

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD, SAFFRON WALDEN at 2.00 pm on 12 JANUARY 2005**

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, J E Menell and A R Thawley

Officers in attendance:- H Lock, J M Mitchell, C Oliva, M Ovenden, J G  
Pine and M T Purkiss

**DC118 SITE VISITS**

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

**1924/04/OP Great Dunmow** – 24, 2 bedroom flats with all matters reserved –  
land off Counting House Lane for Messrs Boyd & Thompson.

**DC119 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors W F Bowker and P  
Boland.

Councillor E J Godwin declared a personal non-prejudicial interest in  
application 1846/04/DFO Birchanger as a member of Birchanger Parish  
Council.

Councillor S C Jones declared a personal non-prejudicial interest in  
application 2057/04/FUL Saffron Walden as a member of Saffron Walden  
Town Council.

**DC120 MINUTES**

The Minutes of the meeting held on 13 December 2004 were received,  
confirmed and signed by the Chairman as a correct record.

**DC121 BUSINESS ARISING**

**(i) Minute DC105 – Enforcement of Planning Control – Land rear of  
Takeley Business Centre**

In answer to a question from Councillor Cheetham it was confirmed that the  
Planning application for the car park use to the rear of the Takeley Business  
Centre had not yet been submitted. The matter would be brought back to the  
Committee to consider of enforcement action if the application were not  
received in a reasonable time.

**(c) Application 1551/03/CC Elsenham**

The Chairman gave details of the letter that had now been sent to Essex County Council regarding the development of this site.

**DC122 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

**1881/04/FUL Little Chesterford** – Proposed B1 research and development building – Chesterford Research Park for Norwich Union, Pension Limited.

Subject to additional conditions i) environmentally friendly lighting ii) hours restriction, iii) slab levels iv) travel plan and traffic assessment, v) no access via Little Walden. Amend condition 16.2 to a full archaeological survey.

**1846/04/DFO Birchanger** – Reserved matters application pursuant to condition C.90C of outline permission 0443/98/0P: phasing and density – land at Rochford Nurseries for Taylor Woodrow Developments Limited.

**1949/04/OP Wimbish** – Demolition of existing dwelling and erection of two dwellings with all matters reserved – The Beehive, Elder Street for A L J Macey.

Subject to the inclusion of an informative note - expecting the heights of new buildings to reflect those on either side of the application site.

**2057/04/FUL Saffron Walden** – Single storey extension to front – 18 Peal Road for Mr and Mrs Morris

**1884/04/FUL Wendens Ambo** – Change of use and conversion of building from offices to three dwellings – Courtlands, Royston Road for Mr Brian Pigott

Subject to additional conditions i) 600mm fencing at front of the site, ii) retention of hedge and front wall, and an informative note regarding the retention of the cellar.

It was further RESOLVED that a letter be sent to Essex County Council requesting a pavement to Wendens Ambo and an extension of the speed limit.

*Keith Beeson, Wendens Ambo Parish Council, spoke against the application.*

**1898/04/FUL Thaxted** – Cart lodge type garage and access– No.6 Bolford Street for C Stagg and Exors of C Hingston

**(b) Refusals**

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

**1924/04/OP Great Dunmow** - 24 2 bedroom flats with all matters reserved – land off Counting House Lane for Messers Boyd & Thompson.

*Sue Gould spoke against the application. John Grayson spoke in support of the application.*

**1769/04/FUL and (1770/04/LB) Broxton** – Single Storey and 2 storey rear extension to provide 17 hotel bedrooms – Whitehall Hotel, Church End for Aquarelle Limited.

Additional reasons for refusal to include highway safety and car parking.

**(c) Authority to Executive Manager Development Services**

**1845/04/FUL Little Canfield** – Extension and change of use to accommodate additional banana ripening rooms and production space, canopy to loading area of garage outbuilding – Windwood Bananas, Stansted Ripening Centre, High Cross Lane East for Windwood Bananas

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 and conditions to be agreed with the Chairman of the Committee to include i) restrict user to main building, ii) main access from the south, iii) adequate parking, iv) materials, v) hours of operation of office vi) office lighting, vii) contaminated land, viii) staff travel plan, ix) landscaping and fencing to Fritch Way, x) hours of construction, right turn only and no use of old A120.

