

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00pm on 26 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 and J E Menell.

Officers in attendance:- M Cox, J R Mitchell, C Oliva and M Ovenden.

DC102 SITE VISITS

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

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

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

0038/04/DC Quendon and Rickling – Detached house – 2 Woodside, Rickling Green for Uttlesford District Council.

0119/04/OP Great Easton – Replacement dwelling and double garage with annex above – The Folly for Neil Moore.

DC103 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor A R Thawley.

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

DC104 MINUTES

The Minutes of the meeting held on 5 April 2004 were signed by the Chairman as a correct record.

DC105 BUSINESS ARISING

(i) Minute DC93 - Unauthorised Airport Parking, Anvil Cross, Great Hallingbury

It was reported that the enforcement notice had now been served. The court hearing would be held in a couple of weeks. Councillor Mrs Godwin referred to traffic problems resulting from the use of this site.

(ii) **Minute DC97 – UTT/1569/03/FUL – Erection of 3x3 Storey and 1x2 storey blocks, a total of 24 flats on land to the north of Ingrams, Felsted**

It was reported that further negotiations had taken place between the applicant and officers regarding the terms of the Section 106 Agreement. Agreement had now been reached on the financial contribution for the provision of state education and also to the renovation of Ingrams. With regard the affordable housing, the applicant had agreed to contribute to a fund towards the provision of affordable housing elsewhere.

Mr Griffiths then addressed the meeting on behalf of the applicant. He referred to progress in negotiations and the applicant's willingness to include repairs to Ingrams. He said that planning advice indicated that affordable housing was not required on this site, but the contribution to a fund was a compromise, which would achieve the aims of the Section 106 Agreement. The applicant was seeking a resolution to this application today.

The Committee was pleased with the progress that had been achieved so far, but asked for further clarification regarding to the contribution towards affordable housing.

RESOLVED that a further report be made to the next meeting of the Committee.

DC106 APPLICATIONS WITHDRAWN

It was noted that application 1073/04/FUL Hatfield Heath had been withdrawn.

DC107 SCHEDULE OF PLANNING APPLICATIONS

(b) Approvals

RESOLVED that planning permission and listed building consent, where applicable, be granted for the following development subject to the conditions, if any, recorded in the Town Planning Register.

0119/04/OP Great Easton – Replacement dwelling and double garage with annex – The Folly for Neil Moore.

2019/03/FUL Clavering – 14 affordable dwellings and access/roads and footpath link – site 2 Stortford Road for Clavering Parish Council.

0461/04/OP Felsted – Demolish industrial and livery buildings and replace with four detached houses – amendment to boundary re outline planning permission 1183/02/OP – Watchhouse Farm Industrial Estate, Watchhouse Green for D, W, L and S Payne.

0137/04/FUL Stansted – Single storey shed/scorers box – Stansted Cricket Club, Hargrove Park, Cambridge Road for Stansted Cricket Club.

Subject to an additional condition to look at alternative arrangements for the roof structure.

Mr Marriott spoke in support of the application.

0325/04/FUL Barnston – Replacement dwelling and garage – Medhurst, High Easter Road for Mr and Mrs G Manning.

0508/04/FUL Chrishall – Two-storey rear extension, side access door and window – 20 High Street for Mr and Mrs Pinch.

(b) Refusals

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

0227/04/OP Stansted – Two-storey block of nine flats – the Limes Stables, Silver Street for Feeney Brothers Ltd.

Mrs Hewitt spoke against the application.

0305/04/OP Great Chesterford – Demolition of factory and change of use for erection of 33 dwellings, parking and access – land at London Road for Trumpton Investments.

Mr Christian spoke in support of the application.

0389/04/FUL Little Easton – Change of use of land to garden and erection of screen fencing – land adjacent Butchers Pasture and Keynes, Duck Street for Mr and Mrs C R Martin.

(c) Deferments

RESOLVED that the following applications be deferred.

1) 1482/03/FUL and 2) 1670/03/LB Wicket Bonhunt – 1) Alteration and conversion of barns into two dwellings, including extensions, replacement roofs, 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 and S E Mulucks.

Reason:- To enable revised plans to be submitted.

0409/04/FUL Great Dunmow – 36 dwellings and garages with associated highway works – part of Sector 2, phase 1, Woodlands Park for Wickford Development Co Ltd.

Reason:- To enable further discussions to be held with Essex County Council Learning Services.

(d) Planning Agreements

1620/03/FUL Saffron Walden – Two flats to replace existing garages – land at Ozier Court for Mr G Bray.

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 secure land opposite the site for the parking of twelve vehicles for free use by local residents 24 hours a day, 365 days a year. Such land to be resurfaced, maintained and managed, and retained for parking purposes in perpetuity and each space should be clearly laid out.

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

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 require the provision of 8 affordable housing units and an education contribution of £131.440.

Mr Hall spoke in support of the application.

2048/03/FUL Ashdon – 19 additional houses and flats to existing social housing development, access road, covered and open car parking, 1.2m high earth bank and public open space – Guildhall Way for Ashdon Parish Council and English Villages Housing Association.

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 provision of all 19 affordable dwelling in perpetuity by a registered social landlord and the provision and long-term maintenance of the village green.

Moira Constable spoke in support of the application.

(e) District Council Development

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

1) 0443/04/DC & 2) 0444/04/LB Saffron Walden – 1) and 2) Erection of railings and dwarf wall and backdrop wall – Bridge End Garden for Uttlesford District Council.

