

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

Present:- Councillor R J Copping – Chairman.
Councillors E C Abrahams, W F Bowker, J F Cheetham,
C M Dean, C D Down, E J Godwin, J I Loughlin, J E Menell and
A R Thawley.

Officers in attendance:- R Haylock, H Lock, J Mitchell, M Ovenden,
M Perry and J Pine.

DCL1 SITE MEETINGS

Councillors E C Abrahams, W F Bowker, J F Cheetham, R J Copping,
C M Dean, C D Down, E J Godwin, J I Loughlin, J E Menell and A R Thawley
attended the site meeting for the following application.

1810/02/FUL Birchanger – 163 bedroom hotel with parking and landscaping -
Birchanger Green MSA, Dunmow Road for Welcome Break Group Ltd.

Councillors E C Abrahams, W F Bowker, J F Cheetham, R J Copping,
C M Dean, C D Down, D W Gregory, J I Loughlin, J E Menell and
A R Thawley attended the site meeting for the following application.

1760/02/FUL Little Dunmow – Change of use of agricultural land to car and
lorry turning and maintenance facility - land adjacent the railway yard, Station
Road for Mr S Malins.

DCL2 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors C A Cant, K J Clarke
and R F Freeman.

Councillors C M Dean and J I Loughlin declared their interests as members of
Stansted Mountfitchet Parish Council.

Councillor J F Cheetham declared an interest as a member of NWEHPA.

Councillor J E Menell declared a personal non-prejudicial interest as a
Member of the BUFFY Bus Association and the Primary Care Trust. She also
declared a prejudicial interest in Agenda Item number 7, as a member of
Littlebury Parish Council. She would leave the room for the consideration of
the item.

Councillor E J Godwin declared a personal non-prejudicial interest in application 1810/02/FUL - Birchanger as a member of Birchanger Parish Council.

The following Members declared their interests as members of SSE:

Councillors W F Bowker, J F Cheetham, C M Dean, C D Down, E J Godwin, J I Loughlin, J E Menell and A R Thawley.

DCL3 **MINUTES**

The Minutes of the meetings held on 28 April 2003 and 1 May 2003 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendment:-

- (i) DCL199(d) 1219/022/DC Little Bardfield – To replace ‘vehicular access’ with ‘pedestrian access’.

DCL4 **BUSINESS ARISING**

(i) Minute 200 – Prior notification of recommendations for delegated planning applications

Members discussed the above procedure and agreed that it was necessary to clarify that all Members are able to request an application be brought to the Committee, not just the Members of the Development Control and Licensing Committee. Members suggested an amendment to the Members’ Bulletin. Councillor Cheetham requested that Members were notified of relevant changes in the decision making process.

(ii) Minute 205 : Martinside Stud, Ladywell Drive, Great Hallingbury

The Head of Legal Services informed those present that the mobile home was due to be moved on 2 June 2003.

(iii) Minute 209 : Land adjacent Corbets Tey, Brick Kiln Lane, Stebbing

The Head of Planning and Building Surveying informed Members that the land had been acquired and the danger had receded, however the Council would proceed with the Article 4 Direction.

DCL5 **SCHEDULE OF PLANNING APPLICATIONS**

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.

(a) Approvals

1363/02/FUL Leaden Roding – Change of use of garage to B1 business units, single storey building to form B1 business units and parking – Parklands Garage, Stortford Road for Millbourne Properties Ltd. (subject to consultation with Go-East)

1760/02/FUL Little Dunmow – Change of use of agricultural land to car and lorry turning and maintenance facility – Land adj The Railway Yard, Station Road for Mr S Malins. (subject to Sec 106 Agt & consultation with Go-East)

Mr Heading spoke in support of the application.

1810/02/FUL Birchanger – 163 bedroom hotel with parking and landscaping - Birchanger Green MSA, Dunmow Road for Welcome Break Group Ltd. (subject to Sec 106 Agt & consultation with Go-East)

Mr Dickson spoke in support of the application.

1641/02/FUL Great Hallingbury – Building for B8 (warehouse) use – Stansted Distribution Centre, Start Hill for Mantle Estates Ltd.

0253/03/FUL Elsenham – Extension to existing industrial unit – Molton Brown Cosmetics, Green Street, Gaunts End for Cheergrey Properties. (subject to consultation with Go-East)

1821/02/DFO Little Dunmow – 120 dwellings and flats, garages, associated parking and roads (reserved matter for planning permission UTT/0302/96/OP) – Phase 3, Sugar Beet Factory, Station Road for David Wilson Homes.

0487/03/FUL Berden – Replace woodshed with single storey extension to class B1 unit – Highlands Farm Buildings for Mr J Noble.

(1) 0209/03/FUL & (2) 0210/03/LB High Easter – (1) & (2) Conversion of redundant barn to detached dwelling – Barn adjacent to Greens Farmhouse for Mr M Kenworthy.

