

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00pm on 31 AUGUST 2004**

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

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

DC47 **SITE VISITS**

Prior to the meeting the Committee visited the sites of the following applications:-

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

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

1906/03/OP Little Hallingbury – agricultural dairy unit and two dwellings – Little Hallingbury Park for David Milne.

(1) 1024/04/OP/DFO (2) 1026/04/DFO (3) 1194/04/DFO Stansted/Birchanger – (1) siting design and external appearance of buildings (2) submission of landscaping (3) submission of access and bridge materials – residential development at Rochford Nurseries Stansted/Birchanger.

DC48 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors E C Abrahams and P Boland.

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

Councillor J F Cheetham declared a personal non prejudicial interest in application 1034/04/LB Stansted as she knew the Director of the Trust, a personal non prejudicial interest in application 1160/04/FUL Takeley as she lived approximately 200 yards from the site, and a personal non prejudicial interest in application 0911/04/FUL as she knew the person who was likely to be the lessee.

Councillor E J Godwin declared a personal non prejudicial interest in applications 1024/04/DFO and 1026/04/DFO Birchanger as a member of Birchanger Parish Council.

Councillor J E Menell declared a personal non prejudicial interest in application 1327/04/FUL Littlebury as a Member of Littlebury Parish Council.

Councillors J I Loughlin and C M Dean declared personal non prejudicial interests in applications 1024/04/DFO and 1026/04/DFO as members of Stansted Parish Council. Councillor Dean also declared an interest in application 1737/03/FUL Great Dunmow as she was friends with the applicant's sister.

DC49 **MINUTES**

The Minutes of the meeting held on 9 August 2004 were signed by the Chairman as a correct record subject to an amendment to Minute DC37 to correct Councillor Thawley's interest to 0884/04/FUL Felsted.

DC50 **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.

1006/04/DFO Great Dunmow – reserved matters for erection of 105 dwellings and garages with associated highway works – Sector 1, Emblems 2, land to the north of Godfrey Way for Wickford Development Co Ltd.

Subject to a condition restricting the use of Godfrey Way for construction traffic and details of lighting to be provided.

1026/04/DFO Birchanger – reserved matters submission of landscape C.4.1 and C.4.2 of 0443/08/OP – land at Rochford Nurseries for Taylor Woodrow Developments Ltd.

Mr Newman spoke in support of the application.

1204/04/FUL Great Dunmow – replacement 15 metre monopole with six antenna, dishes and equipment cabinets, retention of existing works, removal of redundant monopole – ntl Transmitting Station, Eastern Electric Sub Station, Station Road for ntl Group Ltd.

Mr Hewitt spoke in support of the application.

(1) 1166/04/FUL and (2) 1167/04/LB Broxted – (1) and (2) change of use from agricultural to four live/work units – Broxted Hall Farm for the Broxted Hall Trust.

1034/04/LB Stansted – single storey extension, internal alterations and replacement windows – Corner Thatch, 17 Bentfield Road for the Battlement Trust.

(1) 0701/04/FUL and (2) 0702/04/LB Little Hallingbury – (1) change of use of barn to dwelling and double garage (2) change of use of barn to dwelling with internal alterations and attached garage – Little Hallingbury Hall for Mr & Mrs S Hardwick.

Subject to additional conditions relating to noise insulation and an archaeological watching brief.

1737/03/FUL Great Dunmow – three shops with three flats above with parking to rear – land to the west of the Chequers Inn, Stortford Road for Mr D G Whitney.

1065/04/FUL Great Chesterford – removal of condition C90C of planning consent on application UTT/0213/02/FUL – All Saints Churchyard for PPC of All Saints Church.

Subject to an additional condition preventing the use of amplified music, audible outside the premises.

(1) 1160/04/FUL and (2) 1161/04/LB Takeley – demolition of outbuilding, extension to coach house to provide bed and breakfast accommodation, new garage with playroom – The White House, Smiths Green for Mike Shields.

Subject to an additional condition relating to the details of the access arrangements and an archaeological watching brief.

