

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 2 FEBRUARY 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 Lock, J R Mitchell, N Harris, M Ovenden,
J G Pine and M J Perry.

DC60 **SITE VISITS**

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

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

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.

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

DC61 **DECLARATIONS OF INTEREST**

Councillors W F Bowker, P Boland, C A Cant, J F Cheetham, C D Down, E J Godwin, J E Menell and A R Thawley declared personal interest as members of SSE.

Councillor E C Abrahams declared a personal prejudicial interest in application 2066/03/FUL Clavering as Vice Chairman of the Governors of the School. He also declared a personal prejudicial interest in item 6, Fox and Hounds Public House, High Street, Clavering. He would leave the meeting for the consideration of those items.

Councillor Cheetham declared a personal non-prejudicial interest in application 1692/03/FUL Takeley as she knew the applicant. She also declared a personal non prejudicial interest in application 1487/03/FUL Takeley as she knew the objector, and a personal non-prejudicial interest in application 1876/03/FUL and 1877/03/LB Takeley as the applicant was the Lord of the Manor to her property.

DC62 **MINUTES**

The Minutes of the meeting held on 12 January 2004 were received, confirmed and signed by the Chairman as a correct record subject to the inclusion of Councillor Thawley's comments under application 1765/03/FUL Wimbish as follows:-

"At the site visit, Members had observed horses in the field, there was no permanent shelter and the horses were unsupervised."

DC63 **BUSINESS ARISING**

(i) **Minute DC54 Approvals – 1) 1579/03/FUL and 2) 1580/03/LB Manuden**

It had not been possible to issue the decision letter as the Environment Agency had objected to the omission of the decking from the application. The decking had formed part of the flood reduction measures. A further report would be submitted to the next meeting of the Committee.

(ii) **Minute DC54 Planning Agreements – 1988/03/OP Little Canfield**

It appeared that the walnut tree at this site was worthy of protection and Members asked that the appropriate Tree Preservation Order be made and served as soon as possible.

DC64 **SCHEDULE OF PLANNING APPLICATIONS**

(a) **Approvals**

RESOLVED that the 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.

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

Mr Kent spoke against 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.

2051/03/AV Takeley – Internally illuminated exterior signs – Radisson SAS Hotel Covefield Road for BAA Lynton.

Councillors C M Dean and J I Loughlin declared personal non prejudicial interests in the above item as members of SSE.

1692/03/FUL Takeley – Conversion of two barns to two dwellings and replacement of outbuilding for carport – Barns at Parkers Farm, Smith Green for Messrs M C and P Coleman.

1823/03/FUL Stebbing – Retrospective permission for change of use of building from B8 to storage and retail of animal feeds and retention of office building – Hornsea Farm, Bran End for Mr D Hills.

1) 1992/03/FUL and 2) 1993/03/LB Broxted – 1) and 2) Conversion of barn to dwelling, Flemmings Hill Farmhouse, Browns End Road for Mrs J Bennett.

2015/03/FUL Great Canfield – Removal of condition restricting occupancy of B1 (business use) to named user – buildings at Little Bullocks Farm, Hope End for Lark Technologies Inc.

1897/03/FUL Stansted – Three dwellings and access – Land at Takeley Street for MLS Property Development Ltd.

2053/03/FUL Felsted – Replacement dwelling and garage – South View, Bakers Lane for Mr & Mrs T Kenworthy.

2066/03/FUL Clavering – Change of use of dwelling to childrens day nursery, four car parking spaces and relocation of shed – School House, Clavering Primary School, for Childrens Cottage Day Nursery.

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

1) 1876/03/FUL and 2) 1877/03/LB Takeley – Conversion of building to two dwellings and garage and boundary walls/fence – Warish Hall Farm for Mr R Brolly.

The application would be referred to the Secretary of State as it affected a Grade I listed building.

(b) Deferment

RESOLVED that the following application be deferred.

2001/03/FUL Hatfield Heath – Antenna and dishes to existing mast together with one cabin and meter cabinet within security compound – Orange Base Station, Camp Farm, Mill Lane for Orange PCS Ltd.

Reason: For further investigation.

(c) Planning Agreements

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

Mr Bickenton spoke against the application, Mr Christian spoke in support of the application.

RESOLVED that the Head of Planning and Building Surveying in consultation with the Chairman of the Committee be authorised to approve the above applications 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 demolition of existing buildings.

1) 1980/03/REN and 2) 1983/03/LB Stansted – 1) Renewal of planning permission UTT/0651/98/FUL for part demolition, restoration/rebuilding/extension of priory to offices, restoration of walled garden, garden and grounds. Vehicular access and car parking area.
2) Renewal of planning permission UTT/0652/98/LB for part demolition, restoration/rebuilding/extension of priory to form offices. Restoration of walled garden, garden house and grounds, vehicular access and car parking area – Thremhall Priory, Dunmow Road/Bury Lodge Lane for Jackson Management.

