

**DEVELOPMENT CONTROL and LICENSING COMMITTEE held at  
COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on  
28 JULY 2003**

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

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

**DCL28 SITE MEETINGS**

Prior to the meeting Members visited the sites of the following applications:-

Attended by Councillors E C Abrahams, P Boland, C A Cant, K J Clarke,  
R J Copping, C M Dean, E J Godwin, J I Loughlin and A R Thawley

**0129/03/FUL High Easter** – First floor and ground floor extensions –  
2 Parsonage Cottages, Pleshey Road for Mr P Oates

Attended by Councillors E C Abrahams, P Boland, C A Cant, K J Clarke,  
R J Copping, C M Dean, E J Godwin, J I Loughlin, J E Menell and  
A R Thawley

**1513/02/FUL Little Chesterford** – Central facilities building, research building, research units, internal roads, balancing pond, water storage tank and landscape works – Chesterford Research Park for Norwich Union Life and Pensions.

**DCL29 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors W F Bowker, J F Cheetham and J E Menell.

Councillors C A Cant, C M Dean, E J Godwin, J I Loughlin and A R Thawley declared their interest as members of SSE.

Councillors C M Dean, J I Loughlin and E J Godwin declared personal interests in application 0799/03/FUL as customers of the business.

Councillor E C Abrahams declared a personal prejudicial interest in application 0943/03/FUL Saffron Walden as he was currently doing business with the applicant. He would leave the room for the consideration of that application.

Councillor C D Down declared a personal interest and said that she would not vote on application 1718/02/OP Great Easton as she had had previous discussions with both parties.

**DCL30 MINUTES**

The Minutes of the meeting held on 7 July 2003 were received, confirmed and signed by the Chairman as a correct record.

**DCL31 BUSINESS ARISING**

**DCL23 (e) application 0630/03/DFO Takeley**

Further to discussion at the last meeting of the Committee, the applicant had now produced revised plans to reduce the effects of overlooking on the nearby property. The Committee considered the alternative options proposed and it was

RESOLVED that the second option adjustment to the plans be approved and the decision notice be issued accordingly.

**DCL32 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.

**0129/03/FUL High Easter** – First floor and ground floor rear extensions – 2

Parsonage Cottages, Pleshey Road for Mr P Oates.

*Mr Philpot spoke against the application, Mr Oates spoke in support the application.*

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

*Mr Butler spoke in support of the application.*

**0911/03/FUL Little Chesterford** – Research and development building and ancillary facilities including alteration to existing road – Land at Chesterford Research Park for Norwich Union Life and Pensions.

**0786/03/FUL Great Hallingbury** – Conversion of buildings to motel accommodation – Yew Tree Farm House, Tile Kiln Green for Hoare-Leyh Partnership.

**0690/03/FUL Newport** – Demolition of house and sheds and replacement dwelling – Long Common, Debden Road for Mrs C Griffith.

**0514/03/DFO Great Dunmow** – 8 two-storey dwellings – Site at 22/24 Ongar Road for J S Bloor (Sudbury) Ltd.

**0873/03/FUL Henham** – Two storey dwelling to replace existing bungalow – Kingsmead, Old Mead Lane for Mr Rice and Ms Bird.

**1021/03/FUL Felsted** – All weather surface hockey pitch with fencing and extension to existing hard courts – Land at Stebbing Road, Felsted School for Paul Watkinson.

*Mr Watkinson spoke in support of the application.*

**0799/03/FUL Stansted** – Removal of condition C.6.14 of planning permission UTT/0320/90 to allow food take-aways use – Royal Tandoori Restaurant, 8 Chapel Hill for Mr M Abedin.

**Note:** This application was approved for an initial period of 18 months.

*Mr Kier spoke in support of the application.*

**0377/03/LB Stansted** – Internal alterations and insertion of vent – 40 Lower Street for A Fordham

*Mr Fordham spoke in support of the application*

**0573/03/FUL Stansted** – Upgrade of telecommunications mast for site share. Replace 25m high mast, antennae, dishes, equipment cabins in extended compound – Stansted Sports Association, Cambridge Road for Orange PLC.

**0710/03/FUL and 0711/03/LB Felsted** – (1) Residential barn conversion.  
(2) Demolition of extensions, conversion of barn to dwelling – Straits Farm for Mr C Richardson.

**(b) Deferments**

RESOLVED that the following applications be deferred.

**0670/03/FUL and 0671/03/LB Wendens Ambo** – Change of use and conversion of barns to dwelling, alteration to access and construction of walls and fencing – Westbury Barn, Royston Road for Rt Honourable Lord Braybrooke.

Reason: For revised report.

**1020/03/FUL Felsted** – floodlights for astro turf pitch – Land at Stebbing Road, Felsted School for Paul Watkinson.

*Mr Watkinson spoke in support of the application.*

Reason: For revised report and renotification.

**0380/03/FUL Stansted** – Conversion of dwelling to flats and erection of block of flats to rear, access and parking area – The Limes Stables, Silver Street for Feeney Brothers Ltd.

Reason: For revised report to next meeting.

