

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 23 FEBRUARY 2004**

Present:- Councillor R J Copping – Chairman.  
Councillors E C Abrahams, 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, M Ovenden and  
M J Perry.

**DC71 SITE VISITS**

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

**1495/03/OP Saffron Walden** – Demolish garages, changes of use of land from industrial to residential, 12 dwellings, alteration to access – Goddards Yard, Thaxted Road for F W Goddard Ltd.

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

**1) 1887/03/FUL & 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.

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

**DC72 DECLARATIONS OF INTEREST**

Councillor E J Godwin declared a personal prejudicial interest in application 2002/03/FUL Birchanger as she lived near to the application site. She would leave the meeting for the consideration of this item.

Councillor W F Bowker declared a personal prejudicial interest in application 2231/03/FUL Saffron Walden as he was a friend of the applicant. He would leave the meeting for the consideration of this item.

**DC73 MINUTES**

The Minutes of the meeting held on 2 February 2004 were received, confirmed and signed by the Chairman as a correct record, subject to an amendment to Minute DC61 Declarations of Interest - to state that Councillor J F Cheetham declared an interest in applications 1876/03/FUL and 1877/03/LB Takeley as the applicant was Lord of the Manor to the Green on which her property was situated and not Lord of the Manor to her property as was stated in the Minute.

DC74 **BUSINESS ARISING**

(i) **Minute DC63 Approvals – 1) 1579/03/FUL & 2) 1580/03/LB Manuden**

A further report on this application had been included as an item later on the schedule of applications.

(ii) **Minute DC65 Fox and Hounds Public House High Street Clavering**

At the request of the applicant, the visit to this site had been deferred until the meeting on 15 March 2004.

DC75 **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.

**1487/03/FUL Stansted** – 1.8 metre high gate and fencing, footpath and bollard light, 1.2m high fence and hedge and new low level light – The Presbytery, St Theresa's Church, High Lane for Father J White.

Subject to additional conditions – 1.2 metre high close boarded fencing around the Presbytery Garden, mature planting and no vehicles apart from the lawnmower to use the gate fronting Cambridge Road.

*Mr Jeffrey spoke in support of the application.*

**2001/03/FUL Hatfield Heath** – Addition of antenna and dishes to existing mast together with cabin and meter within the security compound – Orange Base Station, Camp Farm, Mill Lane for Orange PCS Ltd.

Subject to additional conditions – the submission of a landscaping scheme, the implementation of landscaping and the painting of the mast.

**0046/04/LB Elmdon** – Replace window with french casements in north elevation – The Old Farmhouse, Coopers End, Duddenhoe End for Rt Hon Sir Alan Haselhurst MP.

**1424/03/FUL Arkesden** – Retention of change of use for stationing of mobile home for one year – Severals Farm for Taylor Vinters.

**1829/03/DFO Little Dunmow** – Reserved matters application for 120 3/4/5 bedroomed houses with footpaths, driveways, parking, garaging, roads and footpaths – Oakwood Park, Phase 4 for Enodis Property Developments Ltd.

**1) 2008/03/FUL and 2) 2009/03/LB Chrishall** – 1) Change of use and conversion of cart shed and outbuildings to single dwelling with garage.

2) Demolition of workshop and shed, conversion of cart shed and outbuildings to dwelling – Parsonage Farm High Street for Mr & Mrs Miles

**2002/03/FUL Birchanger** – Marquee and ancillary facilities for function purposes for a period annually March – December inclusive – The Stansted Manor Hotel, Birchanger Lane for Compass Hotels (Stansted) Ltd.

Subject to additional conditions restricting period to May-September, revised noise limiting condition and that music should only be allowed on Fridays, Saturdays and Sundays between the hours of 6.00 and 11.30 pm.

*Councillor E J Godwin left the meeting for the consideration of this item.*

**1) 2004/03/FUL & 2) 2005/03/LB Hatfield Broad Oak** – 1) Change of use of agricultural barns to three dwellings. 2) Change of use of agricultural barn to three dwellings, demolish open sided barn – Barns at The Woods, Forest Row for Mr Gosling.

**2054/03/FUL White Roding** – Poultry building – Marks Hall Farm for Marks Hall Farm Ltd.

Subject to additional conditions relating to the planting of a tree belt and disposal of waste material.

**1) 2120/03/FUL & 2) 2122/03/LB Langley** – 1) Conversion, extension and alterations to barn and stable to dwelling, erection of garage. 2) Conversion, extension and alterations to barn and stables to dwelling – Barn at Duddenhoe Grange, Langley Upper Green for P Murphy.

*Councillor E C Abrahams declared a personal interest in the above application, as the applicant was his neighbouring farmer.*

## **(b) Refusals**

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

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

*Malcolm White (Saffron Walden Town Council) spoke against the application. Mr Christian spoke in support of the application.*

**2231/03/FUL Saffron Walden** – First floor addition with two storey frontage to existing bungalow – 14 Little Walden Road for Mr & Mrs Damary–Homan.

