

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 13 OCTOBER 2003**

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

Officers in attendance:- M Cox, H Lock, J R Mitchell, P O'Dell, M Ovenden
and M J Perry.

DC15 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J F Cheetham and
A R Thawley.

Councillor J E Menell declared a personal interest as a member of the
Uttlesford PCT and Littlebury Parish Council.

Councillors W F Bowker, C A Cant, C M Dean, C D Down, E J Godwin, J I
Loughlin and J E Menell declared personal interests as members of SSE.

DC16 MINUTES

The Minutes of the meeting held on 22 September 2003 were received,
confirmed and signed by the Chairman as a correct record subject to the
following amendments.

(i) Minute DC8 (a) Planning Applications – Approvals

In respect of application 1340/03/FUL Hadstock, it was also

RESOLVED that the Section 52 Agreement relating to this site, which
prevented the further expansion of the business, be discharged.

(ii) Minute DC8 (b) Planning Applications – Refusals

The Committee had resolved to refuse application 0963/03/FUL for a 1.5
storey dwelling at 71 The Causeway, Great Dunmow. The application to
demolish the stables had also been listed as a refusal, but the Committee had
not taken a formal view on this application. The Committee did not consider
the stables to be of sufficient merit to warrant their retention, nor would their
demolition affect the decision on future applications at this site. It was
therefore

RESOLVED that application 0694/03/CA Great Dunmow be approved.

SCHEDULE OF PLANNING APPLICATIONS

The Chairman stated that application UTT/1489/03/CC Great Dunmow, for the expansion and changes to the Helena Romanes School be added to the list of applications to be determined as urgent business. The consideration of this item was urgent as it was a County Council consultation and the relevant meeting of the County Council would be held before the next meeting of this Committee.

(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.

0469/03/FUL Manuden – Two-storey front and side extensions, 1.5m rear double garage extension, single storey and side extensions, demolition of outbuildings – Percy Wood Farm House, Uppend for Mr N Ridgway.

Mr Purkiss spoke in support of the application.

(1) 1052/03/FUL (2) 1053/03/FUL & (3) 1055/03/LB Arkesden – (1) Double garage. (2) Conversion and alteration of barn to form dwelling, closure of access and new access. (3) Conversion and alteration of barn to dwelling – barn and land adjacent to Byrnes Cottage, Wicken Road for M & L M Kinnard.

Mr Newton, Arkesden Parish Council, spoke against the application. Mr Kinnard spoke in support of the application.

1454/03/FUL Littlebury – Garden shed and greenhouse – Parrishes Barn, High Street for Mrs L V Dennis.

(b) Refusal

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

1416/03/FUL Great Dunmow – Three cottages and garages – rear of the King's Head, North Street for Mr & Mrs P Morris, Mr G Boyd and Mrs & Mrs J Hylton.

(c) Deferments

RESOLVED that the following applications be deferred.

1718/02/OP Great Easton – Convert/extend the Moat House to additional care flats, staff flats in roof space, care cottages with garages, nursery, café shop, office and store and new access – The Moat House, Dunmow Road for Newton Chinneck Ltd.

Reason: For consideration of revised plans.

0683/03/FUL Clavering – Change of use from dwelling to children’s nursery, garage for storage, boundary fence and gates – The Small House, High Street for Miss H Moyer.

Reason: For a revised report.

0917/03/DFO Saffron Walden – 76 residential units, public open space, playing fields and associated development – Land to the east of Bell Cottage, Peaslands Road for Countryside Properties.

Reason: For revised design.

(d) Planning Agreements

0952/03/FUL High Easter – Three dwellings with garaging and access – Chapel Field House, High Street for Messrs W & R Brown.

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 & Country Planning Act ensuring that Chapel Field House is renovated and made available for residential occupation prior to the first occupation of any of the dwellings hereby permitted.

Emma Walker spoke in support of the application.

0954/03/FUL Little Hallingbury – Change of use of outbuilding/annexe to bed and breakfast use – Bonningtons, George Green for Mr Keeys.

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 ensuring (i) no airport related parking on the site and ii) that the bed and breakfast use is tied to the ownership of “Bonningtons”.

(e) District Council Development

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

(1) 1013/03/FUL & (2) 1014/03/LB Saffron Walden – Access ramp to front entrance – Tourist Information Centre, 1 Market Place for Uttlesford District Council

(f) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 3 November 2003.

(1)1041/03/FUL & (2) 1042/03/CA Henham – (1) Replacement dwelling and (2) Demolition of dwelling – Woodstock, High Street for Mr K Snow, c/o Bishop.

1043/03/FUL Henham – Bungalow – Mount Orchard, The Chase for Mr & Mrs D Bishop.

Reason: To assess the impact of the new dwellings on the site.

(g) County Matters

1489/03/CC Great Dunmow – Demolition of existing building, classroom, playground and car park area – Helena Romanes School for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council has no objections to the new classroom and playground, but is concerned about the location of the car park, because of its proximity to the boundary. It also asks the County Council to look at low-level lighting for the car parking and increased landscaping of the boundary.

DC18 POLICY PRIORITIES AND BUDGETS 2004/05

The Committee received a report that outlined the Council's proposed approach to budget setting for 2004/05, within the context of the newly adopted Quality of Life Plan. It also contained early proposals for budget amendment and areas for further research following the meetings between the Leader of the Council, the Chairman of Resources, Committee Chairmen and appropriate officers. The Committee was advised of its budget for the current year, including known or projected variations. There had been no specific proposals to change or review this Committee's budgets for 2004/05.

In answer to a question from the Chairman, the Financial Services Manager explained how the savings from the consolidation to the Saffron Walden office were likely to be reflected in this Committee's budgets. He also advised that the Planning Delivery Grant had not yet been included in the figures. Councillor Menell asked whether the Best Value Review exercise was likely to have an impact on the budget. The Committee was informed that the initial improvement plan was expected by the end of November.

RESOLVED that the Committee notes the budget position and the budget variance highlighted in Appendix 2.

DC19 PLANNING AGREEMENTS

The Committee was advised of the current position regarding outstanding Section 106 Agreements.

The Head of Legal Services explained that the agreement in respect of Emblems, Great Dunmow was no longer required as the relevant provisions

had been subsumed in a subsequent agreement further the agreement relating to The Broadway, Church End, Great Dunmow would not now be completed as the developers had lost the appeal that the agreement would have related to.

It was noted that the agreements in respect of Barkers Tank, Takeley and Woodlands Park, Great Dunmow had now been completed. Negotiations had commenced on the agreement for Hamilton Road, Little Canfield.

DC20 MEMBERS TOUR OF THE DISTRICT

The Chairman reminded Members that the tour of the District would leave the Great Dunmow offices at 9.00 am on Monday 20 October 2003.

DC21 JOHN GRAYSON

The Chairman reported that John Grayson, the Development Control Manager, would be retiring at the end of the month. He had been a loyal servant to the Council since its creation in 1974, and the Chairman, on behalf of all Members past and present, thanked him for all the hard work that he had undertaken during that time. He wished him all the very best for the future.

The meeting ended at 3.10 pm.