

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 6 APRIL 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 and J E Menell.

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

**DC148 APOLOGIES FOR ABSENCE**

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

The Chairman was pleased to report that Councillor Bowker was making a  
good recovery. He was now in the Herts and Essex Hospital and would  
welcome visitors.

Councillors J F Cheetman, C M Dean, C D Down, E J Godwin and J E Menell  
declared personal interest as members of SSE.

Councillor E J Godwin declared a personal prejudicial interest in application  
0050/05/FUL Ugley and would leave the meeting for the consideration of the  
item.

**DC149 MINUTES**

The Minutes of the meeting held on 16 March 2005 were received, confirmed  
and signed by the Chairman as a correct record.

**DC150 BUSINESS ARISING**

The Committee was advised that due to preparation for the General Election,  
it would be necessary to hold the 27 April meeting in the evening. Councillor  
Cheetham said that it would have been helpful if the minutes had explained  
the reason for this change of time.

**DC151 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.

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

Subject to additional conditions regarding submission of details of design, treatment of pedestrian access area and standard condition C.15.1.

It was also agreed that an informative note be included referring to the Committee's preference for lifts in the flats and further

RESOLVED that representations be made to the ODPM regarding changes to building regulations in order to require lifts in flats of 3 stories and above.

**2128/04/DFO Saffron Walden** – 55 residential units, provision of playing fields, multiuse games arena and associated development – land to the east of Bell College, Peaslands Road for Countryside Properties.

Subject to additional conditions requiring revised plans showing lowering of central roof ridge of three storey flats and standard condition C.15.1.

It was also agreed that an informative note be included regarding the provision of lifts in the flats and the Committee's preference for this scheme on this site.

*Stuart Rowe spoke in support of the application.*

**0307/05/FUL Takeley** – Internal alterations and change of use from storage to retail – Unit 1 Waltham Hall, Waltham Hall industrial Estate, Waltham Hall Farm, Bambers Green for Your Furnished Ltd.

Subject to amended conditions regarding the hours of operation, and delivery hours to 10 – 5.30, excluding Sundays and Bank Holidays. Officers were requested officers to carry out monitoring of traffic and effect on verges and consider whether additional signs are required.

**(b) Refusals**

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

**0091/05/OP Saffron Walden** – 10 residential units – land at Hill View and High Bank, Thaxted Road for Kiln Court Developments Ltd.

Additional reason:- Insufficient information to be certain that the detailed layout could be acceptable.

**0070/05/FUL Ugley** – Plantation woodland to be used for paintball games, portacabin/mobile toilets – Broom and Burnley Wood for Bollington Hall Ltd.

It was further RESOLVED that the Executive Manager Corporate Governance, in consultation with the Chairman of the Committee be authorised to serve an Article 4 Direction, including notification to ODPM, to withdraw permitted development rights, and to subsequently serve enforcement and stop notices if necessary.

**0349/05/FUL Little Easton** – Change of use of land to garden and erection of screen fencing – land adjacent to Butchers Pasture and Caines, Duck Street for Mr and Mrs Martin.

Reason:- Detrimental effect on the street scene and harmful to the open character of the area.

**2149/04/LB Thaxted** – Installation of satellite dish to rear chimney stack – 2 Brooklyns Cottages, Copthall Lane for Mr M Foley.

It was further agreed that officers would work with the applicant to try and seek a solution to enable television signals to be received.

**(c) Deferments**

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 Seven Devils Lane and Waldeck Court for Mr and Mrs Keyes and Mr and Mrs Hoare.

Reason:- For a revised report to take into account ECC Highway's comments and comments of agent.

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

Reason:- For a revised report to take into account ECC Highway's comments and comments of agent.

**(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.

**0199/05/DC Thaxted** – Removal of condition C.17.1 from approved planning application UTT/1872/04/DC – Vicarage Mead for Uttlesford District Council.

**(e) Site Visit**

**0289/05/FUL Felsted** – Demolition of existing dwelling and erection of four two bedroom cottages and alteration to access – Moana, Braintree Road for Mr D Nicolich.

Reason:- To assess the impact on the local environment and the local primary school.

DC152

### **ADVANCED REPORT OF ISSUES RELATING TO MAJOR PLANNING APPLICATIONS – ROCHFORD NURSERIES BIRCHANGER**

Members received details of the reserved matters application for the erection of 315 dwellings at Rochford Nurseries, Birchanger and were asked if there were any additional matters that they would like to be considered prior to drafting the committee report for the next meeting.