**0943/03/FUL Saffron Walden** – Demolition of garages and construction of dwelling – Land off Victoria Gardens for Mr G Bower.

Reason: To publicise revised plans and prepare report for next meeting.

*Councillor Abrahams left the meeting for the consideration of this item.*

**(c) Planning Agreements**

**1513/02/FUL Little Chesterford** – Central facilities building, research building, start up research units, internal road, balancing pond, water storage tank and landscape works – Chesterford Research Park for Norwich Union Life and Pensions.

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 and the completion of an agreement under section 106 of the Town and Country Planning Act requiring improvements to the travel plan.

**0872/03/FUL Felsted** – Change of use of part of sports field to car park and enlargement of existing car park – Land to the rear of main school for Felsted School.

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 and the completion of an agreement

under section 106 of the Town and Country Planning Act to provide a traffic calming/pedestrian crossing in Stebbing Road

**(d) District Council Development**

RESOLVED that pursuant to the Town and Country Planning Regulations 1972, permission be refused for the development proposed.

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

**(e) Site Visits**

The Committee agreed to visit the sites of the following applications on Tuesday 26 August 2003.

**1718/02/OP Great Easton** – Convert/extend the Moat House to care flats and staff flats in roof spare, 14 care cottages with garages, nursery, café/shop, offices, store and access road – The Moat House, Dunmow Road for Newton



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

*Mr Sellwood spoke against the application.*

1) **0376/03/FUL** Change of use from retail to restaurant – 40 Lower Street for A Fordham.

Reason: To assess the impact on neighbouring properties

*Mr Fordham spoke in support of the application.*

**DCL33 0790/03/REN - RENEWAL OF OUTLINE PLANNING PERMISSION  
UTT/1414/98/OP – LAND TO THE EAST OF BELL COLLEGE,  
PEASLANDS ROAD, SAFFRON WALDEN**

In 2000, outline planning permission had been granted on appeal for this development, subject to a Section 106 Agreement. An application for renewal of the outline planning permission had now been submitted which was being dealt with under delegated powers. It was likely that the planning permission would be granted for the renewal, in which case a fresh or amended Section

106 Agreement would be required, which would need the authority of Members. The Agreement would cover the same matters as previously, and in addition, the Developer had agreed to an extra clause requiring the payment of a contribution towards new local primary and/or secondary school places to meet part of any shortfall identified in the plan. Some Members had not had the opportunity to view the relevant information in respect of this site and it was

RESOLVED that a decision be deferred until the next meeting of the Committee.

**DCL34      2 HOME FARM, HASSOBURY, FARNHAM**

The Committee was advised of unauthorised activities at this site. First, the use of land for the storage of building materials, plant and equipment. The second aspect was work being carried out prematurely to form foundations in connection with refused residential development.

RESOLVED that

- 1      A Section 215 Notice be authorised in the interest of local amenity to remedy the present condition of the land and that enforcement action and, if necessary, legal proceedings be also authorised in the event that this was required to be taken.
- 2      Enforcement action and, if necessary, legal proceedings be authorised to secure the removal of the works from the land.

**DCL35 APPEAL DECISIONS**

Members noted the following decisions which had been dismissed

- (i) Extension to existing warehouse – Willis & Gambier Ltd, Old Mead Road, Elsenham/Henham
  
- (ii) Two storey dwelling – Elm Cottage, Stebbing Green

**DCL36 PRIMARY SCHOOL SITE – STORTFORD ROAD, GREAT DUNMOW**

*The Chairman agreed to the consideration of this item on the grounds of urgency as the consultation period would expire before the next meeting of the Committee.*

The Committee as advised of the proposed access arrangements for the new Junior School, put forward by Essex County Council in consultation with Wickfords Development Company (see Min DCL 199 (e) from meeting on 28 April 2003). One of the Governors of the Infants School Mr Foster, attended the meeting to explain the proposals. During their previous discussion Committee Members had requested a dropping off area within the school grounds. The meeting was advised that the limited amount of space on the site would prohibit this but the plan had been adjusted to enable all

staff parking to be incorporated on the site. Mr Proctor explained the complex nature of the negotiations. It had now been agreed that a right hand turning lane should be provided into the school from the Dunmow direction. A lay-by would also be provided on the Stortford Road.

Members of the Committee still had reservations about the access to the site off the main road. Even after the opening of the new A120 this would still be a busy road and it was hoped that a lower speed limit and speed reduction measures if necessary, would be provided. Councillor Thawley suggested a traffic island to prevent overtaking. Members also questioned the effectiveness of the lay-by if it only had capacity for a small number of cars. It was confirmed that pedestrian access would still be provided from Woodland Park Drive.

RESOLVED that the comments made at the meeting be forwarded to Essex County Council.

**DCL37 MEMBERS TOUR OF THE DISTRICT**

*The Chairman agreed to the consideration of this item as arrangements needed to be made before the next meeting of the Committee.*

The Committee agreed that the annual tour of the district should take place on a weekday in early October and all Members of the Council should be invited.

**DCL38 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.

**DCL39            ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

The Committee received the schedule of outstanding enforcement cases.

The meeting ended at 5.35 p.m.