

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 8 JUNE 2005**

Present:- Councillor C A Cant – Chairman.
Councillors P Boland, C M Dean, C D Down, R F Freeman,
R T Harris, S C Jones, J I Loughlin, J E Menell and
A R Thawley.

Officers in attendance:- M Cox, H Lock, J M Mitchell and M J Perry.

DC9 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams,
W F Bowker, J F Cheetham and E J Godwin.

Councillor A R Thawley declared a personal interest in applications
0351/05/FUL and 0737/05/FUL Lindsell as he knew the applicant's wife.

Councillor Loughlin declared a personal interest in application 0459/05/OP
Stansted as a member of Stansted Parish Council.

DC10 MINUTES

The Minutes of the meeting held on 18 May 2005 were received, confirmed
and signed by the Chairman as a correct record, subject to the following
amendments:-

(i) Minute DC4 (c) Planning Agreement – 0394/05/FUL Great Dunmow

To amend the second resolution to read:-

RESOLVED that planning permission be granted subject to S106
agreement to secure 40% affordable housing, but that if the applicants'
consent were not forthcoming within 13 weeks of the date of receipt of
the application that permission be refused

**(ii) Minute DC5 – Alder Tree at "Fearn's" Freshwell Street Saffron
Walden**

To include the fact that Councillor Jones left the meeting prior to the
consideration of this item.

DC11 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.

0351/05/FUL Lindsell – Two-storey side extension – 1 Slatted Cottages, Holders Green for Mr R Whitman.

Subject to the inclusion of standard conditions and an additional condition to ensure matching materials for the new dwelling.

0358/05/FUL & 0378/05/LB Wimbish – Stable block and manege for commercial livery – Wimbish Hall Farm for David Hawkes.

Subject to the inclusion of the following conditions;
The business to be tied to the dwellings, the location of the stables to be agreed, only full livery to be operated, passing places to be provided on the access road, materials to be agreed, no riding school or floodlighting, no burning of waste, hours of use to be agreed and a DEFRA licence to be obtained if protected species found.

Mr Browne, Wimbish Parish Council, spoke in support of the application.

0737/05/FUL Lindsell – Change of use of agricultural to residential – Land adjacent to 1 Slatted Cottages, Holders Green for Nicola Wittman.

Subject to the inclusion of standard conditions and an additional condition to remove Class E development rights and means of enclosure.

Mr Wittman spoke in support of the application.

0496/05/FUL Great Dunmow – 253 dwellings with garages and highway works – Sector 2, Phase 4, Woodlands Park for Wickford Development Co Ltd.

Subject to the deletion of conditions 11 and 12 and an additional condition relating to energy conservation measures in accordance with the approved local plan.

Cliff Neale spoke in support of the application.

0667/05/FUL Little Hallingbury – Replacement 25m lattice tower with additional dishes antennae and outdoor cabinets – Lock Farm, Dell Lane for Orange PCS Ltd.

(1) 0026/05/FUL & (2) 0028/05/LB Radwinter – (1) Conversion of cottage to two dwellings and new access. (2) Conversion of cottage to two dwellings, internal alterations including the blocking of 3 doors and additional staircase – Saffron Cottage, Water Lane for Mr & Mrs R Anderson.

0600/05/FUL Clavering – Change of use of agricultural building to Class B1 Unit with ancillary storage – Brices Farm, Bird Green for Mr M Wilkinson.

Subject to the omission of Condition 3 to be replaced with Condition C.6.1 – the premises shall be used as a Class B1 office with ancillary builders storage facility, and for no other purpose (including any other purposes in Classes B1 and B8 of the schedule to the Town and Country Planning (Use Classes)

Order 1987 or in any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order with or without modification.)

Reason: The site is in an area where an unrestricted Class B8 use would be inappropriate due to the impact on rural amenity, the appearance of the site and the local highway network.

And an additional Condition 9 (C.13.7) – the proposed hours of use specified in this condition would be 8.00 am – 6.00 pm Monday to Fridays, and 8.00 am – 1.00 pm Saturdays with no operation on Sundays and Bank and Public Holidays.