The following points were raised.

- Further reduce tandem parking
- Reduce the number of railings as these are too urbanising
- Give an indication as to the width of the streets
- The implications for the development if a health centre is not on the site
- The implication for road safety of driving through archways
- The need for hard and soft landscaping

It was further RESOLVED that the Committee visit a site with a similar layout at Chelmer Village, Chelmsford prior to the next meeting on 27 April 2005

DC153

### **ADVANCED REPORT OF ISSUES RELATING TO APPLICATIONS AT WOODLANDS PARK GREAT DUNMOW**

The Committee considered a report concerning two full applications UTT/0394/05/FUL and 0395/05/FUL and two reserved matters applications 0386/05/DFO and 0392/05/DFO at Woodlands Park, Great Dunmow. Members were asked if there were any for any additional matters that they would like to be considered prior to drafting a conventional committee report containing a recommendation. The following issues were raised:

- Whether the application for 17 hours requires an affordable element
- Whether the application for 17 houses is in conformity with the Masterplan and whether it needs to be
- To assess the siting of the affordable housing against the requirements of the master plan
- To consider whether an appropriate level of car parking spaces are proposed and whether tandem car parking is appropriate for the proposed layout.
- To advise the likely timing of the opening of the North West relief road.
- Provide a plan of the overall Woodlands Park site with the affordable housing colour coded.
- To look at the location and provision of open space and play areas

It was further RESOLVED that the Committee visit this site prior to the next meeting on 27 April 2005 and also look at the previously approved affordable housing site which is hearing completion.

DC154

**APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
The Old Forge Duton Hill Great Dunmow	Proposed erection of a cottage and garage	DISMISSED 16 February 2005	The Inspector concluded that the site was not an 'infill' plot and there were no reasons to make an exception to policy
Dunrovin Main Road Willows Green Felsted	Proposed detached garage	DISMISSED 8 March 2005	The Inspector concluded that the garage would be detrimental to rural character and the setting of the listed building
Cerrig Chelmsford Road Felsted	Change of use from residential to commercial (hairdressers)	DISMISSED 8 March 2005	The Inspector concluded that the internal changes would harm the listed building and the use would be detrimental to amenity
Pear Tree Cottage Chelmsford Road Barnston	Retrospective change of use of agricultural land to garden and the erection of a shed and a post and rail fence	DISMISSED 11 February 2005	The Inspector concluded that the development had an unacceptable impact on the countryside
13 Magdalen Green Thaxted	Proposed two-storey extension to the rear and replacement conservatory	DISMISSED 8 March 2005	The Inspector concluded that the extension would have an unacceptable effect on the neighbouring house
Land at Springfields Broad Green Chrishall	Application for outline/conditional approval for the erection of a detached domestic property	DISMISSED 10 March 2005	The Inspector concluded that the development would harm the open appearance of the countryside
Land at Stoner House Silver Street Stansted	Proposed residential development of 8 no. flats and 11 parking spaces	DISMISSED 8 March 2005	The Inspector concluded that traffic in the car park would harm the amenity of occupiers of 'The

			Cedars' and amenity space was inadequate
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DC155 **PLANNING AGREEMENTS**

The Committee received the schedule setting out the outstanding section 106 Agreements. Councillor Cheetham asked about progress on the Priors Green, Takeley/Little Canfield site. The Executive Manager – Development Services had had further meetings with the applicant and had been advised that the agreement was likely to be signed soon. He would prepare a briefing note on the progress to date and circulate this to members.

With regards to land at Smiths Farm, Great Dunmow, the final draft had now been circulated and it was expected that the agreement would be sealed shortly.

DC156 **SITE VISITS**

The Committee would visit the sites on the afternoon of 27 April 2005 prior to the meeting of the Committee which would start at 7.00 pm. The Committee would also visit the application site for new auction rooms in Stansted which would be the subject of a major planning application advanced report at the next meeting.

DC157 **FRIENDS SCHOOL SAFFRON WALDEN**

*The Chairman agreed to the consideration of the following item as Members' required the information before the next meeting of the Committee.*

The Committee was advised that the preview evening of the public consultation on the proposed development at the Friends School, Saffron Walden would be held at the school at 6.30 pm on Friday 8 April 2005.

The meeting ended at 4.20 pm.