

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

Present:- Councillor R J Copping – Chairman.
Councillors E C Abrahams, P Boland, C A Cant, K J Clarke,
C D Down, R Freeman, E J Godwin, J I Loughlin, J E Menell
and A R Thawley.

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

DCL10 SITE MEETINGS

Councillors E C Abrahams, P Boland, C A Cant, K J Clarke, R Copping,
C D Down, R Freeman, E J Godwin, J I Loughlin, J E Menell and A R Thawley
attended the site meetings for the following applications.

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

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

0016/03/OP Takeley – Five units of A1, B1, B2 and B8 use and car parking –
former Hall Caravan Centre, Dunmow Road for R and D McGowan.

**1) 0453/03/DFO 2) 0455/03/DFO 3) 0456/03/DFO Takeley (Stansted
Airport)** – 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, ancillary works and operations. 3)
Access road plus landscaping, lighting, ancillary works and operations –
South Gate site, Stansted Airport for BAA Lynton.

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

DCL11 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors W F Bowker,
J F Cheetham and C M Dean.

Councillors C A Cant, C D Down, E J Godwin, J I Loughlin, J E Menell and A
R Thawley declared their interests as members of SSE.

Councillors A R Thawley and C D Down declared their interests as members
of CPRE.

Councillor C A Cant declared a personal interest in application 0453/03/DFO
Takeley as a BP pension holder.

Councillor E C Abrahams declared a personal prejudicial interest in application 0396/02/FUL Clavering as he was related to the applicant.

Councillor J E Menell declared a personal interest as a member of the Buffy Bus Association, the Primary Care Trust and as a member of Littlebury Parish Council.

DCL12 **MINUTES**

The Minutes of the meeting held on 27 May 2003 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments.

Minute DCL6(d) Site Visits

1636/02/FUL Leaden Roding – to state one bungalow rather than seven bungalows.

0396/03/FUL Clavering – to state two outbuildings and not three outbuildings. Add an additional sentence that Mrs Oliver spoke in support of the application.

DCL13 **BUSINESS ARISING**

(i) Minute DCL4(i) – Prior Notification of Recommendations for Delegated Planning Applications.

Councillor Thawley commented that not all Members had yet been connected to the Council's IT system and it would be useful for the current procedure with regard to prior notification of planning applications to be included in the Members' Handbook.

DCL14 **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.

0016/03/OP Takeley - Five business units of A1, B1 and B2 use and associated car parking – Former Hall Caravan Centre, Dunmow Road for Messrs R and D McGowan.

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

1) 1552/02/FUL & 2) 1569/02/LB Stansted – 1) Two-storey building to provide twelve bedrooms and car parking spaces. 2) Two-storey bedroom

extension – The Three Colts Public House, 86 Cambridge Road for Top Dog Pub Company.

Councillor J I Loughlin declared a personal interest as a member of Stansted Parish Council.

1) 1440/02/FUL & 2) 1441/02/LB Debden – Conversion of barns into dwelling and covered parking structure – Wigmore Farm Barns, Wigmore Farm, Debden Green for Ms T Magness.

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 and Mrs Dennis.

(b) Deferments

RESOLVED that the following applications be deferred.

1636/02/FUL Leaden Roding – Demolition of bungalow, erection of four detached dwellings and one bungalow with garaging and landscaping – Elms Acre, Chalks Green for Chase End Developments Ltd.

Reason:- For further negotiations on numbers of properties and investigation of drainage issues.

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

Reason:- For further consultation with Environmental Services with regard to noise impact.

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

0455/03/DFO Takeley (Stansted Airport) – Hotel with parking, landscaping, servicing and ancillary works and operations – South Gate site, Stansted Airport for BAA Lynton.

Reason:- For receipt of revised plans.

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

Reason:- For further negotiation on size and number of flats so as to eliminate all three storey buildings, reduce the density overall, to increase the provision of public open space within the development site and to enable new Members to visit the site.

The Chairman declared a personal interest in the above application as a member of Great Dunmow Town Council and left the meeting when the vote was taken. The Vice Chairman took the Chair for the remainder of this item.

Mr Cox and Councillors Harris, Murphy and Silver spoke against the application.

(c) 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 agreement of the detailed conditions to be recorded in the Town Planning Register.

0396/03/FUL Clavering – Two outbuildings (studio, storage and garaging) – Thurrocks Farm for Mr N Rouse.

*Councillor Abrahams left the meeting for the consideration of this item.
Mr Livings spoke in support of the application.*

(d) Planning Agreements

0511/03/OP Little Canfield – Two dwellings – Land adjacent 3 Hamilton Road for Mrs M Gatsky.

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 above application subject to the conditions to be recorded in the Town Planning Register and the completion of an agreement under S106 of the Town and Country Planning Act (i) to ensure contributions to social, amenity and infrastructure requirements (ii) to link the site with the larger development, preventing its premature development in isolation and also (iii) an obligation requiring contributions in accordance with the Takeley/Little Canfield SPG.