(1) 0790/04/FUL and (2) 0791/04/LB Great Dunmow – conversion of barn and stable to dwelling, double cart shed/store and new access, change of use from agricultural use to garden use – Highwood Farm, Buttleys Lane for Mr and Mrs J A Maffia.

Subject to the deletion of condition 3 and an archaeological watching brief.

1241/04/FUL Debden – village hall and pitched roof to existing shop – Debden Village Hall for Debden Parish Council.

0911/04/FUL Takeley – remove the second sentence of condition C90D of outline planning approval UTT/0016/03/OP “furthermore no more than 360 square meters shall be used/occupied or operated as a single unit” – former Hall Caravan Centre, Dunmow Road for Messrs R & D McGowan.

Subject to an additional condition to restrict numbers of vehicle movements.

Donald McGowan spoke in support of the application.

1048/04/FUL Widdington – rear conservatory – 24 Hamel Way for Mr T Ellis.

1067/04/REN High Roding – single storey pitched roof rear extension – 3 New Cottages for Miss E L Petrie.

(b) Refusals

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

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

It was further RESOLVED that officers assess the need for tree preservation orders at this site.

A representative from Wimbish Parish Council spoke against the application, Mr Piggott spoke in support of the application.

0844/04/FUL Newport – two detached dwellings with garaging and improved access, demolish existing bungalow – Hamara Ghar, London Road for Lovell Sims Ltd.

Reason: Loss of amenity of neighbouring properties.

Mr Taylor spoke against the application. Mark Jackson spoke in support of the application.

1024/04/DFO Birchanger – reserved matters application for 315 dwellings, pursuant to condition C.1.1 of UTT/0443/988/OP – siting design and external appearance of the buildings – land at Rochford Nurseries for Taylor Woodrow Developments Ltd

Mr Newman spoke in support of the application

(c) Deferrals

RESOLVED that the following applications be deferred.

1906/03/OP Little Hallingbury – Agricultural dairy unit and two dwellings with all matters reserved – Little Hallingbury Park for David Milne.

Reason: For receipt of a full application and the making of Tree Preservation Orders, if necessary.

Mr Hardwick spoke against the application.

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

Reason: For further negotiation on a reduced scheme.

Michael Aves spoke in support of the application.

(1) 1248/04/GD, (2) 1249/04/GD and (3) 1250/04/GD Saffron Walden – (1) erection of marquees on 56 days of the year for corporate and private functions, (2) expand the existing use from Heritage Visitor Attraction to include corporate and private functions, including dinners, drinks receptions and civil wedding ceremonies and (3) car park, access and ticketing building – Audley End House, Audley End Road for English Heritage.

Reason: For further negotiations.

1327/04/FUL Littlebury – detached house and garages, detached shed/greenhouse – land off Howe Lane for Mr & Mrs I Roberts.

Reason: to carry out further consultation.

Peter Farnsworth, Littlebury Parish Council spoke against the application. Ian Roberts spoke in support of the application.

(c) Site Visits

The Committee agreed to visit the sites of the following applications on Monday 20 September 2004.

2062/03/FUL Hatfield Heath – replacement dwelling and detached triple open fronted garage – Mill End, Mill Lane for Mr & Mrs Fish.

Reason: To assess the scale of the dwelling and the effect on the open countryside.

Bill Bampton spoke in support of the application.

1141/04/FUL Saffron Walden – loft conversion with six dormer windows – 14 Little Walden Road for Mr & Mrs Damary-Homan.

Reason: To assess the impact on neighbouring properties.

DC51

UTT/0518/02/FUL – LAND AT THE LAURELS YARD DUNMOW ROAD TAKELEY – PROPOSED REVISIONS

At the meeting on 7 April 2003 the Committee had granted planning permission for the development at the Laurels Yard subject to a Section 106 Agreement to ensure that the development took place within the overall Prior's Green development. The views of the Committee were now sought on whether the development of the site could proceed independently. The Priors Green development did not yet have planning permission, due to land dispute problems delaying the completion of the agreement.

Mr McGowan, the applicant, attended the meeting and argued that this particular site had brown field status and its development could be brought forward on its own merits.

