

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 19 JULY 2004**

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

Officers in attendance:- M Cox, G Lyons, J R Mitchell, M Ovenden and
M J Perry.

DC28 SITE VISITS

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

0714/04/FUL Stansted – Nine flood lights around two tennis courts – Tennis Courts, Cambridge Road for Stansted Tennis Club.

0635/04/FUL Saffron Walden – Dwelling with garage, alteration to access, fence to boundaries – Land adjacent to 54 Summerhill Road for Mr & Mrs M Johnson.

DC29 APOLOGIES AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J F Cheetham, C M Dean, R F Freeman and A R Thawley.

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

Councillor J E Menell declared a personal non-prejudicial interest in applications 0846/04/FUL and 0847/04/LB Stansted and 1828/03/FUL Little Dunmow as a non-executive director of the PCT.

Councillor C A Cant declared a personal non-prejudicial interest in applications 0846/04/FUL and 0847/04/LB Stansted and 1828/03/FUL Little Dunmow as the District Council's representative on the PCT.

Councillor J I Loughlin declared a personal non prejudicial interest in application 0715/04/FUL Stansted and applications 0846/04/FUL and 0847/04/LB Stansted as a member of Stansted Parish Council.

DC30 MINUTES

The Minutes of the meeting held on 28 June 2004 were signed by the Chairman as a correct record subject to an amendment to Minute DC23 (b) refusals - application 0767/04/OP Great Chesterford, to read Mr & Mrs Matalee and not Morallee as stated in the Minute.

DC31

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.

0614/04/FUL Wimbish – Single story dwelling – land adjacent to St Helens, Tye Green for Mr A Walker.

This application would be referred to GO EAST as a departure from policy.

0635/04/FUL Saffron Walden – Dwelling with garage, alteration to access, fence to boundaries – land adjacent to 54 Summerhill Road for Mr & Mrs M Johnson.

Subject to an additional condition to amend the boundary position.

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

Subject to revised plans and an additional condition requiring the replacement of the holly with an equivalent species and size of tree.

0669/04/FUL Great Dunmow – New Police Station – Smiths Farm (formerly) Plot 7, Chelmsford Road (B184) for Essex Police Authority.

Subject to the additional items requested by Essex County Council, an additional condition requiring archaeology, highway conditions and details of priority for emerging vehicles.

0714/04/FUL Stansted – Nine floodlights around two tennis courts – Tennis Courts, Cambridge Road for Stansted Tennis Club.

Subject to an additional condition requiring resiting of the light nearest to the dwelling, lights not to be used when tennis was not being play and deleting references to 22:00 hours.

Miss Bitten spoke in support of the application. Mr Griffiths and Councillor Sell (Stansted Parish Council) spoke against the application.

(1) 0680/04/FUL and (2) 0865/04/LB Great Sampford – (1) Change of use of barn to dwelling, (2) change of use and restoration of barn to form dwelling – Dove House Farm, Tindon End for Mrs I Bush.

1570/03/FUL Ashdon – Fishing Lake – Goldstone Farm for J Furze.

Subject to an additional condition requiring details of a height barrier.

(1) 0367/04/FUL and (2) 0368/04/LB Felsted – Conversion of barn to dwelling and erection of carport/store – Abrahams Farm, Willows Green for Mr & Mrs R Dabbs.

0744/04/FUL Saffron Walden – Construction of skate board park – Lord Butler Leisure Centre, Thaxted Road for the Saffron Walden Skate Group.

Subject to an additional condition requiring details of security arrangements.

Councillor Murphy spoke in support of the application.

0330/04/FUL Saffron Walden – Enlarge extraction system – 85 Rowntree Way for Mr Victor Yau.

(b) Refusals

RESOLVED that the following applications be not granted for the reasons stated in the Officers report.

0822/04/FUL Great Dunmow – Proposed excavation to form surface water balancing pond, regrading existing levels with associated foul and surface water drainage and ancillary works – Land adjacent sectors 1 and 3 Woodlands Park for Wickford Development Co Ltd.

Reason: Contrary to the Master Plan, unsuitable position, loss of useable public open space and detrimental to amenity.

Mr Taylor spoke against the application.

(1) 0846/04/FUL and (2) 0847/04/LB Stansted - Change of use from residential to health centre, extension with alterations, pitched roof and basement car park – Spencer House, 5 Silver Street for M Vincent.

1952/03/OP Great Dunmow – Hotel with parking for 120 cars and fast food drive through and new access – Hoblongs Industrial Estate, Chelmsford Road for Aldis of Barking Ltd.

Reason: Inappropriate location for a fast food restaurant. It would attract traffic from the A120 and be detrimental to the appearance and character of Great Dunmow.

0715/04/FUL Wendens Ambo – Change of use of office building from B1 to residential - Courtlands for Mr K Willett.

1828/03/FUL Little Dunmow – 54 residential units, 49 units of affordable housing, retail units, doctors surgery and car parking – Proposed Village Neighbourhood Centre, Oakwood Park for Colonnade Residential Ltd and Plume Housing Association.

(c) Planning Agreements

0594/04/OP Hadstock – Agricultural workers dwelling – Little Bowsers for C R Barker.

RESOLVED that the Executive Manager Development Services in consultation with the Chairman of the Committee, be authorised to approve the above applications subject to the conditions to be recorded in the Town Planning Register and to look at the possibility of

converting the holiday let cottages and to the completion of an agreement under Section 106 of the Town and Country Planning Act to apply the agricultural occupancy terms to the existing farm house.

(d) 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.