0595/03/OP Ashdon – Twelve social housing dwellings, access and covered and open car parking – Guildhall Way for Ashdon Parish Council and English Villages Housing Association.

RESOLVED that the Head of Planning and Building Surveying, in consultation with the Chairman of the Committee be authorised to approve the above application subject to the conditions to be recorded in the Town Planning Register subject to the completion of an agreement under Section 106 of Town and Country Planning Act, ensuring occupation in perpetuity by local people in need of affordable housing.

(e) Site Visits

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

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

Reason:- To acquaint new Members with the site.

0404/03/FUL Wimbish – Removal of condition 6.10 attached to planning permission UTT/1018/01/FUL (removing restriction on use of barn to residential annex only) – Highams Farm, Thaxted Road for L Moss.

Reason:- To assess whether the removal of the condition would be detrimental to the character and appearance of the listed building.

1) 0523/03/FUL 2) 0525/03/FUL & 3) 0604/03/CA Felsted – 1) Four blocks of flats, 2) Music block and 3) Music School and two other structures – Land to the north of Ingrams and rear of main school for Felsted School.

Reason:- To assess the impact of the development on the appearance and character of the conservation area and the setting of the listed buildings.

1) 0290/03/FUL 2) 0292/03/LB & 3) 0294/03/CA Newport – 1) Rear extensions to dwelling, replace barn with two-storey dwelling. 2) Rear extensions, internal alterations, windows and demolition of outbuilding. 3) Demolition of outbuilding – Belmont, Belmont Hill for executors of the estate of A K Skingley.

Reason:- To look at the access implications.

Mrs Fearnham spoke against the application and Mr Purkiss spoke in support of the application.

Councillor J I Loughlin declared a personal interest in the application, as her son was a pupil at the Newport Grammar School.

DCL15

PLANNING DELIVERY GRANT

At the meeting on 13 March, Members were advised that Uttlesford had been allocated £246,261 from the Planning Delivery Grant. Officers had outlined the priorities for improving the Planning Service and Members had asked for a costed improvement and delivery plan for implementing these priorities. The Committee now received a report which set out the current position in Planning Services and how officers considered the grant should be spent so as to bring about short and long term improvements to the service. The report also identified the proposed increase in staffing, which would have ongoing revenue implications.

RESOLVED that the Resources Committee be

- 1 recommended to agree the use of the Planning Delivery Grant as set out above, and
- 2 to approve a supplementary estimate for the increase in revenue expenditure as set out in the report.

DCL16 TREE PRESERVATION ORDER NO 6/03 BAYARDS FELSTED

Notification of Intent to fell an oak tree in the grounds of Bayards, Jolly Boys Lane North had been served on the Council by the owner of the property. The tree had been inspected by the Council's Landscape Officer and a Tree Preservation order had been served. The occupier had objected to the Order as he wished to replace the tree. The tree was an old pollard estimated to be in excess of 250 years old. It was considered to have significant character and added to the visual quality and fabric of the conservation area. The tree was growing in the front garden of the property and was visually prominent from the public highway.

RESOLVED that the Order be confirmed without amendment.

DCL17 APPEAL DECISIONS

The Committee noted the following appeal decisions.

Change of use of an agricultural building to B1/B2/B8 use – Chaffix Farm, Braintree Road, Felsted – Dismissed but B1 light industrial/offices was allowed.

Change of use to a dwelling of barn at Hempsted Hall, Hempsted – Allowed.

Four dwellings with vehicular accesses – land adjacent to Granta Cottage, Station Road, Newport – Dismissed.

Four bedroom two-storey house with single double garage – land at the Green Man, Bran End, Stebbing – Dismissed.

Conversion of vacant barns to a private dwelling – Sparlings Farm, Felsted – Allowed.

Conversion of pub to a dwelling, demolition of flat roofed extensions, five new dwellings and new access – land adjacent to the Old Mill Public House – Takeley Street – Dismissed.

Single storey dwelling with attached garage – land rear of Camberley, Chelmsford Road, Hatfield Heath – Dismissed.

Cessation of scrap yard use, cessation of use of residential mobile homes, the demolition of all building and erection of two detached dwellings with garages – Bonningtons Farm, Takeley – Allowed.

DCL18 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 item of business on the grounds that it involved the likely disclosure of exempt

information as defined in paragraphs 12 and 15 of Part 1 of Schedule 12A of the Act.

DCL19

ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

The Committee received the progress report on the current enforcement situation and made comments on the following cases.

Martinside Stud, Ladywell Drive, Great Hallingbury – full compliance has now been achieved.

Woodcroft, Stortford Road, Little Canfield – the Hearing had been adjourned but had now been rearranged.

Seamans Farm, Littlebury Green – partial compliance had been achieved. Further action was not considered expedient.

The meeting ended at 5.50 pm.