

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 5 APRIL 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:- H Lock, J Mitchell, C Oliva, M Ovenden, M J Perry  
and M T Purkiss

**DC90 SITE VISITS**

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

**2179/03/FUL Newport** – Demolition of bungalow and construction of dwelling  
– Pineacre, Cambridge Road for P Hawkins.

**1805/03/FUL Hatfield Broad Oak** – Change of use of agricultural building to  
joinery workshop (B1/B2) and storage of plant and materials – The Farmyard  
Sparrows Lane for Foxley Builders Ltd.

**2073/03/OP Stebbing** – Bungalow – Virom Island The Downs for Mr Khurana

**DC91 DECLARATIONS OF INTEREST**

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

Councillor C A Cant declared a personal prejudicial interest in application  
UTT/2073/03/OP Stebbing as her property was opposite the application site.  
She would leave the meeting for the consideration of this item.

Councillor Copping informed the meeting that Councillor Loughlin was no  
longer a member of SSE.

**DC92 MINUTES**

The Minutes of the meeting held on 15 March 2004 were signed by the  
Chairman as a correct record subject to the following amendments:

In Minute DC81 the deletion of Councillor K J Clarke from the list of members  
declaring personal interests as members of SSE.

In Minute DC84 (b) the amendment of Mr Farnworth to read “Mr Farnsworth”  
in relation to application 2065/03/FUL Littlebury.

In Minute DC84 (e) the amendment of the word Great Eastern to read “Great Easton” in relation to application 0081/04/DC.

The insertion of the word “objection” in the third line of Minute DC86.

DC93

## **BUSINESS ARISING**

### **(i) Minute DC83 – Unauthorised Airport Parking Anvil Cross Great Hallingbury**

It was reported that the previous resolution had given the necessary authority for proceedings to be undertaken. The injunction had been served promptly but an application to set the injunction aside had been made and would be heard on 3 May. However, the enforcement notice would be served as soon as possible.

### **(ii) Minute DC84 (d) – 1945/03/FUL Stebbing – Dwelling with garaging at Brookside Garden Centre**

It was reported that the applicant had now agreed to move the proposed dwelling further away from the eastern boundary as requested by the Committee.

DC94

## **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

**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.

Additional conditions requiring access to be obtained only from Tye Green Road, requiring wider sight splays and limiting noise from the premises.

**2179/03/FUL Newport** – Demolition of existing bungalow and construction of one dwelling – Pineacre, Cambridge Road for Mr P Hawkins.

*Mr Hawkins spoke in support of the application.*

**1805/03/FUL Hatfield Broad Oak** – Change of use of agricultural building to joinery workshop (B1/B2) and storage of plant and materials (B8) – The Farm Yard, Sparrows Lane for Foxley Builders Ltd.

Additional conditions requiring noise insulation and limits on noise levels, limiting hours of delivery to working hours and restricting dust emissions.

*Mr Parr, Hatfield Broad Oak Parish Council spoke against the application.*

**1727/03/OP Margaret Roding** – Outline application for provision of mobile home for occupation by agricultural worker for period of 3 years from the date of approval of all reserved matters – White Hall for Mr T Whirledge.

**0096/04/FUL Quendon and Rickling** – Modification to planning permission UTT/0821/02/FUL to erect larger dwelling – Land at Birds End Rickling Green for Mr & Mrs D Jones.

**0138/04/OP Takeley** – Three dwellings – Site to the west of Station House for Essex County Council.

*County Councillor Whitehead spoke in support of the application. An informative letter concerning the restoration of the Station House would be sent to the applicant.*

**0149/04/FUL Saffron Walden** – Change of use from class B8 to B2 joinery workshop – Mitchell Hanger, Audley End Airfield, Wenden Road for Audley End Developments Ltd.

**(b) Refusals**

RESOLVED that the following applications be not granted for the reasons stated in the officer's report.

**2073/03/OP Stebbing** – one bungalow – Virom Island, The Downs for Mr Khurana.

Reasons: Inappropriate development as outside development limits and in an area of special landscape value.

*Mr Chittenden, Stebbing Parish Council spoke against the application. Councillor Cant left the meeting for the consideration of this item.*

**0128/04/FUL Aythorpe Roding** – three detached dwellings plus detached garage. Change of use from industrial/nursery units to residential – Keeres Green Nursery, Keeres Green for Aldis of Barking Ltd.

**0210/04/FUL Great Dunmow** – three cottages with garage – rear of The Kings Head North Street for Morris, Boyd & Hylton

**0352/04/FUL Great Hallingbury** – Material change of use of land for disabled vehicle storage – land opposite Hallingbury Park for B Goodwin.

**(c) Deferments**

RESOLVED that the following applications be deferred.

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

Reason: To enable revised plans to be submitted.

**0173/04/FUL Hatfield Heath** – Variation of conditions C13.7 and C90B relating to permission UTT/0488/00/FUL. To increase the opening hours from 0900 to 2100 weekdays and 0900 to 1300 on Saturdays when the restaurant is closed and to increase the membership from 100 to 150 – Hunters Meet Restaurant, Hotel and Leisure Centre, Chelmsford Road for Mr B Carrig.

