

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 22 NOVEMBER 2004**

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

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

**DC94 SITE VISITS**

Prior to the meeting, the Committee visited the site of the following application:-

**1568/04/OP Quendon & Rickling** – Demolition of two dwellings and erection of five dwellings – Green Acre and Long Ridge for Mr & Mrs T J James.

**DC95 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors P Boland, W F Bowker and J E Menell.

Councillor C A Cant, J F Cheetham, C M Dean, C D Down, E J Godwin and A R Thawley declared their interests as members of SSE.

Councillor Thawley declared a personal interest in application 1717/04/FUL Felsted as he purchased turkeys from the farm.

Councillor Loughlin declared a personal interest in application 1733/04/FUL as a member of Stansted Parish Council.

Councillor Godwin declared a personal interest in application 1589/04/DFO Birchanger as a member of Birchanger Parish Council and in application 1655/04/FUL Stansted as the application was known to her.

**DC96 MINUTES**

The Minutes of the meeting held on 1 November 2004 were received, confirmed and signed by the Chairman as a correct record.

**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 new vehicular access – The Coach House, Springwell for Julian Rosalind and Richard Mash.

Subject to the amendment of condition 15 to add “unless an alternative means of improving road safety can be agreed in writing with the District Council in consultation with the Highway Authority, implemented and retained thereafter”.

*Councillor Tealby-Watson and Mr Christian spoke in relation to the access arrangements.*

**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 riders school to include carriage workshop, provision of four flats, dwelling and garage – Ashfields Polo and Equestrian Centre for Mr & Mrs T Chambers.

Subject to the deletion of condition 14 and additional conditions i) to link occupancy of the dwelling to the equestrian centre, ii) to require a scheme of phasing to ensure that work on the new development has been materially commenced prior to construction of the dwelling iii) control of a slab levels.

*Mr Daldry spoke in support of the application.*

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

Subject to additional conditions (i) to make plot 5 a bungalow, (ii) control of slab levels (iii) a central refuse collection point (iv) control of height of trees to the north east boundary (v) erection of fence to prevent run off from the construction site into the garden of “Maples” (vi) extension of landscaping scheme with indigenous species, and to amend condition 12 to delete first reference to “Saturdays” and “Sundays”.

**1738/04/FUL Great Dunmow** – 14 dwellings with garages and new access – Land at Godfrey Way/Berbice Lane for Moody Homes Ltd.

Subject to additional conditions for slab levels and for walls on site boundaries, rather than fences. To amend the hours of construction to commence from 8.00 am from Monday to Friday.

**(1) 1475/04/FUL & (2) 1476/04/LB Great Chesterford** – (1) & (2) Erection of first floor extension – Carmelstead, Carmel Street for Mr & Mrs Cookson.

Subject to appropriate conditions being agreed by the Executive Manager (Development Services) in consultation with the Chairman.

*Councillor Tealby-Watson spoke in support of the application.*

**1655/04/FUL Stansted** – Detailed application following outline consent (0787/04/OP) for one detached dwelling – Land at 44 St John's Road for Mr M Game.

*Councillor Loughlin declared a prejudicial interest in the application as she knew the applicant and left the meeting for the consideration of this item. Councillor Dean declared a personal interest as the applicant was known to her.*

*Mr Grayson spoke in support of the application.*

**1717/04/FUL Felsted** – Replacement of 15 metre monopole with 18 metre monopole, three additional antennae and three dishes, extend existing compound and install radio cabinets – Sparlings Farm, Braintree Road for 3 (formally) Hutchinson 3G.

**1733/04/FUL Stansted** – Additional 16 bedrooms with car parking – Old Bell Hotel, Pines Hill for Mr & Mrs J E Stewart.

Subject to an additional condition preventing airport related parking.

**1721/04/REN Saffron Walden** – Renewal of planning permission 1229/03/FUL for temporary installation of 15 metre high telecommunications mast – three antennae, two dishes, equipment cabin, ancillary equipment and compound – Shire Hill Works for Airwave MM02 Ltd.

