

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 15 DECEMBER 2003**

Present:- Councillor R J Copping – Chairman.
Councillors E C Abrahams, P Boland, W F Bowker, C A Cant,
J F Cheetham, 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, J R Mitchell, M Ovenden and M J Perry.

DC41 SITE VISITS

Prior to the meeting Members visited the sites of the following applications.

0814/03/FUL Elsenham – Health facility, swimming pool, reception, café extension, car parking and ancillary works – Elsenham Golf Centre, Glebefield Road for Elsenham Golf Centre.

1) 1579/03/FUL and 2) 1580/03/LB Manuden – Conversion of restaurant to bedrooms, extension to toilets, patio and decking area, entrance ramp to building, brick wall and posts – The Yew Tree Inn, 36 The Street for Greene King Pub Partners Ltd.

DC42 DECLARATIONS OF INTEREST

Councillors W F Bowker, P Boland, C A Cant, J F Cheetham, 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 J F Cheetham declared a personal non-prejudicial interest in applications 1515/03/FUL Great Hallingbury and 1265/03/REN Great Dunmow as the owners were known to her.

DC43 MINUTES

The Minutes of the meeting held on 24 November 2003 were received, confirmed and signed by the Chairman as a correct record.

DC44 BUSINESS ARISING

i) Minute DC35 (e) – County Council Consultation – Application 1818/03/CC Great Dunmow

The Chairman reported that he had attended the County Council's Development and Regulation Committee and put forward the views of this Committee that had been expressed at the last meeting. However, the County Committee had decided to rely on the Highway Officer's comments and agreed that the proposal should go ahead as planned. It was now possible though that an alternative application would be submitted to locate

the school further south on the site with further houses to the north. This would come before this Committee and Members would have the opportunity to comment.

(ii) Minute DC40 – Highways and Transportation Service in Essex – Draft LSA

Councillor Thawley said that following his recent meeting with Members, a number of formal questions had been asked of the County Council. Further meetings were to be held between the district and the County regarding the details of the Agreement.

DC45

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.

0814/03/FUL Elsenham – Health facility, swimming pool, reception, café extension, five new bays, car parking spaces and ancillary works – Elsenham Golf Centre, Glebefield Road for Elsenham Golf Centre.

Mr McKenna spoke in support of the application.

1848/03/FUL Takeley – 9 telecommunication antennae on existing mast and equipment cabin – Euromast, Fanns Wood, Bambers Green for Hutchison 3G UL Ltd.

1782/03/FUL Saffron Walden - Single storey rear extension – 54 Beeches Close for Mr S Markins.

1916/03/FUL Widdington - Demolish bungalow and construct one chalet bungalow, alterations to access, replacement double garage – Bluebells, Cornells Lane for P Hawkins.

1919/03/DFO Newport – Agriculturally-tied dwelling - Whiteditch Farm for D & M A Hill.

(b) Refusals

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

1273/03/FUL Wendens Ambo – Conversion of property into 13 dwellings and reduction of parking area to provide landscaping – Courtlands, Royston Road for Thaxted Road Property 1 Ltd.

Mr Knight spoke in support of the application.

1721/03/OP Saffron Walden – Civic amenity and recycling centre, residential development and associated roads, footpaths and infrastructure, County Highways storage depot, District Council road sweeping facility – land at Thaxted Road for Granite Property Developments.

Mr Meisner and Mr Judd spoke in support of the application.

(c) Deferments

RESOLVED that the following applications be deferred.

(1) 1579/03/FUL and 2) 1580/03/LB Manuden – 1) Conversion of restaurant area to bedrooms, extension to toilets, patio and decking area, entrance ramp, brick wall and posts. 2) Extension to toilets, entrance ramp, internal alterations, external doors and windows, external door lights – The Yew Tree Inn, 36 The Street for Green King Pub Partners Ltd.

Reason: For details of a flood alleviation scheme.

(1) 1270/03/FUL and 2) 1516/03/LB Felsted – Conversion of barn to form two dwellings – Pye's Farm Mole Hill Green for Mr J Hunnable.

Reason: For further negotiations on design.

Mr Davidson spoke in support of the application.

1512/03/DFO Takeley – Reserved matters for 72 dwellings with garaging, parking and access road (Phase II) – Land south of A120 and west of Hawthorn Close for David Wilson Homes.

Reason: To negotiate revisions to the scheme.

Mr Thursdon spoke against the application.

(d) Planning Agreements

1569/03/FUL Felsted – 3 three-storey and 1 two-storey blocks of flats – Land to the north of Ingrams 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 requiring a contribution to educational infrastructure, and endeavouring to achieve 40% affordable housing and the restoration of Ingrams.

It was agreed that details of the negotiated agreement would be brought back to the next meeting of the Committee.

1625/03/REN Great Dunmow – Renewal of permission 0056/96/OP – Business premises for use within Class B1, B2 and B8 with roads parking, planting, open space and new access – Smith’s Farm, Chelmsford Road for Mantle Estates Ltd.

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 ensure, the development is carried out in accordance with the Master Plan, restrictions on floor areas, contributions towards highway infrastructure and public transport.

(e) Authority to Head of Planning and Building Surveying

1515/03/FUL Great Hallingbury – Erection of warehousing (use class B8) – Stansted Distribution Centre, Start Hill for Mantle Estates Ltd.

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.

Mr Russell, Great Hallingbury Parish Council, spoke against the application.

(f) Site Visits

The Committee agreed to visit the sites of the following applications on Monday, 12 January 2004.

1414/03/DFO Stansted – 3 blocks of residential accommodation with basement parking – Land rear of 10-20 Silver Street for H J Hagon.

Reason: To assess the size and scale of the development in relation to the surrounding area.

It was further RESOLVED to contact Go East for an opinion on the provision of affordable housing on this site.

0830/03/FUL Quendon and Rickling – Temporary Marquee between May and September for use associated with weddings, functions and conferences – land and premises at Quendon Park for Mr N Tabor.

Reason: To assess the effect on the setting of the listed building.

Mr Knight spoke in support of the application.

1) 1765/03/FUL and 2) 1866/03/FUL Wimbish – 1) Construction of barn for storage of hay and straw. 2) Stables with storage and tack room – Land in the centre of Wimbish Green village, opposite Villa Clemilla for Mr L R Eyers.

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

Claire Eyers spoke in support of the application. Mr Dickson spoke against the application.

DC46 **THE FOX AND HOUNDS PUBLIC HOUSE CLAVERING ENFORCEMENT OF PLANNING CONTROL**

RESOLVED that this item be deferred to the next meeting to enable officers to consider new correspondence from the applicant's solicitors.

Councillor Abrahams declared a prejudicial interest in this item as a friend of the landowner.

DC47 **APPEAL DECISIONS**

The Committee noted the appeal decisions which were received since the last meeting of the Committee.

DC48 **ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

The Committee were given details of the outstanding enforcement cases.

DC49 **APPEALS**

The Chairman agreed to the consideration of this item on the grounds of urgency as the written statement had to be submitted before the next meeting of the Committee.

Members were advised that two appeals had been received against refusal decisions that had been made against officer advice. These were an application for a dwelling at 71 The Causeway, Great Dunmow and the Care Home at the Moat House, Great Easton.

RESOLVED that

- 1 in respect of 71 The Causeway, Great Dunmow, (UTT/0963/03/FUL) Councillor R J Copping be authorised to give evidence on behalf of the Committee
- 2 In respect of the Moat House, Great Easton, (UTT/1718/02/OP) consultants be appointed to take the Council's case.

The meeting ended at 5.20 pm.