

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 12 JANUARY 2004**

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, H Locke, J R Mitchell, M Ovenden and
M J Perry.

DC50 **SITE VISITS**

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

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 Eysers.

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

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

DC51 **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 stated that when she arrived for the site visit at Quendon and Rickling, application 0830/03/FUL, the committee had already left. She had looked at the site and asked factual questions of the agent.

DC52 **MINUTES**

The Minutes of the meeting held on 15 December 2003 were received, confirmed and signed by the Chairman subject to the following amendments.

- (i) **Minute DC46 – The Fox and Hounds Public House Clavering Enforcement of Planning Control** – To state that Councillor Abrahams left the meeting for the consideration of this item.
- (ii) **Minute DC45 (b) – Planning Applications – Refusals – 1721/03/OP Saffron Walden** – To state that Councillor Bayley spoke in support of the application.

DC53 **BUSINESS ARISING****Minute DC46 – The Fox and Hounds Public House, Clavering Enforcement of Planning Control.**

It was reported that the additional correspondence had been assessed but this had not changed the view of the original report. A further report would be submitted to the next meeting of the Committee.

DC54 **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.

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

This was subject to suitable conditions being agreed by the Head of Planning and Building Surveying in consultation with the Chairman of the Committee. The Committee was also advised that the application would be referred to the Secretary of State as it affected a Grade I listed building.

Mr Knight spoke in support of the application.

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

Mr Griffiths spoke in support of the application.

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

Mrs Calille of Manuden Parish Council spoke against 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.

Reasons: For application 1765/03/FUL - Design acceptable in the countryside. Barn needed in conjunction with stable use.

This was subject to suitable conditions being agreed by the Head of Planning and Building Surveying in consultation with the Chairman of the Committee.

Councillor Cork and Mr Bullough, Wimbish Parish Council spoke against the application. Mr Evers spoke in support of the application.

1) 1759/03/FUL and 2) 1760/03/LB Great Dunmow – 1) and 2) conversion of barn to dwelling, erection of 3-bay garage and construction of section of driveway – Folly Farm for Siemans.

1) 1949/03/FUL and 2) 1950/03/LB Tilty – 1) change of use of building to holiday let accommodation. 2) internal alterations – Coldarbour Barn for Mr and Mrs T D Thomson.

1868/03/FUL Radwinter – Lifting of condition C.90 attached to planning permission 0968/96/FUL restricting use of 1 and 2 the Mews to allow permanent residential use – 1 and 2 The Mews, Newhouse Farm for Mr and Mrs N Redcliffe.

2064/03/FUL Great Dunmow – Installation of antennae and transmission dishes on existing water tower and equipment cabinet – Gussets Water Tower, Homeley Chase for Hutchison 3G UK Ltd.

2025/03/FUL Saffron Walden – One and a half storey side extension and insertion of two front dormer windows – 6 Victoria Gardens for D & J Gibsone.

(b) Refusals

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

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

Mr Davidson spoke in support of the application.

1) 1776/03/FUL and 2) 1854/03/LB Ugley – Conversion of building to four dwellings and garaging/stores. 2) restoration, part demolition and conversion of outbuildings to four dwellings and garaging/stores – North Hall Farm for Mr M Carney.

Reason: Proximity to the M11 and associated noise and environmental Pollution. Affected by probable M11 widening.

(c) Deferment

RESOLVED that the following application be deferred.

1495/03/OP Saffron Walden – Demolition of existing buildings, change of use of land from industrial to residential and erection of 12 dwellings, alteration to access – Goddards Yard, Thaxted Road for F W Goddard Ltd.

Reason: For further consideration.

(d) Authority To Head of Planning and Building Surveying

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

RESOLVED that the Head of Planning and Building Surveying, in consultation with the Chairman of the Committee and the local member, be authorised to approve the above application subject to the conditions to be recorded in the Town Planning Register.

Mr Sutherland spoke in support of the application.

(e) Planning Agreements

1795/03/FUL Chrishall – Conversion and change of use of farm building into one agriculturally tied residential unit – Wire Farm, Crawley End for F A Rogers & Son 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 existing farmhouse remains in agricultural occupation.