*Councillor Jones declared a personal interest as he was a member of Saffron Walden Town Council and had previously seen the application.*

**1672/04/FUL Manuden** – Two storey side extension – 31 Stewarts Way for Mr J Johnson.

## **(b) Refusals**

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

**1589/04/DFO Birchanger** – Reserved matters application for 315 dwellings pursuant to condition C.1 of outline permission 0443/98/OP – siting, design and external appearance of the buildings – Land at Rochford Nurseries for Taylor Woodrow Developments Ltd.

Reasons: (i) parking layout in relation to dwelling, including the use of parking courts  
(ii) disposition of play spaces in relation to dwellings;

- (iii) Siting and design in relation to designing out crime
- (iv) Design in relation to environmental purposes (mainly energy conservation).

**1662/04/FUL Felsted** – Change of use of poultry unit to B1 (building use) – Pyes Farm, Mole Hill Green for DJA Developments Ltd.

**(c) Planning Agreements**

**1393/04/FUL & (2) 1397/04/FUL & (3) 1398/04/LB Ugley** – (1) two storey building to provide residential care, day centre with parking and access (2) change of use existing residential care home and outbuildings to six residential dwellings (3) alterations to openings and internal and external work to convert main building and outbuildings to six dwellings – Land adjacent Orford House for Home Farm Trust 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 (i) archaeological and recording of listed building;(ii) appropriate tree preservation orders (iii) investigation of combined heat and power unit, and the completion of an agreement under Section 106 of the Town and Planning Act to secure off site highway improvements to the satisfaction of Essex County Council Highways Authority and the Local Planning Authority.

*Julia Bendelow spoke in support of the application*

**(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.

**1676/04/DC Little Hallingbury** – New vehicular crossover and hard standing – 1 Grinstead Lane for Uttlesford District Council.

**(e) Site Visit**

The Committee agreed to visit the site of the following application on Monday 13 December 2004.

**1587/04/FUL Clavering** – New cottage – Hillside, Bird Green for E C Abrahams.

Reason: To assess the affect of the development on the open countryside.

**DC98 ENFORCEMENT OF PLANNING CONTROL – LAND REAR OF TAKELEY BUSINESS CENTRE**

The Committee was advised that Weston Homes Plc had surfaced part of the land to the rear of the Takeley Business Centre to provide parking spaces for visitors and employees based in the Parsonage Road offices due to lack of capacity in the car park at that site. The parking of cars on this land was a material change of use requiring planning permission. Weston Homes had been advised that if applied for, planning permission might be granted subject to appropriate conditions, but no application had been forthcoming. The planning permission could ensure the use of the car park remained solely for the parking of vehicles by employees and visitors to Weston Homes. Without that control, there would be a significant risk that the nature of the use of the car parking could change, possibly to airport related use, and in time become immune from enforcement action. Enforcement action was now recommended in order to control the use.

Michael Stiles from Weston Homes spoke against the proposed enforcement action. He said that it was not required in this case as the car park was controlled and only used by plant and office staff. The use ensured that staff did not park in residential roads adjacent to the offices. He argued that planning permission would only be required if the car park was used by the public.

The Executive Manager (Development Services) explained that there was no difference in planning law between a private and public car park. The land concerned was not a car park; it was a change of use for which planning permission was required. The Committee hoped that further discussions could take place with the applicant to enable a planning application to be submitted which would formalise the current use.

RESOLVED that the matter be deferred for further negotiations and for a planning application to be submitted.

**DC99 SERVICE PLANS BUDGET AND COUNCIL PRIORITIES 2005/06**

RESOLVED that this report be deferred to the next meeting of the Committee.

**DC100 QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE**

The Committee received a report on Development Control performance which showed quarterly performance for each of the best value targets for speed of decision over the last three years.

**DC101 ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT**

The Committee received the schedule of outstanding enforcement cases.

The meeting ended at 6.25 pm. Page 5