0276/03/DFO Wimbish – Four detached houses with garages. Alterations to existing access, closure of second access (reserved matters to UTT/0110/02/OP) – Taylor Brothers Site, Howlett End for Gainsborough Construction.

0367/03/FUL Felsted – Replacement dwelling and garage – Fairfield House, Bakers Lane – Mr and Mrs G Gilmour.

0551/03/FUL Farnham – Sports and assembly hall, and link extension to main school – Farnham Church of England Primary School for Board of Governors.

0250/03/FUL Wendens Ambo – Change of use of part of dwelling and garage to Dentist Surgery, access and parking area – 8 Station Road for Ms Karin Hallgren

0322/03/FUL Hatfield Heath – Change of use of Post Office/General Store (A1) to Post Office/Tea Room (A3) – The Post Office, The Heath for Mrs I Lewis and Mrs T Maskell.

Mr Maskell spoke in support of application.

(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.

0185/03/FUL Great Sampford – Conversion of pair of barns into 2 dwellings – Barns at Free Roberts Farm, Howe Lane for J Harrison.

Mr Hunter spoke against the application; Mr Christian spoke in support of the application.

1814/02/FUL Ashdon – 2 fishing lakes with access road and parking area – Goldstones Farm, Radwinter Road for John Furze.

1856/02/OP Debden – Dwelling – Land adjacent to Connias Well, Rook End Lane for Mr and Mrs D Wilson.

Mr Christian spoke in support of this application.

(c) Deferments

RESOLVED that the following applications be deferred

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

Reason: at applicants request for further negotiations.

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

Reason: for further publicity regarding revised plans

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

Reason: at applicant's request.

0368/03/FUL Littlebury – Change of use of highway land to domestic garden, fencing and landscaping – Land south side of Rectory Close, High Street for Mr & Mrs Dennis.

Reason : to enable further discussions

(d) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 16 June 2003.

(1) 0453/03/DFO (2) 0455/03/DFO (3) 0456/03/DFO Takeley –(1) Petrol filling station including forecourts, shop, ATM, car and jet washes, other car care facilities, parking, landscaping and access. (2) Hotel with parking, landscaping, servicing and ancillary works and operations. (3) Access road plus landscaping, lighting and ancillary works and operations – South Gate site, Stansted Airport for BAA Lynton.

Reason : to assess the visual impact on the landscape and local residents and to negotiate design improvements to and the lowering of the proposed hotel

0016/03/OP Takeley – Outline application for five units of A1, B1, B2 and B8 use and car parking. Former Hall Caravan Centre, Dunmow Road for R & D McGowan.

Reason: to assess the vehicular access arrangements.

1636/02/FUL Leaden Roding – Demolition of bungalow and erection of 4 detached dwellings and 7 bungalows with garaging and landscaping – Elms Acre, Chalk Green for Chase End Developments Ltd.

Reason: to assess the visual impact on the adjacent dwellings and open space

Mr Harris and Mrs Essex spoke against the application.

0319/03/FUL Felsted – Change of use of poultry farm to boarding kennels – Gifford House, Stebbing Road for Mr and Mrs Brown.

Reason: to assess the aural impact on adjacent residential properties and walkers using The Flich Way

Mr Head spoke against the application. Mr Brown spoke in support of the application.

0396/03/FUL Clavering – Three outbuildings – Thurrocks Farm for Mr N Rouse.

Reason: to assess the impact on the setting of the listed building

DCL6

AFFORDABLE HOUSING AT LITTLEBURY

Members discussed the proposed development. The Head of Planning and Building Surveying reported that a 106 Agreement required the provision of an

amenity area. However, neither the Parish Council nor the applicant had the financial means to maintain the area. Members considered the matter and it was

RESOLVED that Rule 12 be suspended.

The Head of Legal Services informed Members that in order to keep the play area the Section 106 Agreement had to be amended to withdraw the requirement for maintenance of the play area.

Members expressed concern for the safety of children using the play area, particularly with regard to the proximity of the railway land. Members agreed that safety was a key issue and agreed to send a letter to Littlebury Parish Council regarding the future maintenance of this public open space.

RESOLVED that the Agreement be amended as described

DCL7 APPEAL DECISIONS

The appeal decision at Severals Farm, Arkesden was noted.

DCL8 PLANNING AGREEMENTS

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

The Agreement for Stansted Airport had been completed.

The Agreement for Sector 3 Woodlands Park was awaiting conclusion of a separate agreement with ECC.

The Agreement in respect of Harris Yard, Saffron Walden was being finalised.

DCL9 ANY OTHER BUSINESS

Members discussed the idea of sharing transport arrangements to site visits. They agreed that it would be a good idea in principle, but further investigations were necessary. Officers were requested to arrange for a mini-bus to be available on 16 June.

The meeting ended at 5.45 pm.