*Councillor Bowker left the meeting for the consideration of this item.*

**(c) Deferments**

RESOLVED that the following applications be deferred.

**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 alteration – Tye Green Farm for J S Pimblet

Reason: For negotiation on alternative access

*Fiona Cannon spoke in support of the application*

**1945/03/FUL Stebbing** – Two dwellings with garages – Brookside Garden Centre for East Anglia & London Property Ltd.

Reason: For revised plans.

RESOLVED that Council Procedure Rule No 12.1 be suspended to enable the Committee to reconsider the following application.

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

Reason: For further investigation regarding an alternative to the decking.

**1962/03/FUL Great Canfield** – Retrospective application for change of use of shed 1 from light industrial to storage and shed 2 from general B2 use to storage/workshop – The Apple Store, Bacon End for K R & J C Clarke.

Reason: For further information.

*Mr Carrier spoke against the application.*

**(d) Planning Agreements**

**2055/03/FUL Great Hallingbury** – Bowling club to include club house, bowls green, machinery store, access road and car parking – Land adjacent Beldams Farm, Beldams Lane for Bishops Stortford Bowling Club.

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 an extra condition relating to drainage and the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure contributions for highway improvements, bus stop, new access and closure of existing one.

**1) 2163/03/FUL & 2) 2164/03/LB Hempstead** – 1) Change of use of barns to dwelling with office/workshop, conversion of barn to form annexe to Lakehouse Farm. 2) Internal and external alterations to barns to dwelling with office/workshop and annexe to Lakehouse Farm – Lakehouse Farm for Mrs M Lubbock.

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 Planning Act to secure barn 2 being tied to barn 1 with the prevention of separate sale and barn 3 being tied to Lakehouse Farm with the prevention of separate sale or use as a separate dwelling.

**(e) County Matters**

**0187/04/CC Great Dunmow** – Reserved matters for 450 pupil primary school covering siting, design and external appearance of the buildings, layout of internal roadways, vehicle and cycle parking, vehicle turning areas and landscaping of the site, including siting of a sub-station and sprinkler storage tank.

Since the meeting on 24 November 2003, the proposal had been amended to relocate the site for the school to the south of the site fronting the A120. It was not clear whether the remainder of the site would be reserved for the future expansion of the school. At the meeting in November, Members had had a number of concerns and the Chairman of the Committee had attended the County's Development Control Committee to reiterate the Committee's concerns about the following matters

- 1 Lengthening the layby along the A120 in an easterly direction in order to accommodate as many cars as possible
- 2 Provision of measure to stop parking the layby therefore reserving it for the picking up and dropping off of children
- 3 The provision of kerbs to the right turn lane in order to prevent overtaking on the section of A120 outside the school
- 4 Introduction of a 30 mph speed limit along this section of the road in recognition of the greater potential for conflict between through traffic, manoeuvring vehicles and children

In response to the draft committee report, the County had stated that means of access was not a reserved matter and the points raised could not have been taken into account. The Committee was very disappointed that the County was ignoring local knowledge. It was essential that a layby or some other means of dropping off children was provided. This was even more important with the school located further south on the site and more pupils likely to be dropped off from the A120. The proposed new location of the school would be nearer to the busy road with the resulting pollution and traffic dangers. The Committee wanted to make sure that adequate facilities were provided at the outset to avoid future problems of road safety and traffic congestion as had resulted at the primary school at High Stile Great Dunmow.

The Committee was advised that it was not possible to challenge this reserved matters application. However, it could make very strong representations to the County Council to revisit the original application.

RESOLVED that the Head of Planning and Building Surveying in consultation with the Chairman and Vice Chairman of the Committee be authorised to negotiate further with the portfolio holders and relevant officers at Essex County Council.

**(f) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday 15 March 2004

**2119/03/FUL Hatfield Broad Oak** – Two dwellings (alteration to previous permission 0240/96/FUL) – Buryfields, Cage End for Broad Oak Properties

Reason: **1814/03/FUL Great Dunmow** – 15 metre monopole, dishes and antennas, equipment cabin, meter cabinet, cabling and ancillary development within a fenced compound – ntl Transmitting Station, Eastern Electricity Sub-Station, Station Road for ntl Group Ltd.

Reason: To assess the effect of the development on neighbouring properties

**1) 1482/03/FUL and 2) 1670/03/LB Wicken Bonhunt** – 1) Alteration and conversion of barns into two dwellings, car parking and access. 2) Alterations and link extensions and replacement roof to convert barn into two dwellings – Barns 1 and 2 Wicken Hall for A J & S E Mullucks.

Reason: To assess the merit of the development

*Mr Christian spoke in support of the application*

**1) 1934/03/FUL and 2) 1935/03/LB Debden** – 1) Refurbishment, two and single storey extensions to windmill. 2) Refurbishment, two and single storey extensions to windmill, including removal and insertion of partitions, staircase to create fourth and fifth floor accommodation – The Old Windmill, Mill Road for Mr & Mrs Alwood.

