

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 1 NOVEMBER 2004.**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, P Boland, J F Cheetham,
K J Clarke, C M Dean, C D Down, E J Godwin, S C Jones,
J I Loughlin and A R Thawley.

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

DC85 SITE VISITS

Prior to the meeting, the Committee visited the sites of the following applications.

1464/04/SA Takeley – Temporary change of use of land to passenger car park to serve airport – land at Stansted Airport, North East of Mole Hill Green roundabout for Stansted Airport Limited.

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

DC86 WELCOME

The Chairman welcomed Councillor Stephen Jones to his first meeting of the Committee.

DC87 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors W F Bowker, R F Freeman and J E Menell. The Chairman informed members that Councillor Bowker was still in hospital. It was hoped that Councillor Freeman would be able to attend the next meeting of the Committee.

Councillors P Boland, C A Cant, J F Cheetham, C M Dean, C D Down, E J Godwin and A R Thawley declared their interest as members of SSE.

Councillor S C Jones declared a personal non-prejudicial interest in application 1547/04/TCA as a friend of Bridge End Gardens. He also declared a personal non-prejudicial interest in application 1620/03/FUL Saffron Walden, as a member of Saffron Walden Town Council.

Councillor E J Godwin declared a personal non-prejudicial interest in application 1546/04/DFO as a member of Birchanger Parish Council.

DC88 MINUTES

The Minutes of the meeting held on 11 October 2004 were received, confirmed and signed by the Chairman as a correct record, subject to the

inclusion of Avril Munson as a public speaker in support of application 1131/04/FUL Great Easton.

DC89

BUSINESS ARISING

(i) Minute DC78 – Land opposite Fox & Hounds Public House, High Street, Clavering – Enforcement

The Committee was advised that the Enforcement Notice would be issued shortly.

(ii) Minute DC84 – Land at Swards End Farm, Swards End

The Executive Manager - Development Services said that the Article 4 Direction could have been served under delegated powers, but as this matter coincided with the Committee meeting, it had been put before Members in the interest of public information.

DC90

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.

1546/04/DFO Birchanger – Reserved matters submission re: condition C.16.2 – archaeology of UTT/0443/98/OP – land at Rochford Nurseries for Taylor Woodrow Developments Ltd.

Subject to modification of the additional condition to make reference to consultation with ECC Archaeology.

0421/04/FUL Great Dunmow – 1 bedroom and 2 two-bedroom dwellings with associated parking – Salt Box Square, The Downs for Radland Construction Ltd.

Subject to an amendment to condition 8 for full archaeological evaluation and recording.

(b) Refusals

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

1332/04/FUL Stebbing – Detached dwelling with garage and new access – land rear of Church Cottage, Church End for Mr S Galpin.

Reason: Over development, unacceptable development in the context of the emerging local plan, loss of amenity to Church Bungalow.

Mr Galpin spoke in support of the application.

1464/04/SA Takeley – Change of use in land to temporary passenger car parking to serve airport – land at Stansted Airport, northeast of Mole Hill Green Roundabout for Stansted Airport Ltd.

Reason: excessive over provision of short stay car parking during the construction period

1620/03/FUL Saffron Walden – Pair of semi-detached houses – land at Ozier Court for Mr G Bray.

Mr Bray spoke in support of the application.

(c) Deferments

RESOLVED that the following applications 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 – Ashfields Polo and Equestrian Centre for Mr and Mrs T Chambers.

Reason: For a report to be submitted to the next meeting.

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

Reason: For an officer from ECC Transportation to attend the next meeting.

Councillor Tealby-Watson spoke against the proposed access arrangements.

(d) Planning Agreements

1496/04/OP Great Dunmow – Single storey family restaurant with car parking spaces with all matters reserved except siting and means of access. New vehicular access and pedestrian access and alteration to existing access – Hoblongs Industrial Estate, Chelmsford Road for Aldis of Barking Ltd.

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 additional conditions agreed at the meeting, i) Measures for energy and water conservation ii) no takeaway or drive through facilities iii) signage control iv) the hotel and restaurant to be developed at the same time and the reserved matters applications for both proposals to be brought to the same meeting; and the completion of an agreement under Section 106 of the Town and Country Planning Act requiring a package of highway works/contributions.

