

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 7 JUNE 2004**

Present:- Councillor R J Copping – Chairman.  
Councillors E C Abrahams, P Boland, W F Bowker, C A Cant,  
K J Clarke, C M Dean, C D Down, R F Freeman, J I Loughlin,  
J E Menell and A R Thawley.

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

**DC11 SITE VISITS**

Prior to the meeting Members visited the site of the following application.

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

**DC12 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor J F Cheetham and E J Godwin.

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

**DC13 MINUTES**

The Minutes of the meeting held on 17 May 2004 were signed by the Chairman as a correct record subject to the following amendments.

i) Minute DC5(a) – Approvals – Application 0567/04/FUL and 0573/04/FUL Great Hallingbury. The extra condition to read “hours of work 0700 to 1900 Monday to Saturday” and not “Sunday” as stated in the Minute.

ii) Minute DC8 – Enforcement of Planning Control – to correct the address from Mole End Green to Molehill Green

**DC14 SCHEDULE OF PLANNING APPLICATIONS**

**(a) Approvals**

**1) 1482/03/FUL and 2) 1670/03/LB Wicken Bonhunt** – 1) Alteration and conversion of barns into two dwellings, excluding 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.

Subject to additional conditions relating to extension to the parking area and the surfacing of the drive.

*Mr Christian spoke in support of the application.*

**0671/04/FUL Hatfield Heath** – Demolition of bungalows and construction of flats with parking – Ardley Crescent, Matching Road for Hatfield Heath Parish Council and English Villages Housing Association.

*Anne Bishop spoke in support of the application.*

**0531/04/OP Stansted** – 4 detached dwellings with garaging – Almont House, High Lane for Mr and Mrs A J Bishop.

**0606/04/FUL Stebbing** – Detached dwelling with garage, widen existing access – 4 Bran End Fields for executors of Mr R G Martin.

**2130/03/OP Great Dunmow** – Replacement dwelling to include garaging – Hill View, Braintree Road for Mr J Perry.

**0221/04/FUL Great Dunmow** – Replacement detached dwelling with garage – Heather Lodge, Ongar Road for Mr and Mrs R C Curtis.

Subject to additional conditions relating to an archaeological and wildlife survey.

**2229/03/FUL Hatfield Heath** – Demolition of factory and erection of dwelling and garage – Heath Engineering, The Works, Pond Lane for Foxley Builders Ltd.

**1) 0491/04/FUL and 2) 0492/04/LB Great Easton** – Change of use of barn to dwelling and work from home unit – Muscombs Barns for P Smith.

Subject to an additional condition to restrict commercial part to B1 use.

**0659/04/FUL Great Chesterford** – Single-storey front extension – 3 Spencer Road for Mr and Mrs Martin.

**1) 0493/04/FUL and 2) 0494/04/LB Broxted** – Change of use and alterations of barns to dwellings and home work units – Broxted Hill Farm for P Smith.

Subject to an additional condition to restrict commercial part to B1 use.

**0555/04/FUL High Easter** – Change of use of barn to dwelling with alterations – Manns Farm, High Easter Road for Mr and Mrs Ward.

Subject to additional conditions

- (i) The existing doors to the barn remain in a fixed open position each side of the glazed area.
- (ii) The existing garage be retained and used as an existing structure.
- (iii) Undertaking a bat survey.

**0665/04/FUL Great Chesterford** – Demolish existing dwelling and erect two replacement dwellings – Field Farm for John McLaren.

Subject to additional conditions relating to slab level details and the installation of a domestic sprinkler.

**(b) Planning Agreements**

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

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 ensuring the use of the building to the south of Great Hallingbury Manor known as the Piggeries for the repair and maintenance of vehicles shall cease and that no airport car parking occurs on the site.

**(c) District Council Development**

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

**0039/04/DC Quendon and Rickling** – Detached house – Plot 1, land at Woodside, Rickling Green for Uttlesford District Council.

**(d) Enforcement**

**0532/04/FUL Stansted** – Conversion of dwelling to three self-contained flats - 27 Silver Street for Mr C Salmon.

RESOLVED that enforcement action be taken to secure the return of the building to a single dwelling.

