

Committee: Development Control Committee
Date: 23 February 2004
Agenda Item No: 6
Title: TREE PRESERVATION ORDER NO 12/03 DRAYTONS COTTAGE WENDENS AMBO
Author: Ben Smeeden (01799) 510466

Summary

- 1 This report seeks Members' confirmation of Tree Preservation Order No 12/03.

Background

- 2 Following a receipt of a notification of intent to fell 1 No Holly Tree in the grounds of Draytons Cottage, Wendens Ambo, a Tree Preservation Order was served. The tree is within the Wendens Ambo Conservation Area.

Objections and Representations

- 3 An objection to the serving of the Order has been made by the owner of the property. The grounds of objection are as follows:

"The holly is not in a highly visible situation within the village....does not make a significant visual contribution to either the property or the surrounding area...it (the tree) is less than 15 years of age..... it is not of historical value...reason for wishing to remove this tree is to allow us to construct an extension."

The owner has stated his intention to plant new trees in the garden of the property.

Assessment

- 4 The holly tree is a well formed specimen of approximately 6.5m in height and found in good health. It is situated between an outbuilding and the cottage on the western side of the site adjacent to the public highway. The tree is clearly visible when viewed from the road.

Whilst the tree is a relatively young specimen it is well established and considered to be of a visual amenity value contributing to the quality and fabric of the conservation area.

There is no current planning permission or application for any proposed erection of an extension to the dwelling.

With regards to the owner's intention to plant new trees, appropriate additional tree planting would contribute to the tree cover in this part of the Conservation Area.

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

Committee: Development Control Committee

Date: 23 February 2004

Agenda Item No: 7

Title: APPEAL DECISIONS

Author: John Mitchell (01799) 510450

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Mr & Mrs Rowe	Land adjacent to Wheelers Moor End Great Sampford	UTT/0211/03/OP Single dwelling	Appeal against refusal to grant planning permission for a single dwelling with two car spaces and on-site car turning.	19 Jan 2004 DISMISSED	15 Apr 2003	The Inspector concluded that the 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	UTT/0773/03/FU 2 x 1 bed flats and 3 x 2 bed flats	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	17 July 2003	The Inspector concluded that the 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	UTT/1805/02/FUL Single Dwelling	Appeal against refusal to grant planning permission for the erection of a single dwelling	16 Jan 2004 DISMISSED	8 Apr 2003	The Inspector concluded that 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	UTT/1149/03/OP Bungalow	Appeal against refusal to grant planning permission for construction of one bungalow	30 Jan 2004 DISMISSED	15 Sep 2003	The Inspector concluded that 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 Takeley	UTT/0198/03/FUL Use of annexe as separate dwelling	Appeal against refusal to grant planning permission for the removal of a condition C.16.2. from UTT/1136/97/FUL	6 Jan 2004 DISMISSED	5 June 2004	The Inspector concluded that there were no grounds for the creation of a new dwelling in the countryside, and that there would be adverse consequences for living conditions for the occupiers of Oak Lodge.

Committee: DEVELOPMENT CONTROL

Date: 23 FEBRUARY 2004

Agenda Item No: 8

Title: PLANNING AGREEMENTS

Author: MICHAEL PERRY (01799 510416)

The following table sets out the current position regarding outstanding Section 106 Agreements:-

	Planning Current Ref.	Approved by Committee	Applicant	Property	Position
1.	UTT/0443/98/OP UTT/1123/00/OP	18.3.02	Pelham Homes Ltd Croudace Ltd	Rochford Nurseries, Stansted/ Birchanger	Agreement being concluded.
2.	UTT/0816/00/OP	29.4.02	Countryside Properties Plc	Priors Green Takeley/Little Canfield	Agreement being concluded.
3.	UTT/0884/02/OP	22.7.02	Exors of D M Harris	83 High Street, Gt. Dunmow	Agreement being prepared by Essex C.C.
4.	UTT/0875/02/FUL	23/9/02	Granite Estates Ltd	Thaxted Road, Saffron Walden	Agreement being prepared by Essex C.C.
5.	UTT/1247/02/FUL	24/02/03	M B Rich-Jones	Coach House High Street Stebbing	Negotiations delayed at the request of the applicant's solicitor due to the applicant's ill health.
6.	UTT/0023/03/OP	07/04/03	Enodis Properties Ltd	Former Sugar Beet Works, Little Dunmow	Negotiations commenced.
7.	UTT/1042/02/OP	07/04/03	Countryside Properties plc	Takeley Nurseries	Negotiations being finalised.
8.	UTT/0518/02/OP	07/04/03	R & E McGowan	Laurels Yard, Takeley	Agreement submitted to applicant

9.	UTT/1810/02/FUL	27/05/03	Welcome Break Group Ltd	Birchanger Green MSA	Agreement being finalised
10.	UTT/0595/03/OP	16/06/03	Ashdon PC & English Villages Housing Assoc	Guildhall Way, Ashdon	Negotiations suspended whilst applicant considers alternative proposals.
11.	UTT/0811/02/OP	On appeal	Easton Properties	The Broadway, Church End, Great Dunmow	Agreement being finalised
12.	UTT/0511/03/OP	16/06/03	Mrs Gatsky	Hamilton Road, Little Canfield	Draft agreement submitted for consideration.
13.	UTT/0630/03/DFO	07/07/03	David Wilson Homes	Barkers Tank, Takeley	Agreement being finalised.
14.	UTT/0147/03/FUL	07/07/03	Estuary Housing Association	Woodlands Park, Gt Dunmow	Agreement being finalised
15.	UTT1513/02/FUL	28/07/03	Norwich Union	Chesterford Park	Negotiations commencing
16.	UTT/0790/03/REN	26/08/03	Countryside Properties	Bell College, Saffron Walden	Agreement drafted subject to receipt of ECC requirements re education and highway contributions
17.	UTT/1002/03/OP	26/08/03	Ms C Cox	The Homestead, Lt Canfield	Negotiations commenced
18.	UTT/1084/03/OP	26/08/03	Mr & Mrs T Boswell	Hamilton Road, Lt Canfield	Negotiations commenced
19.	UTT/1020/03/FUL & UTT/1195/03/FUL	26/08/03	Paul Watkinson	Felsted School	Negotiations commencing. Response awaited from the applicant.
20.	UTT/1315/03/FUL	22/09/03	S M Smith	Hamilton Road, Lt Canfield	Awaiting further instructions and response from applicant

21.	UTT/1625/03/REN	15/12/03	Mantle Estates Ltd	Smiths Farm Chelmsford Road Gt Dunmow	Negotiations commencing
22.	UTT/0775/03/OP	7/7/03	Mr & Mrs Pretious	Westview Cottage Takeley	Awaiting further instructions and response from applicant
23.	UTT/0954/03/FUL	13/10/03	Mr Keeyes	Bollingtons Lt Hallingbury	Negotiations in progress
24.	UTT/0705/03	26/8/03	Mr G. Cory Wright	Takeley Mobile Home Park	Negotiations commenced
25.	UTT/0352/03/FUL	13/10/03	W. & R. Brown	Chapel Field House High Easter	Negotiations commenced

Background Papers: Planning Application Files relating to each application