

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 27 APRIL 2005**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, P Boland, J F Cheetham, 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, M Ovenden,
M J Perry and J G Pine.

DC158 COUNCILLOR KEITH CLARKE

The Chairman was sad to report the recent death of Councillor Keith Clarke who had been Vice-Chairman of the Committee. He had been an invaluable Member and had fought hard for the Great Dunmow area. He had believed passionately that planning made a difference to peoples' lives and had worked with tremendous energy. He would be very sadly missed.

DC159 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors W F Bowker and A R Thawley. The Committee sent their best wishes to Councillor Bowker and looked forward to his return.

Councillor J E Menell declared a non-prejudicial interest in application 0933/04/FUL Saffron Walden.

Councillor S C Jones declared a personal non-prejudicial interest in application 0325/04/FUL Saffron Walden as a member of Bridge End Residents Association.

Councillor Godwin declared a personal non-prejudicial interest in application 0204/05/DFO Birchanger/Stansted as a member of Birchanger Parish Council.

Councillors C M Dean and J I Loughlin declared personal interests in applications 0238/05/DFO, 0239/05/DFO and 0418/05/FUL Stansted as members of Stansted Parish Council.

DC160 MINUTES

The Minutes of the meeting held on 6 April 2005 were confirmed and signed by the Chairman as a correct record subject to the substitution of the words "houses" for "ours" in the first bullet point of Minute DC153.

DC161 **APPLICATIONS WITHDRAWN**

The Executive Manager Development Services asked that agenda item 7, Tree Preservation Order at Chapel Field House, High Easter be withdrawn. An interim TPO would be served whilst further investigations were carried out.

DC162 **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 officer's report.

0289/05/FUL Felsted – Demolition of existing dwelling and erection of 4 two bedroom cottages, alteration to access – Moana, Braintree Road for Mr D Nicolic.

Subject to an amended condition to require mature hedging and planting both sides of the access and additional conditions relating to the precise location of the car parking, the use of grasscrete or a similar material and the use of dark roof tiles-

Mr Nicolic spoke in support of the application.

0284/05/OP Saffron Walden – Demolition of existing buildings, change of use from industrial to residential. Erection of minimum of 12 dwellings – Goddards Yard, Thaxted Road for F W Goddard Ltd.

Subject to an amendment to the Section 106 Agreement to include a £30k contribution to highways and an additional condition that not more than 15 dwellings be constructed on the site.

- Reason:
- (i) if more than 15 dwellings were to be built, the LPA would require an element of affordable housing.
 - (ii) Impact of additional traffic on Thaxted Road, if more than 15 dwellings were to be built.

0204/05/DFO Birchanger/Stansted – 315 dwellings pursuant to condition C.1.1 and C.90B of UTT/0443/98/OP – layout, design, external appearance of buildings and materials, new vehicular access and pedestrian accesses – land at Rochford Nurseries for Taylor Woodrow Developments Ltd.

Subject to additional conditions relating to details of fencing, railings and planting, slab level of sentry blocks, lighting along footpath, and the use of a lighter rendering on the buildings.

0360/05/DFO Great Dunmow – 14 two bedroom flats and new vehicular access – 83 High Street for Charles Gallagher Ltd.

0418/05/FUL Stansted – Variation to condition C.13.7 of planning permission 0276/03/FUL to enable Sunday opening 12.00 to 15.00 – 40 Lower Street for Restaurant 1893.

0350/05/FUL Saffron Walden – Two storey side extension – 5 Cromwell Road for Mr R Salmon.

0325/05/FUL Saffron Walden – Double garage with room over – Bridge End Cottage, Bridge Street for Mr & Mrs Jones.

Mrs Jones spoke in support of the application.

0355/05/OP Felsted – Single dwelling to replace industrial building – Owers and Tinsley Site, Bartholomew's Green for Mr B Camp.

0933/04/FUL Saffron Walden – Replace commercial garage with terrace of four dwellings with parking area – Debden Garage, Debden Road for Mr H Brosnan.

Subject to an additional condition for measures to break up the appearance of the side elevation walls.

(b) Refusals

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

1640/04/OP Saffron Walden – Demolition of three dwellings and erection of 51 dwellings with associated parking, garaging and new vehicular access – land at Seven Devils Lane and Waldeck Court for Mr & Mrs Keyes and Mr & Mrs Hoare.

Peter Brady spoke against the application. Brian Christian spoke in support of the application.

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

Mary Williams spoke against the application. Brian Christian spoke in support of the application.

(c) Authority to Executive Manager Development Services

0090/05/DFO Little Dunmow – 97 dwellings and flats, garages, parking and roads – Phase 5 and 5A Oakwood Park for Westbury Homes Ltd.

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 officer's report, subject to additional conditions relating to energy conservation measures, alteration to depth of landscaping on boulevard and subject to details of the design of the affordable housing being brought back to this Committee for approval.

