

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 9 AUGUST 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,  
J E Menell and A R Thawley.

Officers in attendance:- L Bunting, G Lyons, J R Mitchell, C Oliva and  
M Ovenden.

**DC37 APOLOGIES AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors E J Godwin and  
J I Loughlin.

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

Councillor A R Thawley declared a personal non-prejudicial interest in  
application 0844/04/FUL Newport as he knew the objector personally.

Councillor J E Menell declared a personal non-prejudicial interest in application  
1007/04/DFO Littlebury as a member of Littlebury Parish Council.

**DC38 MINUTES**

The Minutes of the meeting held on 19 July 2004 were signed by the  
Chairman as a correct record.

Councillor Bowker referred to Minute DC25 of the meeting held on 28 June  
2004 during which a visit to live/work units had been suggested. The  
Executive Manager Development Services said that he had been unable to  
arrange the visit and was looking at a wider tour in the future.

**DC39 BUSINESS ARISING**

**(i) Minute DC31 (c) Planning Agreements – 0594/04/OP Hadstock**

A letter had been received from the agent for the owner of Little Bowsers,  
Hadstock concerning the decision made by Members at the last meeting for  
the completion of an agreement under Section 106 of the Town and Country  
Planning Act to place an agricultural 'tie' on the existing farmhouse. The letter  
stated that the applicant would not be willing to enter into the agreement. The  
agent considered that the S106 agreement was not necessary and asked that  
the proposal be determined without the agreement.

RESOLVED that the original decision for approval with conditions  
subject to a S106 agreement be overturned and that the application  
now be refused on the grounds that there was alternative residential

provision on the site which rendered the requirement for a new building unnecessary.

*Mr Brian Christian spoke for this application.*

**(ii) Minute DC33 – Oakwood Park Little Dunmow**

Councillor Cheetham referred to this item and said that a site visit would be useful. The Executive Manager Development Services said that it would be included on the Members' general tour of the district.

DC40

**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) 0350/04/FUL and (2) 0351/04/LB Great Dunmow** – (1) and (2) Erection of first and second floor rear extensions and internal alterations to form nine bedroom tourist accommodation and ancillary parking – Kings Head Public House for P Morris, J Hylton and G Boyd.

Subject to additional conditions regarding car park surfacing details to be submitted and opening hours to exclude 11.00 pm to 6.00 am.

*Mr Lowe spoke in support of the above item.*

**2010/03/DFO Great Dunmow** – Proposed access incorporating part of existing crossover – former Highways Depot, Haslers Lane for Bellway Homes (Ltd).

Subject to a combination of options 2 and 3 being agreed to.

**1119/04/FUL Hatfield Heath** – Erection of first floor and single-storey rear extension; erection of front porch – Raj of India, Kenwood, Chelmsford Road for Mr Ranham.

Subject to additional conditions regarding extraction equipment and drainage.

**0628/04/FUL Elmdon** – Erection of detached dwelling – White Friars, Duddenhoe End for Mr H Macey and Ms H Elias.

Subject to additional conditions deleting roof lights and using garage for the parking of vehicles only.

**0884/04/FUL Felsted** – Erection of replacement dwelling – Longdale, Bannister Green for Ms J E Smith.

Subject to additional conditions requiring slab levels and deletion of doors to the first floor of the rear elevation

**1066/04/FUL Great Canfield** – Erection of replacement 1½ storey dwelling and garage – The Gunns, Great Canfield Road for Foxley Builders Ltd.

Subject to additional condition requiring slab levels.

**1159/04/OP Great Canfield** – Outline application for erection of replacement two storey dwelling – Colindale, Bullocks Lane for Inter County Estate Agents Ltd.

Subject to an additional condition preventing height of the replacement dwelling being greater than that of neighbouring dwellings.

**0724/04/FUL Takeley** – Change of use to residential, demolition of existing buildings and erection of five new dwellings with garaging and construction of new access – Cambridge Road Service Station, The Street for K M P Associates.

Subject to the amendment of condition 8 regarding a footway across frontage being provided prior to the development taking place.

**0985/04/FUL and 0986/04/LB Debden** – Refurbishment and 1½ storey extension to windmill – The Old Windmill, Mill Road for Mr and Mrs Alwood.

Subject to additional conditions regarding slab levels and the preservation of trees on the site.

**2204/03/FUL and 2205/03/LB Stebbing** – Conversion of barn to holiday/short term let accommodation – Carters Farm for D A and A D R Hills and Sons.

**0719/04/FUL Thaxted** – Conversion and extension of barn to form dwelling. Alterations to existing outbuilding to provide garaging and store – Stones Corner, Bardfield End Green for Mr and Mrs I Harrison.

