

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 13 DECEMBER 2004**

Present:- Councillor C A Cant – Chairman.
Councillor 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
J E Menell.

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

DC102 SITE VISITS

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

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

1708/04/FUL Great Dunmow – 14 Flats – corner of High Street and
Braintree Road.

1845/04 Little Canfield – Extension of storage and ripening warehouse and
removal of previous conditions – High Cross Lane West for Windward
Bananas.

DC103 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

Councillor J I Loughlin declared a personal interest in application
1779/04/FUL Stansted as a member of the parish council.

Councillor E C Abrahams declared a personal prejudicial interest in
application 1587/04/FUL Clavering as he was the applicant. He would leave
the meeting for the consideration of this item.

DC104 MINUTES

The Minutes of the meeting held on 22 November 2004 were received,
confirmed and signed by the Chairman as a correct record.

DC105 BUSINESS ARISING

- (i) Minute DC98 – Enforcement of Planning Control – Land rear of
Takeley Business Centre**

The Committee was advised that the owner had agreed to submit a planning application for the car park use.

DC106

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.

1644/04/FUL Saffron Walden – Extension of telecommunications tower to 22.2m with associated equipment – Shire Hill for T-Mobile UK Ltd.

Subject to an amendment to condition C15.1 to ensure other masts and equipment removed on commencement of operation.

1650/04/FUL Felsted – Change of use from poultry unit to archive store/storage – Concord Farm, School Road, Rayne for D J A Developments.

Subject to an amendment to condition 7 to restrict the hours of use to Monday to Fridays and an extra condition to restrict the weight of lorries coming on the site to 7.5 tonnes.

1763/04/FUL Hatfield Heath – Single storey extension to leisure centre, variation to conditions C.13.7 and C. 90.B of approved permission 0488/00/FUL to extend opening hours and increase membership – Huntersmeet, Chelmsford Road for Mr V Carrig.

(b) Refusals

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

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

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

Claire Hutchinson spoke in support of the application.

1708/04/DFO Great Dunmow – Reserved matters application for 14 two-bedroom flats and new vehicular access.

Tim Reeve spoke in support of the application.

1779/04/FUL Stansted – conversion of former museum to form 10 flats and retention of existing first floor flat -10 Grove Hill for Mr A Goldsmith.

Subject to additional reasons for refusal, being outside development limit and alternative forms of development not explored.

1927/04/FUL Great Easton – Extensions and change of use of stables and garage to dog training centre – Barnards Bridge, Snow Hill for Ms A Munson.

It was also

RESOLVED that the Executive Manager Development Services be authorised to take action under the Hedgerow Regulations.

Trevor Dodkins spoke against the application. Chris Glegg spoke in support of the application.

1781/04/OP Great Dunmow – 120 bed hotel on three floors with parking, new access and alteration to access – Hoblongs Industrial Estate, Chelmsford Road for Aldis of Barking Ltd.

1766/04/FUL Hatfield Heath – Replacement dwelling and detached triple open fronted garage – Mill End, Mill Lane for Mr and Mrs Fish.

Bill Bampton spoke in support of the application

(c) County Matters

1551/03/CC Elsenham – Landraising to ameliorate surface water drainage, mitigation systems to control landfill gas and leachate requiring land filling and extraction of sand – Elsenham Sand Quarry, Henham Road for Brett Waste Management Ltd.

RESOLVED that Essex County Council be informed that this Council has no objection to the proposal, subject to a strongly worded letter emphasising the need to reuse the methane gas and checking and enforcing the routes and times of the lorries using the site.

(d) Authority to Executive Manager Development Services

1786/04/FUL Saffron Walden – Temporary consent for change of use of building from retail to storage and ancillary – units 1 – 6 Lime Tree cottage and 8 King Street for Saffron Walden Estates Ltd.

RESOLVED that the Executive Manager Development Services, in consultation with the Chairman of the Committee, be authorised to approve the above application for the reasons stated in the Town Planning Register.

(e) 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.

1714/04/DC Wendens Ambo – Vehicular crossover and hardstanding – 12 Station Road for Uttlesford District Council.

Subject to an additional condition requiring the removal of the hard surface at the end of its required use and for the surface to be environmentally sensitive but suitable for use by the disabled.

DC107 FLOODLIGHTS FOR EXISTING ASTROTURF PITCH AT FELSTED SCHOOL

Last year an application had been approved for new floodlights that required the modification of existing lights to an adjacent pitch in order to reduce light spillage. This was to be achieved by a Section 106 Agreement. Since the original resolution, the applicant had carried out the work and the Section 106 Agreement was therefore no longer required.

RESOLVED that the Section 106 Agreement was not required.

DC108 ADVANCED REPORT OF ISSUES RELATING TO APPLICATION UTT/1929/04/FUL FORMER RED STAR GARAGE, QUENDON

The Committee was advised of an application for the erection of 14 dwellings and alteration of access. The report set out the main issues and asked if there were any additional matters that Members would like to be considered prior to the drafting of a report containing a recommendation.

Members identified the issue of the proposed number of car parking spaces per dwelling and asked that this be discussed with the applicant. Other issues raised was the linear style street scene and the provision of adequate landscaping.