Reason: For further negotiations with the applicant.

**(d) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday 26 April 2004:

**1620/03/FUL Saffron Walden** – Erection of two houses to replace existing garages – land at Ozier Court for Mr G Bray.

Reason: to assess the impact on the adjacent development and to consider alternative parking arrangements.

*Mr Bray spoke in support of the application.*

**0038/04/DC Quendon and Rickling** – Erection of detached house – Site 2 Woodside Rickling Green for Uttlesford District Council.

Reason: to consider access arrangements and the potential impact of the loss of hedging.

**2115/03/FUL Saffron Walden** – Demolition of existing buildings, formation of access road, erection of 31 units including 8 affordable units with garaging and parking – site north of West Road for Charles Church North London.

Reason: To assess the impact of the development on the street scene and the effect on adjoining residents.

**0119/04/OP Great Easton** – Outline application for replacement dwelling and double garage with annexe above. All matters reserved except siting and means of access – The Folly for Neil Moore.

Reason: to assess the merit of the building to be demolished and the effect of the development on the character of the area.

*An assessment of this application by the Conservation Officer would be submitted to the next meeting.*

DC95

**ENFORCEMENT OF PLANNING CONTROL: EVERGREEN BURTON END STANSTED**

RESOLVED that consideration of this matter be deferred to enable the structural survey to be completed.

DC96

**ENFORCEMENT OF PLANNING CONTROL: PROPOSED ACTION OVER ILLEGAL DISPLAY OF ADVERTISEMENTS BY STOP STANSTED EXPANSION CAMPAIGN**

*Councillors Boland, Bowker, Cant, Cheetham, Dean, Down, Godwin, Menell and Thawley declared personal interests as members of SSE and left the meeting.*

The Head of Planning and Building Surveying said that there had been an increasing number of complaints particularly about the display of large advertisements by the Stop Stansted Expansion Campaign in prominent locations throughout the District.

He said that with regard to the large hoardings officers had written to SSE and asked that they be removed whilst officers work with SSE to find a limited number of locations where their display might be appropriate. He said that there had been crucial discussions with SSE and the large signs were already being removed and it was likely that no further action would be required. With regard to the advertisements displayed on street furniture, officers had written to SSE asking that no more be displayed. Officers had also written to the respective utilities companies asking them to remove the advertisements from their street furniture. In relation to the small posters displayed in front gardens, officers were proposing to take no action as the harm was negligible and the cost of taking action would outweigh any advantage gained.

Norman Mead of SSE then addressed the Committee. He said that he understood the difficulties faced by the Council over the signs. However, he said that these were exceptional circumstances and SSE were representing the views of those who were opposed to a second runway at Stansted. He said that the Campaign Director had met with officers and agreed a way forward. Four sites had already been dismantled and he said that action would be taken over any other sites that were brought to the attention of SSE.

RESOLVED that the approach to the illegal display of advertisements by the Stop Stansted Expansion Campaign as set out above be endorsed.

DC96

**PROPOSED REPOLLARDING OF LIMES TREES AT COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN**

It was reported that the Council's Ground's Maintenance Officer had given notice of intent to undertake the repollarding of a double row of Lime trees along the western boundary of the Council Offices site. The trees had been inspected by the Council's Landscape Officer and it was considered appropriate to continue the pollarding regime in order to seek to maintain the viability of these trees.

RESOLVED that the Lime trees be repollarded back to their previous pruning points.

DC97

**UTT/1569/03/FUL: ERECTION OF 3 X 3 STOREY AND 1 X 2 STOREY BLOCKS – A TOTAL OF 24 FLATS ON LAND TO THE NORTH OF INGRAMS FELSTED**

Members received a progress report on negotiations between the applicant and officers following the resolution on 24 November 2003 to grant planning permission for the erection of 24 flats at Ingrams, subject to a Section 106 Agreement. Whilst the applicant had agreed to a financial contribution for the provision of state education, agreement had not been reached on the provision of affordable housing or the renovation of Ingrams.

RESOLVED that consideration of this matter be deferred to enable officers to undertake further negotiations with the applicant and their advisers.

DC98

**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 S Taylor	2 Hollyhock Rd Saffron Walden (0397/03/FUL)	Appeal against conditions imposed on planning permission for new house adjacent to no. 2 Hollyhock Rd	ALLOWED	The Inspector concluded that the conditions were not necessary

DC99

**PLANNING AGREEMENTS**

The Committee noted the current position with outstanding Section 106 Agreements. It was noted that the agreement relating to Application UTT/0147/03/FUL had been completed.

In relation to Application 0023/03/OP, Members asked for clarification of a number of points which could not be dealt with in the open part of the meeting.

DC100

**EXCLUSION OF THE PUBLIC**

RESOLVED that under Section 100A (4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 7 of part 1 of schedule 12A of the Act.

DC101

**PLANNING AGREEMENT – 0023/03/OP FORMER SUGER BEET WORKS  
LITTLE DUNMOW**

The Committee received an update on progress with this agreement.

The meeting ended at 4.55 p.m.