

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL
OFFICES LONDON ROAD SAFFRON WALDEN at 2.00 pm on
23 FEBRUARY 2005**

Present: - Councillor C A Cant – Chairman.
Councillors E C Abrahams, J F Cheetham, K J Clarke, P Boland,
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: - V Borges, C Oliva, H Lock and M Ovenden.

DC135 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apologies for absence was received from Councillor W F Bowker

Councillors P Boland C A Cant, J F Cheetham, C M Dean, C D Down, E J Godwin, J E Menell and A R Thawley declared personal interests as members of SSE. Councillor E J Godwin declared a personal interest in applications 1971/04/DFO and 2192/04/FUL as a member of Birchanger Parish Council. Councillor K J Clarke declared a personal interest in 2152/04/REN as he lives near to the site. Councillor J Menell declared a personal interest as a Non-Executive Director of the Primary Care Trust.

DC136 MINUTES

The Minutes of the meeting held on 2 February 2005 were received, confirmed and signed by the Chairman as a correct record.

DC137 SITE VISITS

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

1640/04/OP Saffron Walden – 51 Dwellings at 7 Devils Lane and Waldeck Court, for Mr and Mrs Keyes, Mr and Mrs Hoare and Hastoe Housing Association.

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

DC138 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.

2192/04/DFO Birchanger – reserved matters application pursuant to condition C.901 & C.90K of outline permission 0443/98/OP – construction routes, mud, dust and other materials – Land at Rochford Nurseries for Taylor Woodrow Developments Ltd.

Additional conditions were attached requiring contractor's contracts to prohibit rat running through villages and to have clear signage of route. A note was also attached to prevent construction workers being on site before the times in the delivery condition and or during school start or finishing times.

2009/04/FUL Little Hallingbury – replacement dwelling – Park View, Hall Green for Bennett Putter.

Subject to an additional condition regarding slated roofing.

0040/05/FUL Great Chesterford – detached dwelling with garaging – Hundleby House, Newmarket Road for Mr S Bates.

Subject to an additional condition regarding noise insulation.

2152/04/REN Felsted – renewal of planning application 0903/98/FUL. Temporary use of land for the storage of soil reclaimed from settlement lagoons on the adjoining sugar beet works for the duration of the development of the housing scheme – land to rear of 35-63 Station Road for Edonis Developments.

Members requested that the site be monitored in January 2008 to ensure completion by April 2009. They also requested a report be submitted to the Committee in April 2008 relating to the condition of the site and another in October 2008 concerning completion of removal of soil.

(b) Deferments

RESOLVED that the following applications be deferred.

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

Reason: For additional late information to be considered.

1971/04/DFO Birchanger – New "T" junction access on Forest Hall Road to serve residential development – land at Rochford Nurseries Forest Hall Road for Croudace Ltd.

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

1640/04/OP Saffron Walden - 51 Dwellings at 7 Devils Lane and Waldeck Court, for Mr and Mrs Keyes, Mr and Mrs Hoare and Hastoe Housing Association.

Reason: For additional late information to be considered

2087/04/DFO Saffron Walden – 66 residential units, public open space, multi-use sports area and associated development – land to the east of Bell College Peaslands Road for Countryside Properties Ltd.

Reason: For further negotiations, information and revised report.

(c) Planning Agreements

2191/04/FUL Great Hallingbury – two-storey extension to existing hotel to provide 8 guest bedrooms and owners flat – Great Hallingbury Manor, Tilekiln Green for Mr F P McGarrigan.

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 the use of the building to the South of Great Hallingbury Manor known as the Piggeries for the repair and maintenance of vehicles shall cease and there shall be no further airport related car parking.

Members also requested that the applicant be informed that given the history of permissions relating to the site that further development may be unlikely to receive planning permission especially given the sites location within the countryside protection zone.

(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.

0032/05/DC Radwinter – demolition of outhouse to construct a single-storey rear extension – 14 East View Close for Uttlesford District Council.

DC138

QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE

The Committee received a quarterly report, which detailed the speed of decision in Development Control. Councillor Cheetham congratulated Officers on the improvements that had been made.

DC139

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 |
|---|--|--|---|--|
| NTL Group Ltd | NTL Transmitting Station Eastern Electricity sub-station Station Road Great Dunmow UTT/1814/03/FUL | Appeal against refusal to grant planning permission for erection of 18m monopole and installation of 6 antennas and 2 dishes, equipment cabin, meter cabling and ancillary development within a fenced compound. | 24 Jan 2005 ALLOWED | The Inspector concluded that there would be no adverse effects on the character of the area |
| Mr W Lovering | The Old Exchange Dunmow Road Hatfield Heath UTT/0001/04/FUL | Appeal against refusal to grant planning permission for side extension and new roof | 21 Jan 2005 DISMISSED | The Inspector concluded that the design and the effect on amenity were unsatisfactory |
| Mr & Mrs I Roberts | Land off Howe Lane Littlebury UTT/2065/03/FUL | Appeal against refusal to grant planning permission for erection of a detached house and associated garages – insertion of roof lights | 14 Jan 2005 ALLOWED PART DISMISSED PART | The only issue was that of roof lights, as planning permission for a revised scheme was being implemented. The harm was judged, subject to their being fixed shut and obscure glazed |
| Mr & Mrs P Morris Mr & Mrs J Hylton Mr & Mrs G Boyd | Rear of The Kings Head North Street Great Dunmow UTT/0210/04/FUL | Appeal against refusal to grant planning permission for the erection of 2 three bed and 1 two bed cottages and cart shed style garage | 14 Jan 2005 DISMISSED | The Inspector concluded that the development would fail to protect the conservation area and the setting of the listed building, but would not affect the viability of the pub |
| St Giles Development Ltd | Land adj Tufnells Duck Street Little Easton UTT/0079/04/DFO | Appeal against refusal to grant planning permission for the construction of a single dwelling house | 20 Jan 2005 DISMISSED | The Inspector concluded that the development would have an unsatisfactory appearance and effect on amenity |

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|-----------------------------|--|--|------------------------|--|
| Appeal A S Anglin | Barn at Friar Farm Tinden End Wimbish UTT/2171/03/LB | Appeal against refusal to grant planning permission for the renovation of the barn | 20 Jan 2005 ALLOWED | The Inspector concluded that the barn was suitable for conversion |
| Appeal B S Anglin | Barn at Friar Farm Tinden End Wimbish UTT/2170/03/FUL | Appeal against refusal to grant planning permission for the conversion of the barn to a dwelling and new vehicle access | 20 Jan 2005 ALLOWED | As above |

DC140

PLANNING AGREEMENTS

The Committee received the progress report on outstanding planning reports. The Solicitor informed the Committee that a letter had been sent to the County Secretary regarding UTT/0818/04/FUL (UTT/1145/02/FUL and UTT/1251/03/FUL), however they were still waiting for a response.

The meeting ended at 4:07 pm