stansted as Members of Stansted Parish Council and would leave the meeting for the consideration of the item.

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

Councillor Green declared a personal non-prejudicial interest in applications 0152/03/FUL Saffron Walden and 1175/02/FUL & 1176/02/LB Saffron Walden as he knew the applicants.

DCL185 **MINUTES**

The Minutes of the meeting held on 17 March 2003 were received, confirmed and signed by the Chairman as a correct record.

DCL186 **BUSINESS ARISING**

(i) **Minute 179(v) – Land at Brick End, Broxted**

Councillor Mrs Cheetham was pleased that the site had now been cleared and asked if action could be taken to ensure that the site was not used again. The Head of Planning and Building Surveying replied that the Council was currently investigating its powers in respect of this site.

DCL187 **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.

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

Mr Caton spoke against the application.

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

0123/03/FUL Stansted – Change of use of land to skateboard facility and associated equipment – former railway sidings, Lower Street for Stansted Parish Council.

Subject to detailed conditions being agreed at the next meeting of the Committee.

Councillor Mrs C M Dean and Mrs J I Loughlin left the meeting for the consideration of this item.

Councillor A Dean spoke in support of the application.

0051/03/FUL Felsted – Conversion of barn to dwelling – Greenfields, Braintree Road for Mr and Mrs Hawkes.

Councillors Mrs J F Cheetham and Mrs C A Cant left the meeting for the consideration of this item.

(1) 1175/02/FUL & (2) 1176/02/LB Saffron Walden – Redevelopment / refurbishment to create five dwellings with parking – 62 Gold Street for C Hobbs.

(b) Refusals

RESOLVED that planning permission and Listed Building Consent, where applicable, be not granted for the following developments for the reasons to be recorded in the Town Planning Register.

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

1562/02/FUL Newport – Two detached dwellings with garages – Pineacre, Cambridge Road for Mr P Hawkins.

Reason: Unacceptable backland development, inappropriate size, design and scale, loss of amenity to neighbouring properties, risk of flooding, highway safety.

Mr Anderton and Mr Archer (Newport Parish Council) spoke against the application.

(c) Deferrals

RESOLVED that the following applications be deferred.

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

Reason: To obtain further information from the Environment Agency and Essex County Council Highways, and to renegotiate for seven units.

Miss Walsh from Thaxted Parish Council spoke against the application.

1857/02/FUL Stansted – Two storey side extension and single storey rear extension – 37 St Johns Crescent for Lisa-Marie Lally.

Reason: For further negotiations to reduce the size and bulk of the proposed extension.

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

Mr Hall spoke against the application and Mr Grey spoke in support of the application.

0152/03/FUL Saffron Walden – 72 dwellings with garages, parking areas, new estate road and alterations to access onto Thaxted Road (duplicate application of UTT/1244/02/FUL) – Land off Thaxted Road at Harris' Yard for Bovis Homes Ltd.

Reason: At applicant's request.

(d) Planning Agreements

- i) RESOLVED that subject to the completion of an amended agreement under Section 106 of the Town and Country Planning Act 1990 regarding 25% of affordable housing and highway improvements, 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 recorded in the Town Planning Register.

0023/03/OP Little Dunmow/Felsted – Reclamation of despoilt land and redevelopment for up to 216 dwellings, public house, associated highway, engineering works and landscaping – former sugar beet works for Enodis Property Developments.

- ii) RESOLVED that subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 regarding financial contributions for landscaping and maintenance, and to link this site with the larger development preventing its development in isolation, 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 recorded in the Town Planning Register.

1042/02/OP Takeley – Residential development of about 35 dwellings with ancillary roads, footpaths, cycleways, landscaping and infrastructure works – Land adjacent Takeley Nurseries, Dunmow Road for Countryside Properties Plc.

- iii) RESOLVED that, subject to the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure contributions to social, amenity and infrastructure requirements, and to link this site with the large development, preventing its development in isolation, 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 reported in the Town Planning Register.