RESOLVED that the Head of Planning and Building Surveying in consultation with the Chairman of the Committee be authorised to approve the above applications 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 regarding the phasing of the restoration works.

(d) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the Town Planning Register.

2144/03/DC White Roding – Single storey side extension and porch – 10 St Martins Close for Uttlesford District Council.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 23 February 2004.

1495/03/OP Saffron Walden – Demolish existing buildings, change of use of land from industrial to residential, minimum of twelve dwellings, alterations to access – Goddards Yard, Thaxted Road for F W Goddard Ltd.

Reason: To assess the merit of the development and the suitability of the access.

Mr Christian spoke in support of the application.

1945/03/FUL Stebbing – Two dwellings with garaging – Brookside Garden Centre for East Anglia & London Property Ltd,

Reason: To assess the effect of the two houses on the appearance and character of the Countryside.

1487/03/FUL Stansted – Gate and fencing 1.8 metre high, retention of footpath and bollard light, 1.2 metre high fencing and hedge and new low level light – The Presbytery, St. Theresa’s Church, High Lane for Farther J White.

Reason: To assess the visual impact of the development and the impact on neighbouring properties.

Mr Jeffrey spoke in support of the application.

1) 1887/03/FUL and 2) 1982/03/LB Elsenham – 1) Change of use of barn to 11 short-term let/holiday accommodation. 2) Internal alterations – Tye Green Farm for J S Pimblett.

Reason: To assess the impact of the development in the rural area.

DC65

FOX AND HOUNDS PUBLIC HOUSE HIGH STREET CLAVERING

Councillor E C Abrahams declared a prejudicial interest and left the meeting for the consideration of this item.

The Committee received a report concerning the unlawful extension of an existing residential curtilage to incorporate additional garden land and the siting of a large shed and childrens play equipment, widening of an existing access bridge and creation of a vehicular hardstanding. The report recommended that enforcement and, if necessary, legal action be taken to require the cessation of the use of the land as extended residential curtilage, the removal of the shed, play equipment and hardstanding from the land and the reduction in the width of the access bridge to previously determined dimensions.

David Whipps spoke on behalf of the applicant against enforcement action being taken at this site.

The Committee commented that this was a complicated case and asked to visit the site before a decision was taken.

RESOLVED that the Committee visit the site on Monday 23 February 2004.

DC66

PROPOSED WORKS TO TREES ON OPEN SPACE AT GACES ACRE NEWPORT

The Council's Grounds Maintenance Officer had made an application to carry out works to one Ash and four Sycamore trees on open space at Gaces Acre, Newport. The trees were subject to a Tree Preservation Order.

RESOLVED that the proposed work to the Sycamore trees be approved and that no replacement be required to be provided in respect of the Ash tree to be felled.

DC66 **PROPOSED WORKS TO TREES IN THE GROUNDS OF SAFFRON WALDEN MUSEUM**

Members were asked to approve the carrying out of works to three Lime trees and eight Sycamore trees along the driveway to the Saffron Walden Museum. The trees were within a conservation area. The works would improve the condition of the trees and not adversely affect the amenity value.

RESOLVED that no objection be raised to the proposed tree works.

DC67 **APPEAL DECISIONS**

Members noted the appeal decisions that had been received since the last meeting.

DC68 **ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

The Committee were given details of the current situation regarding the outstanding enforcement cases.

DC69 **SITE VISITS**

The Chairman urged Members to make every effort to attend the site visits. He also requested that, in future, an officer be present to take notes during the meeting.

DC70 **POLICY PRIORITIES AND BUDGETS 2004/05**

The Chairman agreed to the consideration of this item on the grounds of urgency as this Committee was required to report to Resources Committee before the next meeting of this Committee.

The Principal Accountant presented a report which sought to finalise the Committees General Fund budgets for 2004/05 based on guidance issued by the Council and subject to Resources Committees view of the Council's overall financial position at its meeting on 3 February 2004. The report contained details of the Committees base budgets, including direct costs and recharges. The Committee was also asked whether, as a semi judicial Committee, it wished to continue to have ownership of its own budget.

Councillor Freeman queried the projected increase in staffing costs. He was advised that this reflected the new post of Trainee Enforcement Officer which was essential for the efficient running of that service.

RESOLVED that

- 1 The draft budget for 2004/05 be approved and forwarded to Resources Committee for consideration
- 2 The Development Control Committee retains control over its own budget for the foreseeable future

The meeting ended at 4.50 p.m.