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

DC32

PROPOSED VISITORS CENTRE AT STANSTED AIRPORT

The Committee was advised that BAA Stansted was required to provide a visitors centre as one of the obligations that it entered into with the Council when planning permission was granted last year. Officers and BAA Stansted had been looking at options for an appropriate north side site for this facility but each had been ruled out for various reasons. The north side location would be favoured by pure aviation enthusiasts due to the proximity to the runway but had the problem of major issues such as airside security and conflict with Countryside Planning Policy.

BAA Stansted had submitted an alternative proposal to use part of the second floor of Endeavour House as the Visitors Centre with a display and information area, viewing facility and lecture room. Officers had looked at this proposal and concluded that the main advantages were accessibility and timing, the disadvantage being the remoteness from the runway. The Council's Tourism Officer supported the proposal as a good general facility for airport visitors, providing that there was a tourism information point within the terminal.

Members generally took the view that this proposal was a compromise solution which would not be easy for the public to access nor benefit plane enthusiasts. It was hoped that BAA might find a site more in line with the original intention of the visitors centre.

RESOLVED that the Committee

- 1 Endorse the seeking of the separate provision of a tourist information point within the terminal area.
- 2 Ask Officers to continue to liaise with BAA Stansted to try and find a suitable north side site.

DC33

OAKWOOD PARK LITTLE DUNMOW REVISED MASTER PLAN

The Committee received a revised master plan for Oakwood Park, Little Dunmow which followed the approval of additional dwellings from 650 to 810. The Committee questioned whether the plan included sufficient detail to enable the public to comment on the proposals including the types of houses proposed for each section and comparisons with the original plan.

RESOLVED that the applicant be asked to provide a more detailed plan.

DC34

TERMS OF REFERENCE FOR PROPOSED MASTER PLAN - THAXTED ROAD EMPLOYMENT AREA SAFFRON WALDEN

Further to the previous meeting, Officers had prepared draft terms of reference for the preparation of the Master Plan for these sites.

Members agreed to this and made a number of additions including the views of Friends of the Earth, flood prevention, affordable housing, density, open space/leisure, parking and less emphasis on live work.

RESOLVED that the terms of reference be approved.

DC35

APPEAL DECISIONS

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

Location & Application No	Description	Appeal Decision & Date	Summary of Decision
Pump Cottage High Street Stebbing Dunmow 1302/03/FUL	Appeal against refusal to grant planning permission for erection of a dwelling	7 May 2004 DISMISSED	The Inspector concluded that the dwelling would give use to a loss of privacy for the occupiers of the adjacent house, but considered it would enhance the street scene and have no adverse road safety unsequences
12 High Stile Great Dunmow 0187/03/FUL	Appeal against refusal to grant permission for new dwelling	20 April 2004 DISMISSED	The Inspector concluded that the development would have an adverse effect on the street scene
5 Warehouse Villas Stebbing 1506/03/FUL	Appeal against refusal to grant permission for detached garage	15 April 2004 ALLOWED	The Inspector concluded that there would be no adverse effect on neighbours' amenity
Drury Cottage Drury Lane Aythorpe Roding Great Dunmow 0537/03/FUL	Appeal against refusal to grant permission for detached annexe to a separate dwelling	6 April 2004 DISMISSED	The Inspector concluded that the development would be contrary to national and local planning policies
Leighs Lodge Willows Green Great Leighs 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 April 2004 DISMISSED	The Inspector concluded that the development would harm the integrity of Leighs Lodge, a listed building and its setting

Ivy Bungalow Feathers Hill Hatfield Broad Oak 0818/03/FUL	Appeal against refusal to grant permission for replacement dwelling	20 April 2004 DISMISSED	The Inspector concluded that the scale of development was wholly inappropriate
Ivy Bungalow Feathers Hill Hatfield Broad Oak 0826/03/FUL	Appeal against refusal to grant permission for replacement dwelling (& ancillary outbuilding on rear land)	20 April 2004 DISMISSED	The Inspector concluded that the development, although smaller than appeal A, was still inappropriate
The Old Rectory High Roding Great Dunmow 0411/03/FUL	Appeal against refusal to grant permission for re-alignment of hedge to provide sight lines from existing access, new gates plus entry wall and double garage	30 April 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 application for costs by the appellant failed
Manor View Manor Road Little Easton Dunmow 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
Orchard End Cannons Lane Hatfield Broad Oak 1389/03/FUL	Appeal against refusal to grant permission for demolition of the existing dwelling and replacement with two chalet bungalows	1 April 2004 DISMISSED	The Inspector concluded that the development would be detrimental to the character and appearance of the area
Orchard End Cannons Lane Hatfield Broad Oak 1600/03/FUL	Appeal against refusal to grant permission for demolition of the existing dwelling and erection of two chalet style dwellings	31 March 2004 DISMISSED	The Inspector concluded that the development would be detrimental to the character and appearance of the area
Dainswood Cock Green Felsted 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	31 March 2004 DISMISSED	The Inspector agreed that the enforcement notice should be upheld

	cycles, together with bikes and toys, the location of which is shown coloured blue on the plan attached		
Plot one (Corner Plot) Wadmans Builders Yard Catmere End Littlebury 1479/03/DFO	Appeal against refusal to grant permission for constructing new house with detached garage	30 April 2004 DISMISSED	That Inspector concluded that the development would be out of scale with its surroundings
Land adjacent to 7 Radwinter Road Saffron Walden 1175/03/OP	Appeal against refusal to grant permission for single storey dwelling and change of access and new garage	4 May 2004 DISMISSED	The Inspector concluded that the development would leave the exiting dwelling with too small a garden and it would appear cramped on the site

DC36

ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT

The Committee received the schedule setting out the outstanding enforcement cases.

The meeting ended at 4.20 pm.