0518/02/OP Takeley – Residential development – land at the Laurels Yard, Dunmow Road for R and E McGowan.

(e) Authority to the 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, subject to the conditions to be recorded in the Town Planning Register, following a positive reply from the Parish Council.

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

Mr Gibb spoke against the application

(f) District Council Development

1219/02/DC Little Bardfield – Shared vehicular access, removal of part of bank to provide visibility splays – 2 & 3 Grid Iron Villas for Uttlesford District Council.

RESOLVED that the application be deferred for further negotiations on alternative means of providing the parking.

Mr Barclay spoke against the application.

0256/03/LB Saffron Walden – Wooden security shutters to windows and door to summer house – The Summer House (main lawn), Bridge End Gardens for D Demery on behalf of Uttlesford District Council.

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992 it be recommended to Go-East that listed building consent with conditions be granted.

DCL188 SITE VISITS

The Committee agreed to visit the sites of the following applications on Monday 28 April 2003.

0146/03/CC Great Dunmow – 450 pupil primary school – Stortford Road for Essex County Council.

The Committee also agreed to visit the proposed site for the affordable housing on the Woodlands Park development.

0147/03/FUL Great Dunmow – Erection of 156 dwellings and garages, parking spaces and access roads – Sector 2, Housing Association Phase, Woodlands Park for Estuary Housing Association Ltd.

Reason:- To assess the effect on neighbouring residential properties.

1147/02/FUL Elsenham – Conversion of stables to 33 bedroom motel, restaurant, bar and kitchen building and 40 car parking spaces – The Stables, Gaunts End for I Hussain.

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

1363/02/FUL Leaden Roding – Change of use of garage to B1 business units, single storey building and parking – Parklands Garage, Stortford Road for Millbourne Properties Ltd.

Reason:- To assess the impact of the development on the open Green Belt countryside.

Councillor Mrs Flack, Mrs Essex (Leaden Roding Parish Council) and Mr Martin spoke in support of this application.

DCL189 **TREE PRESERVATION ORDER 2/03 THE WILLOWS ARKESDEN**

Notification of intent to fell a willow tree in the grounds of 'The Willows' Arkesden, within the village conservation area, had been served on the Council by the owner. The Council's Landscape Officer had inspected the site and a provisional tree preservation order had been served. The owner had objected to the serving of the order on the grounds that the tree was only 8m from the house and was causing damage to the property. The officers inspection had found the tree to be a prominent feature in the street scene which added to the character and visual amenity of the conservation area. The tree was in good general health and there was no evidence at the time of inspection of external damage to the dwelling, indicating subsidence had occurred.

RESOLVED that the Tree Preservation Order be confirmed without amendment.

DCL190 **APPEAL DECISIONS**

Members noted the following appeal decisions that had been received since the last meeting.

- (i) Erection of a bungalow and removal of post-war barn/store – Town Farm, High Street, Stebbing (0266/02/FUL) – Allowed.
- (ii) Alteration of approved line of footpath, erection of fence to Presbytery Garden and omission of fence previously approved – St Teresa's Church, High Lane, Stansted - Dismissed and enforcement notice upheld (0507/02/FUL).

- (iii) Removal of condition which required the retention of a footpath linking Station Road to the Swaine Adeney Brigg factory site – New building (Stanley House), The Station, Station Approach, Great Chesterford (0764/02/FUL) – Dismissed.

DCL191 PLANNING AGREEMENTS

The Committee received the schedule setting out the current position regarding outstanding Section 106 Agreements. Members commented on the following cases.

The agreement for Sector 3 Woodlands Park was being sealed.

In respect of Stansted Airport, the wording had now been agreed and the plans were to be included. It was hoped that the agreement would be finalised shortly.

The agreement in respect of Harris Yard, Saffron Walden was being prepared by Essex County Council and meetings had taken place with the developer.

The meeting ended at 5.50 pm.