**(e) Site Visits**

The Committee agreed to visit the sites of the following applications on Monday, 28 June 2004.

**0631/04/FUL Wendens Ambo** – Two-storey front extension – Drayton Farm Cottage, Royston Road for J Costen.

Reason: To assess the impact on the character and appearance of the conservation area, including the loss of the preserved holly tree.

*Lyndsey Costen and Marian McDonald (Wendens Ambo Parish Council) spoke in favour of the application.*

**1) 0296/04/FUL and 2) 0297/04/CA Saffron Walden** – Pair of semi-detached dwellings – 20 King Street for Coalhouse Properties Ltd.

Reason: To assess the impact on neighbouring properties and access implications.

**1) 2240/03/FUL 2) 2241/03/LB and 3) 2242/03/CA Elmdon** – 1) Conversion of Farm Buildings to three residential units with annexe and garaging, post and rail fencing and new access drives. 2) Conversion of Farm Building to three residential units with annexe, demolition of cart shed and outbuilding. 3) Demolition of outbuilding and cart shed – Elmdon Bury Farm for Mr and Mrs N Pearson.

Reason: To assess the proposed access arrangements.

*Evelyn Pick spoke against the application.  
Mr Stubbings spoke in support of the application.*

**0614/04/FUL Wimbish** – Single-storey dwelling – land adjacent to St Helen, Tye Green for Mr A Walker.

Reason: To assess whether the site meets the requirement of an infill plot and whether it is an appropriate development in the countryside.

DC15

### USE OF SWAN MEADOW CAR PARK ON DAYS OF SITE VISITS

The Committee considered a report which had been submitted at the request of the Travel Plan Working Group as part of its consideration of the issues of car parking. It asked Members to consider the feasibility of using the Swan Meadow car park and collection by coach from there on days when site visits took place.

The Committee considered this request but concluded that it was not practical to arrange to return the Members to Swan Meadow at the end of the meeting. Members commented that the DC meeting was only held every three weeks and it was important for them to have easy access to the Council Offices. However, Members felt that it would be possible for them to use a smaller area of the car park.

RESOLVED that the Travel Plan Working Group be advised that the Development Control Committee Members would continue to park at the Council Offices but in a smaller reserved area.

DC16

### APPEAL DECISIONS

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION	SUMMARY OF DECISION
Mr C Duckworth	Pump Cottage High Street Stebbing Dunmow	Appeal against refusal to grant planning permission	7 May 2004 DISMISSED	The Inspector concluded that the dwelling would give use to a loss of privacy for

	UTT/1302/03/FUL	erection of a dwelling		the occupiers of the adjacent house, but considered it would enhance the street scene and have no adverse road safety unsequences
Mr & Mrs J Sweetland	12 High Stile Great Dunmow UTT/0817/03/FUL	Appeal against refusal to grant permission for new dwelling	20 Apr 2004 DISMISSED	The Inspector concluded that the development would have an adverse effect on the street scene
Mr & Mrs Rains	5 Warehouse Villas Stebbing UTT/1506/03/FUL	Appeal against refusal to grant permission for detached garage	15 Apr 2004 ALLOWED	The Inspector concluded that there would be no adverse effect on neighbours' amenity
Mr P Coward-Whittaker	Drury Cottage Drury Lane Aythorpe Roding Great Dunmow UTT/0537/03/FUL	Appeal against refusal to grant permission for detached annexe to a separate dwelling	6 Apr 2004 DISMISSED	The Inspector concluded that the development would be contrary to national and local planning policies
Mr and Mrs F Ives	Leighs Lodge Willows Green Great Leighs UTT/0661/03/FUL	Appeal against refusal to grant permission for addition of a telescopic mobile pool building to cover an existing pool within a walled courtyard	15 Apr 2004 DISMISSED	The Inspector concluded that the development would harm the integrity of Leighs Lodge, a listed building and its setting
APPEAL A Mighty Oak Development Ltd	Ivy Bungalow Feathers Hill Hatfield Broad Oak UTT/0818/03/FUL	Appeal against refusal to grant permission for replacement dwelling	20 Apr 2004 DISMISSED	The Inspector concluded that the scale of development was wholly inappropriate
APPEAL B Mighty Oak Development Ltd	Ivy Bungalow Feathers Hill Hatfield Broad Oak UTT/0826/03/FUL	Appeal against refusal to grant permission for replacement dwelling (& ancillary outbuilding on rear land)	20 Apr 2004 DISMISSED	The Inspector concluded that the development, although smaller than appeal A, was still inappropriate
Mr & Mrs K Ashworth	The Old Rectory High Roding Great Dunmow UTT/0411/03/FUL	Appeal against refusal to grant permission for re-alignment of hedge to provide sight lines from existing	30 Apr 2004 ALLOWED PART DISMISSED	The Inspector allowed part of the appeal for re-alignment of the access arrangement but dismissed that part relating to a new double garage. An

