

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD, SAFFRON WALDEN at 2.00 pm on 2 FEBRUARY 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, S C Jones, J I Loughlin  
and A R Thawley

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

**DC126 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

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

Councillors C A Cant, J F Cheetham, C M Dean, C D Down and A R Thawley  
declared personal interests as members of SSE.

**DC127 MINUTES**

The Minutes of the meeting held on 12 January 2005 were received,  
confirmed and signed by the Chairman as a correct record.

**DC128 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

**1819/04/FUL Leaden Roding** – 8 terrace dwellings with parking, demolition of  
dwelling and garage and alteration of access – Hedges Garage for Mr T  
Bushell.

**1968/04/DFO Birchanger** – new roundabout on Forest Hall Road to serve  
residential development – land at Rochford Nurseries, Forest Hall Road for  
Croudace Limited

**1976/04/DFO Birchanger** – Reserved matters submission re C.90E drainage  
– of UTT/0443/98/0P – land at Rochford Nurseries for Taylor Woodrow  
Developments Limited.

Subject to an informative note drawing the applicant's attention to local  
concerns about sewerage and the condition of the sewer in Stoney Common.

**1871/04/SA Takeley** – Extension and improvements to bus and coach station – land at Stansted Airport south east of main terminal for Stansted Airport Limited

Subject to additional conditions regarding air filtration in the waiting room, availability of toilets, a co-ordinated information display, confirmation of use during refurbishment and details of free standing wind breaks at the side of buildings.

*Nicola Hooper spoke in support of the application*

**2068/04/LB High Easter** – replace windows to front, side and part-rear elevations – Little Garnetts, Bishops Green for Mrs S Flack

**2120/04/FUL Hadstock** – New roof and extension to garage – Hawthorns, Bartlow Road, for Mr and Mrs Kerchiss.

**(b) 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 recording in the Town Planning Register

**1872/04/DC Thaxted** – remodelling of sheltered accommodation to provide 20 flats – Vicarage Mead for Uttlesford District Council

Subject to an additional condition for measures to break up the roof line and details of the phasing prior to development.

**(c) Planning Agreements**

**1918/04/FUL Takeley** – amendment to planning permission 2227/03/FUL, conversion of public house to private dwelling (roof form of cottage) – the Old Mill Public House, Takeley Street for Messrs Hammond and Stile

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 recorded in the Town Planning Register and the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure conversion of listed former public house to dwelling prior to first occupation.

**1929/04/FUL Quendon and Rickling** - 14 dwelling with car parking, alteration of access – Red Star Garage, Cambridge Road, for H & F Investments Limited

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, including energy efficient measures, and the completion of an agreement under Section 106 of the Town and

Country Planning Act ensuring the provision of £35,088 towards provision of school places.

**(d) Government Department Consultations**

**2052/04/GD Saffron Walden** - change of use at Audley End House to allow civil wedding ceremonies to take place – Audley End House, Audley End Road, for English Heritage

RESOLVED that English Heritage be advised that no objection be raised subject to the inclusion of Essex County Council's comments and ensuring that events do not overlap with public opening hours.

**2054/04/GD Saffron Walden** – erection of marquee on 56 days of the year for the use of private and public functions – Audley End House, Audley End Road for English Heritage

RESOLVED that the District Council has no objection subject to the inclusion of Essex County Council's comments and ensuring events do not overlap with public opening hours.

**(e) Site Visit**

**2084/04/OP Saffron Walden** – 2 bungalows with garages, Pootings, 7 Devils Lane for Mr and Mrs Hoare

Reason: to assess the access, quality of the garden and the impact on the surrounding area

*Councillor Bayley and Mary Williams spoke against the application. Mr Christian spoke in support of the application.*

DC129

**ADVANCED REPORTING ON ISSUES RELATING TO APPLICATION  
1640/04/OP – LAND AT 7 DEVILS LANE AND WALDECK COURT**

The Committee considered a report concerning an application for outline planning permission for the erection of 51 dwelling at 7 Devils Lane and Waldeck Court, Saffron Walden. The report set out the main issues and Members were asked for any additional matters to be taken into consideration prior to the drafting the committee report. The following points were raised:

- Nature conservation and English nature comments
- TRICS database and it 's relevant to Saffron Walden
- Nature and the extent of affordable housing
- Car parking
- Secured by design
- Nature of the public open space
- Overall density

It was further RESOLVED that the Committee visit the site prior to the next meeting.