It was also agreed that a letter be sent to the County Council regarding the camber on the roundabout and the problems of icing in the winter.

*Elra Scott, Little Canfield Parish Council, Councillor Murphy and Phil Collins spoke in support of the application*

DC123

**APPEAL DECISIONS**

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
<b>Appeal A</b> T J Lloyd	Orchard End Cannon Lane Hatfield Broad Oak UTT/2207/03/FUL	Appeal against refusal to grant planning permission for the demolition of an existing dwelling and erection of a replacement dwelling	8 Dec 2004 ALLOWED	This was an appeal against non-determination. The Inspector noted that had the appeal not been lodged permission would have been granted
<b>Appeal B</b> T J Lloyd	Orchard End Cannons Lane Hatfield Broad Oak UTT/2206/03	Appeal against refusal to grant planning permission for the integration of the garage to the recently approved replacement dwelling	8 Dec 2004 ALLOWED	See above
T J Lloyd	Orchard End Cannons Lane Hatfield Broad Oak UTT/2167/03/FUL	Appeal against refusal to grant planning permission for the erection of a conservatory to the recently approved replacement dwelling	8 Dec 2004 ALLOWED	See above
Mr F W Haggerwood	56 Birchwood Birchanger UTT/0174/04/OP	Appeal against refusal to grant planning permission for the demolition of existing garage, erection of new bungalow and two new garages	19 Nov 2004 ALLOWED	The Inspector concluded that development of this side/rear-garden for a bungalow would not cause harm to the character of the area nor to amenity
Mr R Oliver	Gable End Corner of Broad Street and Hammond Road Hatfield Broad Oak UTT/1689/03/FUL	Appeal against refusal to grant planning permission for ground floor, single storey and first floor extension and detached garage	17 Nov 2004 ALLOWED IN PART DISMISSED IN PART	The Inspector concluded that the extensions were unacceptable but the garage could be approved

Orange Personal Communication Services Ltd	Cole End Farm Cole End Farm Wimbish UTT/2045/03/FUL	Appeal against refusal to grant planning permission for telecommunications development of a 25 metre monopole tower with six mounted antennae, two transmission dishes and 6 pack cabinets within a 6m by 6m compound	19 Nov 2004 DISMISSED	The Inspector concluded that the mast would seriously harm the character and appearance of the surrounding countryside
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#### DC124 ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

RESOLVED that this report be considered at the next meeting of the Committee.

#### DC125 TREE REPORTS

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

**i) Application to fell two sycamore trees, subject of a Tree Preservation Order, adjacent to 20 Gaces Acre Newport**

An application had been made to fell two sycamore trees within a group adjacent to 20 Gaces Acre, on land managed by Uttlesford District Council. The trees had been implicated by the owner's Insurers in alleged subsidence damage to the property. The site had been visited by an arboriculture officer employed by Essex County Council. Notwithstanding the very slight degree of damage to 20 Gaces Acre and lack of evidence that the two sycamores were implicated as a significant factor, it was recommended that no objection be raised to felling the two trees because of their limited amenity value.

RESOLVED that consent be granted to fell the two sycamores and the following condition be attached to the consent:

2 suitable low water demanding replacement trees be planted in the area

**ii) Removal of branch from oak tree at 42 Broomfields, Hatfield Heath**

An application had been received from the Hatfield Heath Tree Walden to remove one low bough overhanging the rear garden of 42 Broomfields in order to improve access to the garden and reduce the risk of damage to the owner's greenhouse and shed. The tree was subject to a Tree Preservation Order and was on Council owned land. The tree had been inspected and it

was concluded that the removal of the branch would remove the significant overhang and not have an adverse impact on the tree's amenity value

RESOLVED that consent be granted to carry out the removal of the branch and the following condition be attached to the consent:

All work is carried out in accordance with British Standard 3998.

The meeting ended at 4.05pm