Reason: To assess the effect of the extension on the existing listed mill.

*Mr Alwood spoke in support of the application*

**2065/03/FUL Littlebury** – House and garages, shed/greenhouse – land off Howe Lane for Mr & Mrs I Roberts

Reason: To assess the effect on neighbouring properties and the area of special landscape value.

*Mrs Williams spoke against the application. Mr Roberts spoke in support of the application.*

To assess the impact of the development on the amenity of the adjoining properties and the effect on the conservation area.

**2190/03/FUL Great Dunmow** – 20 metre telecommunications mast, antennas, dishes, equipment cabin and ancillary development – Clapton Hall Farm, Clapton Hall Lane for Hutchison 3G UK Ltd.

Reason: To assess the impact on surrounding properties and for further dialogue with the operators.

**2226/03/FUL Henham** – Five bedroom dwelling and garaging – Bell Meadow End for Mr & Mrs Leyshon

Reason: To assess the impact of the development on the character of the area and the effect on the open countryside.

*Councillor Morson, James Bull and Chris Swain (Henham Parish Council) spoke against the application*

DC76

## **TREE PRESERVATION ORDER DRAYTONS COTTAGE WENDENS AMBO**

The Committee was advised that a Tree Preservation Order had been served on a holly tree in the grounds of Draytons Cottage, Wendens Ambo following receipt of a notification of intent to fell. The tree was within the Wendens Ambo conservation area. The Landscape Officer considered the tree to be in good health, well established and of visual amenity value contributing to the quality and fabric of the conservation area.

The owner of the property, Lindsaye Costen, had made an objection to the serving of the order. She attended the meeting and circulated photographs of the tree in question. She stated that the holly was not in a highly visible situation within the village and it did not make a significant visual contribution to either the property or the surrounding area. The tree was less than 10-15 years of age and was of no historical value. She wished to remove the tree to allow an extension to be built and would plant new trees in the garden of the property.

Councillor Mrs Menell put forward the views of Wendens Ambo Parish Council. It considered the tree to be a poorly developed “artificial” species and not a major feature in the village, and it was reasonable that a new tree should be planted elsewhere. Some Members agreed with this conclusion whilst others considered that the Committee should rely on the opinion of its Landscape Officer.

RESOLVED that the Tree Preservation Order No. 12/03 be confirmed without amendment.

DC77

**APPEAL DECISIONS**

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

<b>APPEAL BY</b>	<b>APPLICATION</b>	<b>DESCRIPTION</b>	<b>DECISION</b>	<b>INSPECTOR'S CONCLUSIONS</b>
Mr & Mrs Rowe	Land adjacent to Wheelers Moor End Great Sampford (0211/03/OP)	Appeal against refusal to grant planning permission for a single dwelling with two car spaces and on-site car turning.	DISMISSED	Development was outside limits, was not infill and would be detrimental to the setting of Wheelers, a listed building
Mr D Mason	Land to the rear of 48 Silver Street Stansted Mountfitchet (0773/03/FU)	Appeal against refusal to grant planning permission for the construction of two one bedroom flats and three two bedroom flats for residential use	16 Jan 2004 DISMISSED	Development would be harmful to the appearance and character of the conservation area, detrimental to living conditions and exacerbate conditions for pedestrians
Mr & Mrs M Johnston	Land adjacent to 54 Summerhill Road Saffron Walden (1805/02/FUL)	Appeal against refusal to grant planning permission for the erection of a single dwelling	DISMISSED	The dwelling would have an adverse effect on the living conditions of adjoining properties. The new dwelling would also have little privacy in the garden.
H T Smith	Land rear of 8 & 10 Station Road Felsted (1149/03/0P)	Appeal against refusal to grant planning permission for construction of one bungalow	DISMISSED	The proposal would be cramped and adversely affect the living conditions of residents in the existing and proposed dwellings.
Mr & Mrs R Griffiths and Mr A Pagliarulo	Waterside Cottage and Oak Lodge Jacks Lane	Appeal against refusal to grant planning permission for the	DISMISSED	There were no grounds for the creation of a new dwelling in



	Takeley (0198/03/FUL)	removal of a condition C.16.2. from UTT/1136/97/FUL		the countryside, and that there would be adverse consequences for living conditions for the occupiers of Oak Lodge.
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DC78 **PLANNING AGREEMENTS**

The Committee was updated on the current situation regarding outstanding Section 106 Agreements.

DC79 **UNAUTHORISED AIRPORT PARKING ANVIL CROSS GREAT HALLINGBURY**

*The Chairman agreed to the consideration of the following item on the grounds of urgency because the Council had engaged in litigation and the Committee needed to be advised of the details at the earliest opportunity.*

The Head of Legal Services gave details of an injunction that had been served in respect of unauthorised Airport parking on land at Anvil Cross Great Hallingbury.

The meeting ended at 6.00 p.m.