**1041/04/FUL Great Hallingbury** – Change of use and extensions of dwelling to form school – Howe Green Lodge, Howe Green for The Howe Green Educational Trust.

Subject to additional condition requiring sound insulation and a note stating that there should be no increase in the school roll.

**0867/04/FUL Birchanger** – Erection of detached outbuilding forming garage, carport and games room. Alteration to existing vehicular access – 17 Bradley Common for Mr P J Devlin.

Subject to additional conditions deleting the balcony and preventing residential occupation.

## **(b) Refusals**

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

**0900/04/OP Great Dunmow** - Outline planning for residential development – Land south of Springfield – Mr and Mrs R W Owers.

Reason: Access provided is unacceptable and detrimental to highway safety.

*Mr Michael Soloman, Mr Parish and Councillor Silver spoke in support of the above application. Mr Geoff Powers spoke against the application.*

**(1) 1019/04/OP and (2) 1017/04/FUL Saffron Walden** – (1) Outline application for live/work units, business support facilities, other employment use and new roadworks. (2) Erection of 42 no. live/work units with offices, new vehicular and pedestrian access – Thaxted Road for Granite Property Development.

Reason: Contrary to recommendation as premature in advance of an approved master plan, Environment Agency comments, inadequate case for live/work units on an allocated employment site and highway objections.

*Mr Peter Claydon and Mr Lawrie Turner spoke in support of the above application. Mr Paul Garland and Councillor Ketteridge spoke against the application.*

**0818/04/FUL Elsenham** – Conversion of stable block to motel – The Stables, Gaunts End for Mr I Hussain.

Reason: Contrary to recommendation on grounds of inappropriate development in the countryside / CPZ and increase in traffic.

**0958/04/FUL Felsted** – Construction of two replacement dwellings, demolition of existing dwelling and alteration to access – Moana, Braintree Road for M and P Dunn Ltd.

Reason: Contrary to recommendation on grounds of over-development.

**1007/04/DFO – Littlebury** – Erection of detached house and garage – Wadhams Builders Yard, Catmere End for Phelps Travel.

Reason: Contrary to recommendation on grounds of height and bulk.

**0607/04/FUL Little Dunmow** – Change of use from public land to garden – 1 Baynard Avenue for Mr P Morgan.

Reason: Contrary to recommendation on the grounds of deviation from master plan, 2.5 m wall, loss of space, outside development limits and loss of amenity.

### **(c) Deferrals**

RESOLVED that the following applications be deferred.

**1906/03/OP Little Hallingbury** – Outline application for erection of agricultural dairy unit and two dwellings – Little Hallingbury Park for David Milne.

Reason: For site visit to be arranged and revised report prepared to establish the size of dwellings for herdsman and whether two dwellings were required before expansion occurs .

**1014/04/FUL Wendens Ambo** – Change of use of building from offices to three dwellings – Courtlands, Royston Road for N B Piggott.

Reason: For site visit to be arranged to examine the highway and for officers to prepare further report.

*Mr Piggott spoke for the above application.*

**0844/04/FUL Newport** – Construction of two detached dwellings with garaging and improved access. Demolition of existing building – Hamara Ghar, London Road for Lovell Sims Ltd.

Reason: For site visit to be arranged for the assessment of the impact of the proposal on the amenity of neighbours.

*Mr Taylor spoke against the above application. Mr Jackson spoke in support of the application.*

#### **(d) County Matters**

RESOLVED that Essex County Council be advised that the District Council had no objections to the following application provided that it complied with national and local policies.

**1252/04/CC Saffron Walden** – Demolition of dwelling and redevelopment to form new civic amenity centre with associated access roads and junction to B184 – land off Thaxted Road for Essex County Council.

#### **(e) Site Visits**

The Committee agreed to visit the sites of the following applications on Tuesday 31 August 2004.

**1906/03/OP Little Hallingbury** – Outline application for erection of agricultural dairy unit and two dwellings – Little Hallingbury Park for David Milne.

Reason: To assess the impact of the proposal on the surrounding area.

**1014/04/FUL Wendens Ambo** – Change of use of building from offices to three dwellings – Courtlands, Royston Road for N B Piggott.

Reason: To examine the highway and for officers to prepare further report.

**0844/04/FUL Newport** – Construction of two detached dwellings with garaging and improved access. Demolition of existing building – Hamara Ghar, London Road for Lovell Sims Ltd.

Reason: To assess the impact of the proposal on the amenity of neighbours.

**(1) 1024/04/OP/DFO (2) 1026/04/DFO (3) 1194/04/DFO Stansted/Birchanger** – (1) Siting, design and external appearance of buildings pursuant to Condition C.1.1 of 0443/98/OP. (2) Submission of landscaping pursuant to Conditions C.4.1 and C.4.2 of 0443/98/OP. (3) Submission of access and bridge materials pursuant to Conditions C.1.1 and C90B of 0443/98/OP.

