

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 3 NOVEMBER 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, J E Menell and A R Thawley

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

DC22 SITE VISITS

Prior to the meeting, Members inspected the site of the following applications.

(1) 1041/03/FUL and (2) 1042/03/FUL 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 and
Mrs D Bishop.

DC23 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor J F Cheetham.

Councillor J E Menell declared a personal interest as a member of 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, J E Menell and A R Thawley declared personal interests as
members of SSE.

Councillor E C Abrahams declared a personal prejudicial interest in
application 1440/03/FUL Clavering and would leave the meeting for the
consideration of that item.

Councillor C D Down declared a personal interest in application 1718/02/OP
Great Easton. She had had previous discussions with both parties and would
not vote on this application. She also declared a personal interest in
application 1245/03/FUL and 1246/03/FUL Great Easton as she knew the
applicant.

DC24 MINUTES

The Minutes of the meeting held on 13 October 2003 were received,
confirmed and signed by the Chairman as a correct record.

DC25 BUSINESS ARISING**(i) Minute DC17 - (a) Planning Application Approvals**

Councillor Menell asked that the letter sent by Littlebury Parish Council, following the determination of this application at the last meeting, be forwarded to all Members of the Committee.

(ii) Planning Applications - (d) Planning Agreements

In relation to application 0352/03/FUL High Easter, further correspondence had been received from the objector. Officers did not consider that any new material points had been raised and that condition 4, the requirement to submit a ecological management plan before work commenced on the site, would meet the requirements of the objectors. Officers also confirmed that the archaeological study condition had been included.

(iii) DC20 – Members tour of the District

The Chairman thanked Mr Pine, the Policy Development Liaison officer for organising the tour, which had been very informative and interesting. He was, however, disappointed at the number of Members that had attended.

DC26 POLICY PRIORITIES AND BUDGETS 2004/05

The Principle Accountant presented a report which outlined the Committee's initial draft General Fund revised estimates of direct costs and income for 2003/04 and estimates for next year 2004/05, prepared on the basis of existing approved levels of service. The report explained the key variations to the figures. It was noted that there were no budget review items identified for this Committee. Information in this report would be included in the overall General Fund Budget Strategy report which would be submitted to the Resources Committee on 20 November. The Committee discussed the detailed figures and the Chairman commented on the significant cost of advertising.

RESOLVED that

- 1 The revised 2003/04 budget and draft 2004/05 budget be approved and submitted to the Resources Committee for comments.
- 2 Officers be instructed to prepare, in the light of guidance issued by the Resources Committee on 20 November, service plans and draft budget proposals for consideration at the meeting of this Committee on 6 January 2003.

DC27 APPLICATIONS WITHDRAWN

It was noted that application UTT/0683/03/FUL Clavering had been withdrawn.

DC28

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.

(1) 1041/03/FUL and (2) 1042/03/FUL 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 and Mrs D Bishop.

1056/03/FUL Stansted – Demolish dwelling and erect 8 flats with parking spaces and alteration to access – Northfields, Normans Way for Croft Group Ltd.

(1) 1387/03/FUL and (2) 1388/03/LB Felsted – (1) and (2) conversion of barn to residential – Pyes Farm Cottages, Mole Hill Green for Mr G Cowens.

1459/03/FUL White Roding – Retrospective application for change of use of agricultural buildings to B1 (office/light industrial) use and B8 (storage and distribution) use – Marks Hall Farm for Marks Hall Farm Limited.

1534/03/FUL Great Hallingbury – Change of use to maintenance and repair of commercial motor vehicles (class B2) - Unit 2A Stansted Distribution Centre, Start Hill for S & B Commercials plc.

1440/03/FUL Clavering – Exercise ménage – Grange Farm for C Abrahams and Sons.

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

1646/03/FUL Saffron Walden – Single storey side/rear extension and loft conversion – 52 Old Mill Road for Mr and Mrs P Fletcher.

(b) Refusals

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

917/03/DFO Saffron Walden – 68 residential units, public open space, playing fields and associated development – land to the east of Bell College, Peaslands Road for Countryside Properties Ltd.

Reasons: Over development and poor design, out of character with its surroundings.

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

Reasons: contrary to policy, inappropriate development, outside development limits in an area of special landscape value.

Mr Chinneck spoke in support of the application. Mr Sellwood spoke against the application.

1396/03/FUL Ashdon – Telecommunications mast with antennae, dishes, equipment cabinets and fenced compound – Hall Farm, Church End for Orange Personal Communications.

1471/03/FUL Stansted – Demolition of building, erection of flats with parking – The Limes Stables, Silver Street for Feeney Bros Ltd.

Mrs Hewitt spoke against the application.

1475/03/OP Newport – Retirement care community comprising care home, care flats, care cottages, staff flats, administrative areas, parking spaces and new access – land at London Road for George Wimpey East Anglia Ltd.

Mr Sellwood spoke in support of the application.

1479/03/DFO Littlebury – Detached house and garage – Plot 1 Wadmans Builders Yard, Catmere End for Phelps Travel.

Mr Randall spoke in support of the application.

(c) Deferment

RESOLVED that the following application be deferred.

1569/03/FUL Felsted – Three storey and two storey blocks of flats – land to the north of Ingrams for Felsted School.

Reason: For a report from English Heritage.

Mr Griffith spoke in support of the application.

(d) Determination following appeal

An appeal had been lodged in respect of application 1409/03 Saffron Walden – demolition of existing buildings, access, 36 houses and flats, parking and garaging.

RESOLVED that the Inspector be advised that application 1409/03 Saffron Walden would have been refused for the reasons included in the officer's report and an additional reason regarding the absence of contributions for education.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 22 November 2003.

(1) 1257/03/FUL and (2) 1258/03/CA Arkesden – Three dwellings following demolition of existing dwelling, garage and vehicular access – Merrydowns for trustees of Harding Cole.

Reason: To assess the impact of the development on the character and appearance of the conservation area and the effect on the mature trees.

Mr Anderson spoke against the application. Mr Stubbings spoke in support of the application.

1399/03/FUL High Easter – Change of use of land from agricultural to seasonal ice rink – Easter Hall for Ambershire Ltd.

Reason: To assess the impact on highway safety and protected verges.

Mr Sutton and Mr Gerram spoke in support of the application.

(1) 1245/03/FUL and (2) 1246/03/FUL Great Easton – (1) change of dwelling and stable store to B1(A) office use and access drive. (2) change of use of rural buildings to B1(A) offices and access drive – Wolseys Farm, Duton Hill for Wolseys (Duton Hill) Ltd.

Reason: To look at access implications and details of the proposed conversion of the house and the other buildings.

DC29 APPEAL DECISIONS

The Committee noted the appeal decisions which had been received since the last meeting.

DC30 FUTURE MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

The Chairman agreed to the consideration of this item on the grounds of urgency as Members required the information before the next meeting of the Committee.

The Chairman had asked the Head of Planning and Building Surveying to prepare a report regarding possible changes to the timing and frequency of Development Control Meetings. He asked Members to give some thought to this before the next meeting.

DC31 ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

The Committee received a report outlining outstanding enforcement cases and were updated on further developments.

The meeting ended at 5.15 pm. Page 5