1988/03/OP Little Canfield - Two detached dwellings – land adjacent 4 Hamilton Road for Mrs S M Griffiths.

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 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 contributions to social amenity and infrastructure requirements and to link the site with a large development preventing its development in isolation. Officers to investigate whether walnut tree is worthy of protection.

(f) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 2 February 2004.

1656/03/FUL Great Sampford – Conversion of barns into a single dwelling house – Free Roberts Farm, Howe Lane for J Harrison.

Reason: To assess the merit of the conversion and the effect on an area of special landscape value.

Elizabeth Bickenton spoke against the application. Brian Christian spoke in support of the application.

1) 2011/03/FUL and 2) 2012/03/LB Thaxted – 1) conversion of barn to dwelling to include single storey side extensions and two storey rear extension. 2) conversion of barn to include single storey side extensions and two storey rear extension and internal alterations – Dove House Farm Barn, Dunmow Road for Mr A J Tonge.

Reason: To assess the effect of the extensions on the appearance of the existing barn.

1973/03/FUL Wendens Ambo – Demolish existing dwelling and annex and erect replacement dwelling and garage – The Rookery, Rookery Lane for Mr B Cole.

Reason: To assess the merit of the existing building and the impact of the new dwelling on the rural setting.

Mr Kent spoke against the application.

(g) County Council Consultation

The Chairman agreed to the consideration of this item as a matter of urgency as the County Council would be considering this application before the next meeting of this Committee.

2189/03/CC Little Canfield – Provision of plant to use landfill gas to generate 470 kilowatts of power – Generating Station, Crouch Farm.

RESOLVED that Essex County Council be advised that the District Council has no objection to the scheme subject to:-

1. The need for sufficient screening
2. Consideration of possible noise, noxious fumes and gas emissions.

DC55

PLANNING SERVICES BEST VALUE REVIEW

The Committee considered the Best Value Review Improvement Plan which had been approved by the Scrutiny 2 Committee on 3 December 2003. The Plan was divided into 5 critical success areas. There were action statements to support these areas, each of which set out outcome measures, action measures, the relative importance of each initiative, timetables for each and resources where known. The Committee were advised that the most important action statement was to improve development control systems. Considerable improvements to the service could be achieved by reorganising existing processes at no or little cost to the Council, but there would be training costs. It also pointed the way to a first class service, but this could not be achieved without investment. Some measures were immediate and some medium or long term. Members would have to decide what level of planning service was reasonably achievable in the context of resources and other corporate priorities. The next stage was to test the plan by consultation with stakeholders. This would take the form of focus groups with critical friends,

together with the ongoing questionnaire survey. Following consultation, any necessary amendments would be presented for approval.

RESOLVED that the Service Improvement Plan be noted and approved.

DC56 APPEAL DECISIONS

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

DC57 PLANNING AGREEMENTS

The Committee noted the current position with outstanding Section 106 agreements.

DC58 DISPENSATION FROM STANDARDS COMMITTEE

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

A number of Members of the Committee were also members of SSE. This was a body with the purpose of influencing public opinions and as such constituted a registerable interest, which by definition was a personal interest. Whenever the possibility of a second runway was being discussed, the interest would be prejudicial and Members of SSE would have to withdraw from the meeting.

It was possible for a Member to gain dispensation from the Standards Committee if more than one half of the Council or Committee would be prevented from taking part because of the provision of the code. This was the case for this Committee. Members affected were invited to apply individually for dispensation.

RESOLVED that the public be excluded for the following item on the grounds that it included exempt information as defined in Paragraphs 12 of Part 1 of Schedule 12A of the Act.

DC59 LEGAL ADVICE

The Chairman agreed to the consideration of this item on the grounds of urgency as the information had just come to hand and it was important that Members were advised of the situation.

Councillor Mrs Cheetham declared a personal prejudicial interest as a friend of the owner and left the meeting for the consideration of this item.

The Committee were advised of the current situation at a site in Stansted.