0038/04/DC Quendon and Rickling – Detached house – Site 2 Woodside, Rickling Green for Uttlesford District Council.

Subject to an additional condition requiring a single access and to there being no further application by the District Council near to this site.

(f) Site Visits

0518/04/FUL Stansted – 8 flats with 11 parking spaces – land at Stoner House, Silver Street for Church Green Developments Ltd.

Reason:- To assess the impact on the surrounding area and access implications.

1) 1904/03/OP 2) 1911/03/OP 3) 1912/03/OP & 4) 1913/03/OP Saffron Walden – 1-3) Dwelling and garage, 4) Demolish existing bungalow and erect replacement dwelling and garage – land at 7 Dials, 7 Devil's Lane for Mr and Mrs J Keyes.

Reason:- To assess the affect of the development on the character of the area and the access implications.

Mrs Williams spoke against the application. Mr Christian spoke in support of the application.

DC102 LAND AT WINDMILL CLOSE GREAT DUNMOW ENFORCEMENT OF PLANNING CONTROL

The Committee was advised that in March 2003 planning permission had been refused for the retention of a balcony on the rear elevation of a dwelling. The applicant had been advised that the balcony should be removed, but to date he had not responded to the request and the balcony was still in place.

RESOLVED that enforcement action and, if necessary, legal proceedings be taken to secure the removal of the balcony.

DC103 APPEAL DECISIONS

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

| APPEAL BY | APPLICATION | DESCRIPTION | DECISION | SUMMARY OF DECISION |
|-----------------|---|--|----------|---|
| Mr David H Lamb | Howe Green Moat Farm Great Hallingbury (0186/03/FUL | Appeal against a condition relating to access to the adjoining plots | ALLOWED | The Inspector concluded that the condition duplicated other legislation and was not necessary |

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| | | imposed on planning permission for change of use of agricultural building to stables and construction of new access | | |
| Keith Edgeworth and Loraine Edgeworth | 9 Harrison's Birch anger Hertfordshire (1083/03/FUL) | Appeal against refusal to grant planning permission for the building of a single garage to the front of the house | DISMISSED | The Inspector concluded that the garage would be intrusive in the street scene |
| Mr & Mrs D Nicolas | Courtland's Station Road Felsted (0540/08/FUL) | Appeal against refusal to grant planning permission for a proposed new design to previous consent UTT/0720/02/FUL – Plot 1 only | ALLOWED | The Inspector concluded that the effect on the character and appearance of the area, and the amenity of the occupiers of the adjoining property would be satisfactory |
| M S Alpha | The Old Vicarage Grange Lane Little Dunmow (1299/03/OP) | Appeal against refusal to grant planning permission for a single dwelling house | ALLOWED | This is an unusual case where the site is within development limits in the ADP but outside in the DLP. The inspector gave no weight to the emerging DLP, despite the fact that the Inspectors Report confirming deletion of the site from the settlement limit had been received before her decision was issued. It is not unreasonable to expect one branch of the Inspectorate to talk to the other. The decision is most regrettable |

(i) Old Vicarage Grange Lane, Little Dunmow

Councillor Mrs Cheetham declared a personal prejudicial interest as she knew the applicant and Councillor Clarke declared a personal prejudicial interest as he lived opposite the application site. Both Councillors left the meeting for the consideration of this item .

The Committee expressed disappointment at the nature of this decision and

RESOLVED to appeal to the Planning Inspectorate against this decision.

(ii) Application 1515/03/FUL Great Hallingbury

This application for the erection of warehousing at the Stansted Distribution Centre, Start Hill had been approved in December 2003. The Committee had imposed an additional condition relating to hours of use on this permission and a similar one under reference 1541/02/FUL. The applicants had now appealed against the additional conditions on both permissions and an informal hearing had been scheduled for 7 December 2004. It was necessary to appoint a Member to speak on the Council's behalf. The motion for approval had originally been proposed by Councillor C M Dean and seconded by Councillor J I Loughlin.

RESOLVED that the Head of Planning and Building Surveying in consultation with the Chairman be authorised to appoint a Member of the Committee to attend the informal hearing and speak on the Council's behalf.

DC104 SITE VISITS

At a recent workshop on major planning applications, Members had agreed that in order to speed up the decision process it would be useful to visit such sites at an early stage. It was therefore

RESOLVED that two additional sites be visited on Monday, 17 May 2004 - Ashfields Farm, Great Canfield and Smith's Farm, Great Dunmow.

DC105 CHANGE OF VENUE FOR NEXT TWO MEETINGS

The Committee was informed that the Council Chamber would be unavailable for the next two meetings of the Committee due to preparation for the European Election. The meeting could either be held in the Committee Room Saffron Walden or at Great Dunmow. Members felt that moving the venue to Great Dunmow would inevitably cause confusion and it was agreed that the meetings on 17 May and 7 June 2004 be held in the Committee Room in Saffron Walden.

DC106 FREE ROBERTS FARM GREAT SAMPFORD

The Chairman agreed to the consideration of this item on the grounds of urgency as there would be an unacceptable delay in dealing with this matter if it was deferred to the next meeting.

This application had been approved subject to a legal agreement requiring the demolition of outbuildings. Amended plans had now been submitted showing the buildings to be demolished inside the application site. The demolition of the outbuildings could now be dealt with by condition rather than a legal agreement.

RESOLVED that an additional condition be included to require the demolition of the outbuildings.

DC107 LAST MEETING

This was the last meeting of the Committee before the Annual Council meeting. The Chairman thanked Members for their support during the last year.

The meeting ended at 5.05pm.