It was now proposed that the Section 106 agreement be amended to enable the development to proceed independently if the development of Priors Green

had not commenced by March 2005. Independent access would have to be obtained from the old A120 with the proviso that if the Priors Green development started by 31 March 2007 the access should be from the estate road as originally proposed.

Members expressed concern about the delay of the Priors Green development and asked whether officers had looked at the option of compulsory purchase. It was agreed that the early development of the Laurels Yard should be considered, though detailed consultation would need to take place with the Highways Authority and the local Parish Councils.

RESOLVED that further discussions be held regarding the independent development of the Laurels Yard Site.

DC52

LAND ADJACENT TO WINTERBECK NORTH HALL ROAD HENHAM – ENFORCEMENT OF PLANNING CONTROL

The Committee received a report concerning unlawful works on this site which included ground works, the siting of a mobile home and the installation of services. It was unlikely that planning permission would be forthcoming for the retention of the hard surface and mobile home if applied for. The siting was unacceptable in a rural location and it was expedient for enforcement action to be taken.

RESOLVED that enforcement and if necessary legal action, be taken to bring about the removal of the mobile home from the land, the removal of the hard surfacing and the removal of services installed in connection with the mobile home.

DC53

LAND AT OAK LODGE/WATERSIDE COTTAGE JACKS LANE TAKELEY – ENFORCEMENT OF PLANNING CONTROL

The Committee was advised of a breach of a planning condition requiring that a detached annex, Waterside Cottage, should only be occupied by dependant relatives of the resident of the main dwelling on the site known as Oak Lodge.

The daughter and son in law currently occupied the annex independently. This was a breach of condition as they were not dependant relatives. The owner had been invited to discuss this situation with officers with a view to ensuring that while his daughter and son in law lived in Waterside Cottage, it remained subservient to Oak Cottage, and the occupation did not result in the separation of the units so as to create two or more dwelling units. The owner had not responded to the request and in the circumstances it was considered that an enforcement notice should be issued to ensure that the objectives of condition C.6.12 were safeguarded for the future.

RESOLVED that enforcement action and, if necessary, legal proceedings be taken to secure the objectives of condition C.6.12 of planning permission UTT/1136/97/FUL.

DC54 **LAND AT 8 WESTBURY HOUSE STORTFORD ROAD GREAT DUNMOW – ENFORCEMENT OF PLANNING CONTROL**

The Committee received a report concerning the derelict and neglected condition of an unoccupied semi detached dwelling house and garden curtilage.

RESOLVED that enforcement action and, if necessary, legal proceedings be taken to ensure the proper maintenance of the land.

DC55 **LAND ADJACENT TO NETHERFIELD BIGODS LANE GREAT DUNMOW – ENFORCEMENT OF PLANNING CONTROL**

The Committee was advised of the change of use of agricultural land to garden that had taken place following an earlier refusal of planning permission for such change. Officers considered that the manicured appearance of the site was out of place with the surrounding agricultural land and extended the urbanisation of the area into the countryside. Members suggested that an explanatory note be sent to the owners of the property clarifying the changes that could be made to the land.

RESOLVED that enforcement action, and if necessary, legal proceedings be taken to secure the cessation of the use of the land as a private garden.

DC56 **TREE PRESERVATION ORDER 4/04 SOUTH LODGE QUENDON PARK**

The Committee considered an objection that had been received against the serving of a Tree Preservation Order on a scots pine tree at Quendon Park. The tree was considered to be of significant amenity value contributing to the fabric of the historic park.

RESOLVED that the Tree Preservation Order be confirmed without amendment.

DC57 **APPEAL DECISIONS**

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

Location	Description	Appeal Decision and Date	Summary of Decision
Formentor Wrights Green Little Hallingbury UTT/0733/03/FUL	Appeal against refusal to grant permission for detached garage	23 July 2004 DISMISSED	The Inspector concluded that the proposed garage, set forward of the house, would be intrusive to the street scene.

DC58

ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

The Committee received the schedule of outstanding enforcement cases. Members were advised that a District wide injunction had been obtained against Mr Goodwin in respect of airport related parking. There would be a further hearing to determine costs.

The meeting ended at 7.25 pm.