1494/04/FUL Elsenham – Revised scheme to that approved under reference 1147/02/FUL and 1251/03/FUL – The Stables, Gaunts End for Mr I Hussain.

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 an additional condition relating to the satisfactory disposal of sewage and waste and also the completion of an agreement under Section 106 of the Town and Country Planning Act to include the management of traffic, access and parking.

(e) Site Visit

The Committee agreed to visit the site of the following application on Monday, 22 November 2004.

1568/04/OP Quendon and Rickling - demolition of two dwellings and erection of five dwellings – Green Acre & Longridge for Mr and Mrs T J James and Mr D Ennacs.

Reason: Suitability of development in rural location and effect on adjoining properties.

Mrs Meader spoke against the application. Mr Christian spoke in support the application.

DC91

APPEAL DECISIONS

The Committee received details of appeal decisions, which had been received since the last meeting.

Location	Description	Decision	Inspector's comments
Appeal A Mr & Mrs T Martin 24 Tye Green Wimbish Saffron Walden	Appeal against refusal to grant planning permission for extension to form porch at front of dwelling and two-storey rear extension	DISMISSED	The Inspector concluded that the extensions would be detrimental to the street scene and overbearing to the neighbours

<p>Appeal B Mr & Mrs T Martin 24 & 25 Tye Green Wimbish Saffron Walden</p>	<p>Appeal against a condition removing all PD rights of the grant of planning for sub-division of property into two 3-bedroom houses (reversion to original state)</p>	<p>ALLOWED</p>	<p>The Inspector concluded that there was no need to remove all PD rights, only those relating to extensions</p>
<p>Mr C Lye Lanham Barn Onslow Green Barnston</p>	<p>Appeal against refusal to grant planning permission for the conversion of former pig unit to create a garage and gym, new tar and shingle drive</p>	<p>DISMISSED</p>	<p>The Inspector concluded that the development would be inappropriate</p>
<p>Priors Hall Ltd Site off Andrews Farm Lane Mill End Green Great Easton</p>	<p>Appeal against refusal to grant planning permission for removal of piggery; replacement with dwelling</p>	<p>DISMISSED</p>	<p>The Inspector concluded that the development would fail to protect the countryside</p>
<p>Appeal A North Hall Farm Development Ltd North Hall Farm Quendon Saffron Walden</p>	<p>Appeal against refusal to grant listed building consent for "Renovation, demolition and conversion of outbuildings to form 4 no. residential units."</p>	<p>ALLOWED</p>	<p>The Inspector concluded that the works would be acceptable</p>

<p>Appeal B North Hall Farm Development Ltd North Hall Farm Quendon Saffron Walden</p>	<p>Appeal against refusal to grant planning permission for residential development</p>	<p>ALLOWED</p>	<p>The Inspector concluded that the although located close to the M11 there would be no adverse living conditions for the occupiers, subject to a condition requiring the installation and maintenance of sound attenuation</p>
<p>Crispin Chumondly-Smythe Mill House Mill End Green Great Easton</p>	<p>Appeal against non-determination of planning application for erection of affordable cottage</p>	<p>DISMISSED</p>	<p>The Inspector concluded that the development would be inappropriate in the countryside. It was also not an “affordable” dwelling.</p>

In answer to a question from Councillor Loughlin, it was confirmed that Go East had decided not to call in application 0614/04/FUL Wimbish and the decision notice had now been issued. Members asked to be advised of the cost of the legal opinion that had been sought in relation to this case.

DC92 **PLANNING AGREEMENTS**

The Committee received the list of outstanding Section 106 Agreements.

The Committee was concerned at the delay in signing the Agreement in relation to the Priors Green, Takeley/Little Canfield site. The Executive Manager Development Services outlined the progress that had been made, but Members thought it might be necessary to take more proactive action. The Committee asked for a report on the current situation for the next meeting.

DC93 **WORKS TO TREES AT BRIDGE END GARDENS SAFFRON WALDEN**

The Chairman agreed to the consideration of this item on the grounds of urgency as urgent work was required in the interest of public safety.

Notification had been received to fell a horse chestnut tree and replace with the same species, and to reduce a sycamore by crowning at Bridge End Gardens, Saffron Walden, within the conservation area. Both trees were showing significant dieback and it was

RESOLVED that the necessary works be carried out to the trees.

The meeting ended at 4.50 pm. Page 6