DC109 ADVANCED REPORT OF ISSUES RELATING TO MAJOR PLANNING APPLICATIONS – 1845/04 WINDWARD BANANAS CENTRE, LITTLE CANFIELD

The Committee received a report which set out the main issues relating to the extension of storage and ripening facilities at the Windward Banana site in Little Canfield. Members were asked if there were additional matters to be considered prior to drafting the Committee report. The following issues were raised:

- Light pollution from the site and from within the building
- Vehicle movements from the site, especially those of large lorries.
- Access points to the site
- Provision for staff travelling to and from the site
- Safety fencing and landscaping with the Flitch Way

DC110 PROPOSED WORKS AT TREE AT 100 THE STREET MANUDEN

An application had been made by the District Council to carry out works to an oak tree, subject to a Tree Preservation Order at 100 The Street, Manuden.

RESOLVED that consent be granted to carry out the proposed works as set out in the report.

DC111 WORKS TO TREES AT BRIDGE END GARDENS

The Committee was asked to approve the felling of one elm and three multi stemmed pruners at Bridge End Gardens, Saffron Walden. The trees had been inspected by the Arboriculture and Countryside Manager from Essex County Council and none of the trees were considered worthy of protection by a Tree Preservation Order.

RESOLVED that no objection be raised to the proposed felling of trees in the Conservation Area.

DC112 REVOCATION OF PROVISIONAL TREE PRESERVATION ORDER 14/04

An application to fell an oak tree had been made by the owners of 37 Bentfield Causeway on the basis that the tree was near to the house. The advice from the Arboriculture Officer at Essex County Council acknowledged that the Oak might be contributing to the alleged damage, but that the tree was in good general health with no significant defect and provided reasonable amenity value to the surrounding environment. The application to fell the tree was therefore refused. It was then realised that the tree was not protected by a Tree Preservation Order and a provisional order was served. Further advice from the Arboriculturist suggested that the provision order should not be confirmed, taking into account the potential size of the tree when it matured and the close proximity to the property.

RESOLVED that

- 1 The provisional order 14/04 be revoked, and
- 2 No objection be raised to be Conservation Area notification to fell the oak tree.

DC113 APPEAL DECISIONS

The Committee noted the following Appeal Decisions which had been received since last meeting.

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Appeal A Rt Hon The Lord Braybrooke	Westbury Barn Wendens Ambo UTT/0670/03/FUL	Appeal against refusal to grant planning permission for change of use of agricultural buildings to dwelling	12 Nov 2004 DISMISSED	whilst the development would be acceptable in terms of the listed building, the barn was too close to the M11 to provide reasonable living conditions for the occupants

Appeal B Rt Hon The Lord Braybrooke	Westbury Barn Wendens Ambo UTT/0671/03/LB	Appeal against refusal to grant planning permission for conversion of barn and outbuildings to a single dwelling	12 Nov 2004 DISMISSED	See above
Mr and Mrs P Vanner	Land adjacent to Sweetfield Barn Water Lane Ashdon UTT/2017/03/FUL	Appeal against refusal to grant planning for vehicular access	9 Nov 2004 DISMISSED	The Inspector concluded that the access would not be necessary and would be visually intrusive

DC114 **PLANNING AGREEMENTS**

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

DC115 **SERVICE PLANS AND BUDGET AND COUNCIL PRIORITIES 2004/05**

The Committee received a report which had been deferred from the last meeting, which outlined the committee's initial draft General Fund Revised Estimates of direct costs and income for 2004/05 and estimates for next year 2005/06, prepared on the basis of existing approved levels of service. Also included was the draft Service Plan of the Executive Manager (Development Services) and the full set of results from the Prioritisation Working Group to look at the contribution that the services made to the Council's objectives. The Committee noted that there would be a further opportunity to discuss the budget in the next committee cycle.

RESOLVED that

- 1 the revised 2004/05 budget and draft 2005/06 budget be approved and the submission of the budgets to the Resources Committee which had already taken place be noted.

- 2 the elements on the draft Service Plan relating to the Committee's activities and in particular the new spending pressures identified be noted.
- 3 the prioritisation analysis contained in Appendix 3 be noted.

DC116 NEXT MEETING – SITE VISIT

Officers suggested that prior to the next meeting, Members visit the site of an application for 24 flats at Counting House Lane, Great Dunmow.

The Chairman informed Members that the next meeting would fall during the Audit Commission's visit. A number of Members would be interviewed by the inspectors.

For future meetings, Councillor Loughlin requested a workshop regarding archaeological surveys and Councillor Abrahams asked for a workshop to clarify the position for Members voting against officer recommendations.

DC117 ROCHFORD NURSERIES PLANNING APPLICATION

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 applicant had lodged an appeal against the Council's refusal of both of the recent planning applications relating to the Rochford Nurseries site. A member of the Committee needed to be appointed to present the Council's case because the decision had been against officer's recommendation. The applicants had indicated a willingness to make further revisions to the scheme and the Executive Manager Development Services suggested arranging a structured meeting with Members, officers and the applicant before a further application was submitted.

RESOLVED that

- 1 Councillor E J Godwin be appointed to present the Council's case at the forthcoming appeal.
- 2 An appropriate meeting be arranged.

The meeting ended at 4.40 pm.