		new gates plus entry wall and double garage		application for costs by the appellant failed
Mrs J Green	Manor View Manor Road Little Easton Dunmow UTT/0607/03/OP	Appeal against refusal to grant permission for new private dwelling	4 May 2004 DISMISSED	The Inspector concluded that the development was inappropriate outside development limits
T J Lloyd	Orchard End Cannons Lane Hatfield Broad Oak UTT/1389/03/FUL	Appeal against refusal to grant permission for demolition of the existing dwelling and replacement with two chalet bungalows	1 Apr 2004 DISMISSED	The Inspector concluded that the development would be detrimental to the character and appearance of the area
T J Lloyd	Orchard End Cannons Lane Hatfield Broad Oak UTT/1600/03/FUL	Appeal against refusal to grant permission for demolition of the existing dwelling and erection of two chalet style dwellings	31 Mar 2004 DISMISSED	The Inspector concluded that the development would be detrimental to the character and appearance of the area
Mr R Stuart	Dainswood Cock Green Felsted ENF/176/01/D	Enforcement Appeal against refusal to grant permission for the breach of planning control as alleged in the notice is, without planning permission, the construction on the land of a store/workshop for the keeping, repair and maintenance of classic motor cycles, together with bikes and toys, the location of which is shown coloured blue on the plan attached to the notice	31 Mar 2004 DISMISSED	The Inspector agreed that the enforcement notice should be upheld
Phelps Travel	Plot one (Corner Plot) Wadmans	Appeal against refusal to grant permission for	30 Apr 2004 DISMISSED	The Inspector concluded that the development would be

	Builders Yard Catmere End Littlebury UTT/1479/03/DFO	construction of new house with detached garage		out of scale with its surroundings
Mr H Miles	Land adjacent to 7 Radwinter Road Saffron Walden UTT/1175/03/OP	Appeal against refusal to grant permission for single storey dwelling and change of access & new garage	4 May 2004 DISMISSED	The Inspector concluded that the development would leave the existing dwelling with too small a garden, and it would appear cramped on the site

## DC17      **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the schedule setting out the outstanding enforcement items. In relation to land at Anvil Cross, Great Hallingbury, it was reported that the committal hearing had been postponed for two weeks for further information to be obtained. It was confirmed that the land would be reinstated through the enforcement notice.

In respect of the barn at Hempstead Hall, Finchingfield Road, Hempstead, a report regarding authorisation for the issue of an enforcement notice would be considered at the meeting on 28 June.

## DC18      **CAPACITY FOR IMPROVEMENT IN DEVELOPMENT SERVICES AND THE USE OF PLANNING DELIVERY GRANT**

*The Chairman agreed to the consideration of this item on the grounds of urgency as comments had to be forwarded to the Environment Committee to be held the following day.*

Members considered a report which set out proposed solutions to address issues of capacity of services within development services, particularly the planning service, to deliver day-to-day service requirements in the face of increasing workloads.

RESOLVED that the Development Control Committee endorses the recommendation of the report to the Environment Committee and further recommends the appointment of an additional customer care officer. The Committee urges that the Environment Committee and the Resources Committee deal with this matter with expedience in view of the urgency of the situation.

The meeting ended at 4.20 pm.