

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 17 MAY 2004**

Present:- Councillor C A Cant – Vice Chairman in the Chair.  
Councillors E C Abrahams, P Boland, W F Bowker,  
J F Cheetham, C M Dean, C D Down, R F Freeman,  
E J Godwin, J I Loughlin and J E Menell

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

DC1

**SITE VISITS**

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

**1) 1904/03/OP 2) 1911/03/OP 3) 1912/03/OP and 4) 1913/03/OP Saffron Walden** – 1) - 3) Dwellings and garage. 4) Demolish existing building and erect replacement dwelling and garage – land at Seven Dials, Seven Devils Lane for Mr and Mrs Keyes.

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

**0358/04/FUL Great Canfield** – 5 buildings to provide stable, office, tack room, feed store, replacement club house, forge, carriage display building, alterations to indoor riding school to include carriage workshop, 4 flats, dwelling and garage – Ashfields Polo and Equestrian Centre for Mr and Mrs T Chambers.

**0669/04/FUL Great Dunmow** – New police station – Smiths Farm (formerly) plot 7 Chelmsford Road (B184) for Essex Police Authority.

DC2

**APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors K J Clarke, R J Copping and 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.

Councillor J F Cheetham declared a personal non-prejudicial interest in applications 0567/04/FUL and 0573/04/FUL Great Hallingbury as she knew the applicant. She also declared a personal prejudicial interest in application 0572/04/FUL as her husband was a friend of a prospective tenant of the site. She would leave the meeting for the consideration of that item.

### DC3 **MINUTES**

The Minutes of the meeting held on 26 April 2004 were signed by the Chairman as a correct record, subject to the following amendments:

At Minute 107(d) - Application 1620/03/FUL Saffron Walden should read "Two houses" and not "Two flats" as stated in the Minute.

At Minute 107(b) - Application 0137/04/FUL Stansted – the location should read "Hargrave Park" and not "Hargrove" as stated in the Minute.

At Minute DC103(i) Old Vicarage, Grange Lane, Little Dunmow, the resolution should be corrected to read , "Resolved that officers write to the Inspectorate registering the Committee's concerns that the Inspector appeared to be unaware of the local plan despite his office recently being involved in the Council's Local Plan Inquiry."

The minutes should mention that the committee considered the enforcement schedule item.

### DC4 **BUSINESS ARISING**

#### (i) **Minute D105 – Unauthorised Airport Parking – Anvil Cross Great Hallingbury**

It was reported that a hearing to set aside the injunction had been heard and the request had been refused. The appellant had been ordered to pay £3,400 of the Council's costs. Committal proceedings had started for breach of the injunction.

### DC5 **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.

**1904/03/OP and 1913/03/OP Saffron Walden** - 1) Dwelling and garage. 2) demolish existing bungalow and erect a replacement dwelling and garage – Land at Seven Dials, Seven Devils Lane for Mr and Mrs J Keyes.

*Councillor C A Bayley and Mrs Williams spoke against the application. Mr Christian spoke in support of the application.*

**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.

**0572/04/DFO Takeley** – Units for A1 Retail, B1 Business, B2 General Industry and B8 Warehousing with associated parking. (Reserve matters for

outline planning permission 0016/03/OP) – Former Hall Caravan Centre Dunmow Road for Messrs R & D McGowan.

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

**1) 0567/04/FUL and 2) 0573/04/FUL Great Hallingbury** – 1) Removal of condition C.90F on planning application 1515/03/FUL (B8 site) to allow 24 hour activity. 2) Variation of condition C.90M to allow 24 hour activity on B8 site (1641/02/FUL) – Stansted Distribution Centre, Start Hill for Mantle Estates Ltd.

Subject to a condition that there shall be no deliveries to or from the warehousing and nor shall any external work take place outside the following hours: 0700 to 1900 Monday to Sunday. No activities to take place on Sundays or public or bank holidays.

*Mr Knight spoke in support of the application.*

**0498/04/FUL Thaxted** – Detached dwelling and double garage with playroom – The Iron Yard, Cutlers Green for Mr and Mrs G Richardson.

**0537/04/OP High Easter** – Replacement chalet style dwelling and detached two-storey garage/store with all matters reserved except siting, design of the dwelling, external appearance of dwelling and means of access – Briar Bank, Clatterford End for Mrs S Giddings.

**1) 0404/04/FUL and 2) 0405/04/LB Aythorpe Roding** – Change of use of agricultural buildings to dwellings and new access – Aythorpe Roding Hall for Mr S Radbourne.

**(b) Refusals**

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

**1911/03/OP and 1912/03/OP Saffron Walden** – Erection of dwelling and garage – Land at Seven Dials, Seven Devils Lane for Mr and Mrs J Keyes.