Reason: To gain overview of proposal.

**DC41 TREE PRESERVATION ORDER 3/04 ST JOHN'S CRESCENT STANSTED**

The Committee received a report concerning the consideration of objections made in respect of a tree preservation order on trees at No 2 St John's Crescent, Stansted. The grounds for the objections were that the trees were shallow rooted and had grown so tall that they were susceptible to being wind thrown.

On inspection by the Council's Landscape Officer, no evidence had been found to substantiate the grounds of the objections. Officers had therefore recommended that the tree preservation order be confirmed without amendment.

Councillor Cheetham requested that photographs be provided of trees concerned in any order in future.

RESOLVED that Tree Preservation Order 3/04 St John's Crescent, Stansted be confirmed without amendment.

**DC42 PROPOSED WORKS TO TWO YEW TREES AT BRIDGE END GARDENS SAFFRON WALDEN – WITHIN CONSERVATION AREA**

The Committee received a report seeking Members' consideration of the proposed pruning and reshaping of two yew trees in Bridge End Gardens which were within the Conservation Area.

On inspection by the Council's Landscape Officer, the trees were found to be of approximately four metres in height and in good general health. The trees had been allowed to become over extended and had lost much of their shape. It was considered that hard pruning would be necessary to restore the original shape and size of the two trees.

RESOLVED that the two yew trees be reduced by 50% in size and reshaped.

**DC43 ADVANCE REPORT OF ISSUES RELATING TO THREE SEPARATE APPLICATIONS FOR RESERVED MATTERS FOR RESIDENTIAL DEVELOPMENT AT ROCHFORD NURSERIES STANSTED/BIRCHANGER**

The Committee received a report concerning three applications for approval of reserved matters, which had been submitted on behalf of Taylor Woodrow Developments Limited by the Barrow Millmore Planning Partnership. The

applications related to the erection of 315 dwellings at Rochford Nurseries which had been granted outline planning permission in February 2004.

It was reported that the advance reporting scheme was currently being tested by the authority to improve performance in determining major applications within the 13-week target set by Government. All three of the reported reserved matters applications were deemed to be major by virtue of the application site area and the number of dwellings proposed in the original application.

The Policy and Development Control Liaison Officer gave a summary of the proposals as set out in the advanced report.

Members discussed the report and raised a number of issues to be broached with the developer.

- Visual impact to the north of the site
- Layout and function
- Shape of school site
- Parking for school
- Amount of parking
- Relationship with adjoining site
- Permeability of layout
- Indicative development of school site and health centre
- Individual details of house types
- Drainage
- Design of and parking provision for affordable housing
- Land surveys all confirmed at this stage
- Sustainability
- Energy efficiency
- Design and layout of squares
- Density of affordable housing
- Balcony spaces on flats
- Footpath links
- Amenity provision, eg shops
- Community facilities
- Recycling centre
- Maintenance of open spaces
- Further exploration of 1:100 year events, eg rainfall

DC44

## APPEAL DECISIONS

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

Location & Application No	Description	Appeal Decision & Date	Summary of Decision
Land adjacent to The Cottage Fullers End Elsenham 1578/03/DFO	Appeal against refusal to grant planning permission for detached house and garage	13 July 2004 DISMISSED	The Inspector concluded that the design was unacceptable in relation to the character of its surroundings

Lindsell Hall Lindsell Great Dunmow  0700/03/FUL	Appeal against refusal to grant planning permission for conversion and change of use of a rural building to form a dwelling	12 July 2004  ALLOWED	The Inspector concluded that conversion was appropriate having regard to the structure and appearance of the building
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DC45 **PLANNING AGREEMENTS**

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

DC46 **ANY OTHER BUSINESS**

**(i) Start Hill**

The Executive Manager Development Services referred to works in relation to industrial development at Start Hill which was threatening a number of preserved trees. He advised Members that prosecution action could be taking place.

**(ii) Chairman**

The Chairman said that this meeting would probably be his last as he would be moving to Shropshire in the near future. He thanked Members for their support.

The Executive Manager Development Services said that he had enjoyed working with the Chairman and that he had raised the profile of the Committee.

Councillor A R Thawley reiterated these comments and said the Chairman had done a good job. He also referred to major changes which the Chairman had pursued and hoped that the Committee would build on these.

Councillor J F Cheetham stated that, although she had not always agreed with the Chairman, she considered that the Committee had moved forward under his chairmanship.

Councillor E C Abrahams wished the Chairman every happiness and said that he had been an excellent Chairman.

The meeting ended at 6.15 pm.