DC130

**ADVANCE REPORTING OF ISSUE RELATING TO MAJOR PLANNING APPLICATION – BRETHRENS’ GOSPEL HALL THAXTED**

Members considered a report in relation to planning application 2124/04/FUL Thaxted for the erection of a Brethrens’ Gospel Hall plus ancillary facilities, new access and extension to existing fire station. The report set out the main issues and Members were asked for any additional matters they wished to be considered prior to drafting the committee report. The following issues were raised:

- Cross sections
- Landscape and layout/surface of car park
- Where coaches would park
- Lighting
- What happens to the Applicant’s other sites
- Archaeology
- The future of the fire training tower
- Is a balancing pond required?
- Is 84 spaces enough for 650 people and where is the overflow car park
- Effect of amenity on use of church in relation to noise
- How would the church be used

It was further RESOLVED that the Committee visit the site on Wednesday 23 February prior to the next meeting.  
(application subsequently withdrawn and site visit cancelled)

DC131

**WORKS TO TREES AT COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN**

The Committee was asked to agree to the continued established management practice of pollarding (topping) the line of lime trees on the western boundary of the Council Offices site.

RESOVLED that no objection be made to topping the line of lime trees at about 15 metres, subject to the work being in accordance with BS3998 tree work

DC132

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

The Committee received a report which provided a base for finalising the Committee’s General Fund Budget for 2005/06 subject to final considerations by the Resources Committee and Full Council. It contained full details of the base budget, the new spending pressure relevant to the Committee’s work and proposals to achieve the budget reduction required following the resolution made by Council on 14 December 2004.

There was only one new on-going spending pressure for this Committee, to make permanent the current temporary post of Document Imaging Officer at

an annual cost of £20,000. This post was essential to implement and continue the electronic service regarding development control documents. There was also a one-off spending pressure relating to scanning in the relevant historic images at approximately £75,000. The Committee considered that this task could be undertaken over the next few years to spread the impact on the Council's limited reserves.

The Council meeting had agreed a savings target of £5,000 for Development Control and Enforcement. However, the recent consultation from the Government proposed an increase in planning fees of approximately 39%. This additional income would cover this saving and would also have a significant impact on the Council's finances.

RESOLVED that the Committee:

- 1 approves the Base Budget for 2005/06 and submits it to the Resources Committee
- 2 approves the on-going and one off spending pressures identified regarding document imaging and submits these to the Resources Committee with a request that they are agreed
- 3 notes the additional income likely from planning fees and submits this to the Resources Committee in response to the savings targets set.

## DC133 APPEAL DECISIONS

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
	Builder's Yard R/o the Gables The Street Takeley UTT/0124/04/OP	Appeal against refusal to grant planning permission for the erection of seven single storey dwellings and demolition of existing buildings	04 Jan 2005 DISMISSED	The Inspector agreed that the development would be detrimental to the appearance of the countryside
	Keeres Green Nursery Keeres Green Aythorpe Roding UTT/0128/04/FUL	Appeal against refusal to grant planning permission for residential development of 3 no. dwellings plus detached garage – change of use of Page 5	04 Jan 2005 DISMISSED	The Inspector concluded that the development would be detrimental to the appearance of the countryside and to listed buildings nearby

		industrial/nursery units		
	22 Glebe End Elsenham UTT/0075/04/FUL	Appeal against refusal to grant planning permission for first floor extension and alterations	11 Jan 2005 DISMISSED	The Inspector concluded that the development would harm the amenity of the next door neighbour
	Owls Oak Wallbury Dells Little Hallingbury UTT/0545/04/FUL		11 Jan 2005 ALLOWED	The Inspector concluded that the development would be satisfactory
	Windy Ridge Lindsell UTT/0190/04/FUL	Appeal against refusal to grant planning permission for replacement storage building	12 Jan 2005 DISMISSED	The Inspector concluded that the building was not necessary for agriculture and would be bigger than the one it would replace

DC134

## **ENFORCEMENT OF PLANNING CONTROL - PROGRESS REPORT**

The Committee considered the report setting out the outstanding enforcement cases.

The meeting ended at 5.00pm