Reason:- Effect on neighbouring dwellings, inappropriate development of site.

*Councillor C A Bayley and Mrs Williams spoke against the application.  
Mr Christian spoke in support of the application.*

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

Reason:- Noise and disturbance to residents of the Cedars and lack of amenity space for the occupants of the new flats.

*Caroline Talimas spoke against the application.*

**(c) Deferment**

RESOLVED that the following application be deferred.

**1) 1482/03/FUL and 2) 1670/03/LB Wicken 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 Mullucks.

Reason:- For consultation on revised plans.

**(d) Authority to Head of Planning and Building Surveying**

**0658/04/FUL Debden** – Single storey front extension – Mellings, High Street for Ms C Burchall

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.

**(e) Site Visits**

The Committee agreed to visit the site of the following application on Monday, 7 June 2004

**0103/04/FUL Great Hallingbury** – 8 guest bedrooms and parking – Great Hallingbury Manor for Mr F P McGarrigan.

Reason: To assess whether the development is appropriate in terms of character and appearance of the countryside.

DC6

**ISSUES RELATING TO MAJOR PLANNING APPLICATIONS**

Prior to the meeting, the Committee had visited the sites of two applications that were defined in planning legislation as major applications. Reports had been prepared setting out the main issues relating to the case and Members were asked whether there were any additional planning issues they felt required consideration prior to drafting the Committee report containing a recommendation. The following points were raised.

**(i) Ashfields Polo Centre, Great Dunmow – Application 0358/04/FUL**

- Siting of new buildings
- Need for accommodation, including students
- Traffic and access issues (inc. lane capacity/width)
- Use of an alternative access
- Clubhouse noise control
- Asbestos disposal
- Means of effluent disposal

- Whether is it intensification
- Lighting
- Size and adequacy of lay byes
- Extent of retail activity
- Likelihood of events open to the public & likely route and signs

**(ii) New Police Station at Smiths Farm Great Dunmow (0699/04/FUL)**

- Quality of plans
- Appropriateness of building in its setting (linear form)
- Access inc. pedestrian and cycle & for exit of emergency vehicles
- Speed limit on Chelmsford Road
- Environmental friendliness
- Sustainable construction
- Possibility of a model for consideration at committee
- Durability of materials
- Effect on listed building
- Whether there is still a need for a court house
- Landscaping
- Presence of detention facilities
- Lighting
- Maintenance of grass roof

DC7

**ERECTION OF 3X3 STOREY AND 1X2 BLOCKS, A TOTAL OF 24 FLATS ON LAND TO THE NORTH OF INGRAMS, FELSTED (1569/03/FUL)**

The Committee was updated on the progress on the Section 106 negotiations. Members were reminded that agreement had been reached on the first item, that the applicant would pay £41,472 to Essex County Council as a contribution to state education. With regard to Ingrams, the school had now agreed to sign the Agreement requiring it to carry out a schedule of renovation works.

However, with the provision of affordable housing, current policies did not require it to be provided in the size of development proposed. The school had refused to provide affordable housing within the scheme but had offered to pay a sum not exceeding that to be paid to the County Council (£41,472) into a fund to be spent on the provision of affordable housing. It was the view of officers that negotiations with the applicant had gone as far as possible and that the compromise solution should be accepted. The details of how such a scheme would work could be developed at officer level.

Some Members expressed disappointment that affordable housing had not been provided within the scheme, but recognised that progress had been made with regard to other aspects of the Agreement.

RESOLVED that the Head of Planning and Building Surveying, in consultation with the Chairman of the Committee, be authorised to approve application 1569/03/FUL Felsted, 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, requiring a contribution to educational infrastructure, require Ingrams to be restored and the school to pay a contribution to the provision of affordable housing.

**DC8 ENFORCEMENT OF PLANNING CONTROL – LAND AT THE THREE HORSESHOES MOLE END GREEN TAKELEY**

The Committee was advised of the unlawful change of use of land for the storage of motor vehicles, the siting of structures and carrying out of engineering works to provide hardstandings and tracks. It was recommended that action be taken to cause the cessation of the use and the removal of structures and the restoration of the land to its original condition.

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

**DC9 APPEAL DECISIONS**

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

APPEAL BY	APPLICATION	DESCRIPTION	APPEAL DECISION AND DATE	SUMMARY OF DECISION
T Ealey Esq	Orchard Cottage Carmel Street Great Chesterford  1148/03/FUL	Appeal against refusal to grant planning permission for erection of a new dwelling	DISMISSED	The Inspector concluded that the proposal would be detrimental to the character and appearance of the Conservation Area, but would have a satisfactory relationship with the adjacent properties

**DC10 PLANNING AGREEMENTS**

The Committee received the table setting out the current position regarding outstanding Section 106 Agreements.

The meeting ended at 4.40 pm.