Mr Norton spoke in support of the application.

(d) Section 106 Agreement

RESOLVED that the following application be approved without the requirement for a Section 106 Agreement.

1494/04/FUL Elsenham – Revised scheme to that approved under reference 1147/02/FUL and 1251/03/FUL – The Stables, Gaunts End for Mr H Hussain.

(e) Site Visits

The Committee agreed to visit the sites of the following applications on Wednesday 18 May 2005.

0238/05/DFO Stansted – B1 use, including buildings, parking, access, servicing and landscaping (outline approved under 0833/91 with extended approval under 1480/03/REN) – land at Parsonage Farm for W R C Morton & Co Ltd.

0239/05/DFO Stansted – B1 use including buildings, parking, access, servicing and landscaping (outline approved under 0833/91 with period extended under 1481/03/REN) – Parsonage Farm for W R C Morton & Co Ltd.

Reason: To clarify the access arrangements and assess the impact on the countryside.

0414/05/OP Newport – Demolition of existing Nissen hut and storage building and erection of 2 detached dwellings with garages – Plots 4 & 5 The Spinney, London Road for J M J Construction.

Reason: To assess the impact on adjoining neighbours, the access arrangements and the impact of the development outside the DL.

Richard Bonram, Clerk to Newport Parish Council spoke against the application. Brian Christian spoke in support of the application.

0172/05/OP Barnston – Erection of buildings to comprise an industrial workshop/storage building, office, staff welfare building and cart shed, removal of 5 existing buildings – Mawkinherds Farm, Wellstye Green for Mr H Jaggard.

Reason: To assess the effect of the development on the rural area and the character and appearance of the countryside.

Mr Jaggard spoke in support of the application.

DC163

**ADVANCED REPORT OF ISSUES RELATING TO APPLICATION
0459/05/OP LAND WEST OF ALSA LODGE CAMBRIDGE ROAD
STANSTED**

The Committee considered a report concerning an application for a proposed auction room, service and turning area, car parking for 20 vehicles, cycle parking facilities, landscaping and alteration of existing access at land to the west of Alsa Lodge, Cambridge Road, Stansted. Members were asked if there were 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:-

- Details of proposed to use, and times and frequency .
- Details of the number of trees to be felled.
- Details of landscaping around the car park.
- Details of the level of use of the rifle range.
- Clarification of “wood management”.
- Details of low intensity lighting and badger fencing.
- Frequency of proposed mini bus service.

DC164

BEST VALUE INSPECTION OF PLANNING SERVICES

The Committee received a report which gave details of the results of the Audit Commission’s Best Value Inspection of the Council’s Planning Service. The assessment was on two fronts, firstly the quality of the service now and secondly, an the extent to which it was likely to improve. The service was assessed as being fair with promising prospects for improvement.

RESOLVED that the Best Value Inspection of Planning Services be welcomed and, with the service improvement plan, that it forms the basis of future improvement planning.

DC165

APPEAL DECISIONS

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

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Mr R Webb	Copperfields Feathers Hill Hatfield Broad Oak	UTT/0863/02/FUL	Change of use to dwelling of existing recreational and pool building	ALLOWED 18 March 2005	28 May 2002	The Inspector concluded that the development would be in line with local and national policies and allowed the appeal with no conditions
Mr and Mrs Leyshon	Bell Meadow End Henham	UTT/2226/03/FUL	Proposed is a new 5-bedroom house	ALLOWED 5 April 2005	22 December 2003	The Inspector concluded that the development would be infill and this is accordance with the development plan. An application for costs against the Council was dismissed
Newton Cinneck Ltd	The Moat House Great Easton	UTT/1718/02/OP	Convert/extend Moat House to 15 extra care flats and develop new 40 bed care home plus administration , 17 extra care cottages, child nursery, café and shop	DISMISSED 17 March 2005	22 November 2002	The Inspector concluded that the development was contrary to policy and that the material circumstances did not outweigh the policy presumption
Highams Construction Ltd	Land adjacent to Highams Farm Tindon End Wimbish	UTT/0530/04/OP	Proposed is erection of 4 No detached houses	DISMISSED 08 April 2005	20 May 2004	The Inspector concluded that the development was outside development limits, was not in a sustainable location and would be a hazard to road safety

DC156

LONDON PLANE TREE MANUDEN HOUSE MANUDEN

The Chairman agreed to the consideration of the following item on the grounds of urgency as the Committee required the information before the next meeting of the Committee.

The Executive Manager Corporate Governance reported that the case against the felling of a London Plane tree covered by a tree preservation order in the grounds of Manuden House, Manuden, had been considered on 19 April 2005. The owner had been found guilty and fined £3,000 plus £1,778 in costs.

The meeting ended at 10.30 pm.