

**DEVELOPMENT CONTROL COMMITTEE HELD at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN AT 2.00pm on 16 MARCH 2005**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, P Boland, K J Clarke, C M Dean,
C D Down, R F Freeman, S C Jones and J E Menell.

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

DC141 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors W F Bowker,
J F Cheetham, E J Godwin, J I Loughlin and A R Thawley.

DC142 MINUTES

The Minutes of the meeting held on 23 February 2005 were received,
confirmed and signed by the Chairman as a correct record.

DC143 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.

0101/05/FUL Debden – single storey front extension – Mellings, High Street
for Mr and Mrs Burchall.

(b) Refusals

RESOLVED that the following application be not granted for the
reasons in the Officer's report

0106/05/FUL Thaxted – two-storey detached dwelling and single storey
detached dwelling – The Old Waterworks, Bardfield Road for Mr M B Holt.

(c) Deferrals

RESOLVED that the following applications be deferred.

1640/04/OP Saffron Walden – demolition of three dwellings and erection of
51 dwellings with garaging, parking and vehicular access – Land at 7 Devils
Lane and Waldeck Court for Mr & Mrs Keyes and Mr & Mrs Hoare.

Reason: For further negotiations and clarification of highway issues.

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

Reason: For further negotiations and clarification of highway issues.

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.

It was further RESOLVED that

1. Officers, whilst negotiating, look to obtain 40% of affordable housing under the new local plan
2. officers to circulate the list of areas for amendment and the subsequent committee report to include the applicant's comments.

(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.

0155/05/DC Saffron Walden – two storey extension – 45 Peaslands Road for Uttlesford District Council.

(e) Planning Agreements

- (i) 1971/04/DFO Birchanger** – T-junction access on Forest Hall Road to residential development – Land at Rochford Nurseries, Forest Hall Road for Croudace 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 completion of an agreement under Section 106 of the Town and Country Planning Act to incorporate the option of the T-junction.

- (ii) 0125/05/FUL Saffron Walden** – demolition of vacant garages and erection of two town houses – Land at Ozier Court for Mr G Bray.

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 completion of an agreement under Section 106 of the Town and Country Planning Act to secure land and garages opposite the site and land in Churchfields for the parking of 18 vehicles for free use by local residents 24 hours a day,

365 days a year. Such land should be maintained and retained for parking purposes in perpetuity and each space clearly laid out.

- (iii) **0190/05/FUL Little Hallingbury** – conversion of coach house to bed and breakfast units – Bonningtons, George Green for Mr P Keeyes.

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 completion of an agreement under Section 106 of the Town and Country Planning Act ensuring no airport related parking on the site.

DC144 ENFORCEMENT OF PLANNING CONTROL – MIDSUMMER HOUSE WATER LANE DEBDEN

The Committee was advised of the unlawful erection of a childrens' play structure outside the approved extended curtilage of a new residential property. The structure was a prominent feature in the countryside and as it was located some distance from the property, outside the residential curtilage, it amounted to an unlawful building and was contrary to structure plan and local plan policies. The Committee agreed that in view of the location of the structure enforcement action should be taken.

RESOLVED that enforcement action and, if necessary, legal action be taken to secure the removal of the unlawful structure.

DC145 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

The Committee received the progress report on outstanding enforcement cases.

DC146 EXCLUSION OF THE PUBLIC

RESOLVED that under Section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of Exempt Information as defined in Paragraph 12 of Part I of Schedule 12A of the Act.

DC147 UTT/2019/03/FUL – ERECTION OF 14 AFFORDABLE RESIDENTIAL DWELLINGS AND ASSOCIATED ACCESS – STORTFORD ROAD, CLAVERING – SECTION 106 AGREEMENT

The Council's Solicitor gave details of an amendment that was required to the legal agreement associated with the development.

RESOLVED that the advice of Counsel be accepted and the amendments be incorporated into the 106 Agreement.