

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 11 OCTOBER 2004**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, K J Clarke, C M Dean, C D Down,
E J Godwin, J I Loughlin and J E Menell.

Officers in attendance:- M Cox, N Ford, H Lock, J R Mitchell and M Perry.

DC74 SITE VISITS

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

1179/04/FUL Little Chesterford – Change of use to residential and new access – The Coach House, Springwell for Julian Rosalind and Richard Mash.

1131/04/FUL Great Easton – Extensions and change of use of stables and garage to dog training centre – Barnard’s Bridge, Snow Hill for Ms A Munson.

(1) 1397/04/FUL (2) 1398/04/LB and (3) 1393/04/FUL – (1) Change of use of care home to 6 dwellings. (2) works to convert main building and outbuildings to dwellings. (3) Two storey building for residential care, day centre with parking and alteration to access – Orford House, Ugley.

DC75 ANNOUNCEMENTS

The Chairman informed the meeting that Councillors Bowker and Freeman were currently in hospital. The Committee sent their best wishes for a speedy recovery. She also reported that the Planning Control Manager – South Area, Mike Ovenden had recently had a new baby and the Committee asked that its best wishes be sent to him and his wife.

DC76 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland, W F Bowker, J F Cheetham, R F Freeman and A R Thawley.

Councillor E C Abrahams declared a personal prejudicial interest in applications 1140/04/FUL and 1141/04/LB Clavering as he owned the house opposite the application site. He would leave the meeting for the consideration of this item.

Councillor J E Menell declared a personal non-prejudicial interest as a member of Littlebury Parish Council and as a non-executive director of the PCT.

DC77 **MINUTES**

The Minutes of the meeting held on 20 September 2004 were signed by the Chairman as a correct record.

DC78 **BUSINESS ARISING**

(i) **Minute DC67 – Land opposite Fox and Hounds Public House High Street Clavering – Enforcement**

The Committee was advised that notices were being prepared and would be served in due course.

(ii) **Minute DC69 – Change of use to Bed and Breakfast – Bonningtons George Green Little Hallingbury**

Since the last meeting, the applicant had indicated that he was not now prepared to enter into the 106 Agreement. It was therefore

RESOLVED that planning permission be not granted and enforcement action be authorised against the development that had already taken place.

DC79 **APPLICATION WITHDRAWN**

It was noted that applications 1248/04/GD and 1249/04/GD Saffron Walden had been withdrawn.

DC80 **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.

1179/04/FUL Little Chesterford – Change of use to residential and access – The Coach House, Springwell for Julian Rosalind and Richard Mash.

The recommendation required an existing access to be closed off. Members resolved to grant condition without this consent subject to ECC's approval

Mrs Mash spoke in support of the application. Councillor Tealby-Watson spoke against the proposed access arrangements.

(1) 1257/04/FUL and (2) 1258/04/LB Saffron Walden – (1) and (2) Change of use from agricultural farm building to dwelling – building adjoining Herberts, Debden Road for Mr & Mrs H E Wiseman.

1426/04/FUL Great Hallingbury – Change of use in warehouse development from B8 (storage/distribution) to B1 (business use/light industrial) – Land at Stansted Distribution Centre for Coastwind Ltd.

Subject to an amendment to the hours of use on Saturday from 7.00am to 1.00pm.

(b) Refusals

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

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

1131/04/FUL Great Easton – Extensions and change of use of stables and garage to dog training centre – Barnard's Bridge, Snow Hill for Ms A Munson.

Reasons: 1) Refusal reason 2 as set out in the report 2) Lack of adequate car parking and turning.

(1) 1440/04/FUL and (2) 1441/04/LB Clavering – (1) and (2) Change of use of building from agricultural to live/work unit – Butt's Farm Barns, Bird Green for David House.

Fiona Cannon spoke in support of the application.

Councillor Abrahams left the meeting for the consideration of this item.

1430/04/FUL Takeley – New access, pair of 3 bed semi's with garages, pair of 2 bed semi's with garages, 6 x 3 bed semi's linked with garages and linked detached 3 bed house – Land at The Street for Foxley Builders Ltd.

Reason: Over development, lack of adequate parking, out of character with surrounding area.

1455/04/OP Great Chesterford – Residential development – former allotment site, Rose Lane for Mr D Plumb.

(c) Deferrals

RESOLVED that the following application be deferred.

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 repairs – Ashfield Polo and Equestrian Centre for Mr & Mrs T Chambers.

Reason: For further consultation on revised plans.

(d) Planning Agreements

1421/04/OP Takeley – Outline application for erection of single dwelling – Land to the south of The Laurels, Dunmow Road for Messrs R & D McGowan.

RESOLVED that the Executive Manager - Development Services, 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 requiring contributions to social, amenity and infrastructure requirements and to link this site with the larger development, preventing its development in isolation in accordance with the Takeley/Little Canfield SPG.

(e) Site Visit

The Committee agreed to visit the site of the following application on Monday 1 November 2004.

1332/04/FUL Stebbing – Dwelling with garage and access – Land rear of Church Cottage, Church End for Mr S Galpin.

Reason: To assess the impact on the conservation area and the amenity of adjoining properties.

DC81

**ADVANCED REPORT OF ISSUES RELATING TO APPLICATIONS
1397/04/FUL 1398/04/LB AND 1393/04/FUL – ORFORD HOUSE UGLEY**

Two full applications and one listed building application had been received for developments at Orford House site, Ugley. The Committee received a report that set out the main issues and Members were asked whether there were any additional matters that they thought should be considered prior to drafting the final committee report.

The following points were raised

- An assessment of tree preservation orders required on the site. Further consideration of the two trees that were planned to be felled.
- To retain the existing barn roof.
- An assessment of the number of vehicles likely to use the new entrance.
- To consider incorporating the dutch garden for use with the Day Centre, by siting the Day Centre building further back. Also, to look at locating the Day Centre in the field to the right of the proposed new entrance.
- To look at converting the barn into one rather than two houses.

- Ensure that there is a sensitive division between the two uses on the site.
- Provide a pedestrian access from the Home Farm Trust site to the main road.

DC82

APPEAL DECISIONS

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

Location	Description	Decision	Inspector's comments
Howlands, Bakers Lane, Felsted	Against condition of the grant of planning permission for the demolition of garages and stables and replacement buildings providing garaging with studio over together with new stables loose box and storage. The condition required the reduction in height of garage/studio	ALLOWED	The inspector concluded there would be no harm caused by retaining the garage at its proposed height because nearby trees were of a similar height
The Nook, Burton End Stansted	Extension to existing annexe to form garage with bedroom over.	DISMISSED	The development would be inappropriate in the countryside and detrimental to the rural setting of the listed building
Land to the east of Bell Cottage Peaslands Road Saffron Walden	76 units, public open space, playing fields and associated development	DISMISSED	The development was acceptable in all respects with the exception of the relationship of plots 15-20 and existing development.

DC83 **ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

The Committee received the progress report on outstanding enforcement cases.

DC84 **LAND AT SEWARDS END FARM SEWARDS END**

The Chairman agreed to the consideration of this item on the grounds of urgency as a decision was required before the next meeting of the Committee.

The Committee was advised that the land at this site had been sold and divided into separate recreational plots for sale. The Council was seeking authority to prevent the enclosure of the land.

RESOLVED that the Committee authorise the serving of an Article 4 Direction to prevent the enclosure of the land without planning permission.

The meeting ended at 3.45 pm.