Alicia Mathews spoke in support of the application.

(b) Planning Agreements

0459/05/OP Stansted – Auction room, service and turning area, car parking, cycle parking facilities, landscaping and alteration of existing access to B1383 including works to carriageway and construction of footpath and cycleway – Land to the west of Alsa Lodge, Cambridge Road for G E Sworder & Sons.

RESOLVED that the Executive Manager Development Services in consultation with the Chairman of the Committee be authorised to approve the application, subject to the conditions in the officer's report with the deletion of conditions 12, 14, 15 and 16 and modification to conditions 17, 18 and 19 and additional conditions relating to sustainable materials and heating system and hours of delivery from 8.00 am – 6.00 pm Monday to Friday and 8.00 am to 12.00 pm on Saturdays. Also the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure the following:-

- 1 the highway works proposed as part of the application, provision of a right turn facility and widen site access, provision of bus lay bys on both east and west sides of Cambridge Road and the provision of a 3m wide cycle way/footpath between High Lane and the application site;
- 2 the cessation of the applicant's use of the existing premises 14 Cambridge Road, Stansted, in connection with the auction business, six weeks from first use of the new premises at the application site;
- 3 dedication of space at the application premises to display the works of new artists, selected through association with art schools. This area to be available within the new building and outside to display sculpture where appropriate.

0537/05/OP Little Dunmow – Reclamation of despoiled land and development for up to 98 dwellings being a net addition of up to 28 dwellings to those approved under reference UTT/0023/03/OP, together with associated open space, highway, engineering works and landscaping at the former sugar beet works – Phase 6, Oakwood Park for Enodis Property Developments.

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 in the officer's report and an additional condition relating to energy efficiency measures and the completion of an agreement under Section 106 of the Town and Country Planning Act to secure an additional 12 (40%) affordable dwellings.

(c) **County Council Application**

0710/05/CC Saffron Walden – Civic amenity and recycling centre, estate road, infrastructure and associated junction to the B184 Thaxted Road, creation of link road to public byway no 18 Saffron Walden – Land off Thaxted Road for Essex County Council.

RESOLVED that Essex County Council be advised that the District Council has no objections to the application, provided that it complies with national and local policies. Particular regard should be had to the effect of increased traffic on the amenity of residents of Saffron Walden and to the comments of the Environment Agency. Care should also be taken to ensure that protected species on site, such as the common lizard are appropriately protected and mitigated to prevent harm that could not reasonably have been avoided.

(d) **District Council Development**

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 2002, provision be granted for the development proposed subject to the conditions recorded in the Officers report.

0657/05/DC Little Bardfield – Service road for vehicular access rear of 1-4 Grid Iron Villas – 1-4 Grid Iron Villas for Uttlesford District Council.

Subject to the following additional conditions.

The access should be 5m wide for the first 6m and formed by way of a dropped kerb. Vehicle crossing 10m wide to meet the adjoining highway at 90°.

The access should be laid to a gradient not exceeding 4% for the first 6m and 8% thereafter and should be suitably paved to avoid the displacement of loose materials onto the highway.

Measures should be taken within the site to ensure that surface water is intercepted in advance of the publicly maintainable highway.

There should be no obstruction above ground level within the area of a 2.4m and 90m visibility splay.

(e) **Site Visits**

The Committee agreed to visit the sites of the following applications on Wednesday 29 June 2005.

0646/05/FUL Saffron Walden – Dwelling with detached single garage – Land to the rear of 51 Newport Road for Mr D Stacey.

Reason: To assess the effect of the development on neighbouring properties and the adequacy of the access.

0605/05/FUL Newport – Enlargement of existing bungalow by the formation of the first floor and attic and a single-storey rear extension – Hayling, Cambridge Road for Mr G J Morris.

Reason: To assess the effect on neighbouring properties and the effect of the design on the character of the area.

Mr Morris spoke in support of the application

0306/05/FUL Great Dunmow – Telecommunications base station comprising 20-metre lattice mast with antennae dishes and equipment cabinet – Broadbean Field off A120 adjacent to Ash Grove for Hutchinson 3G (UK) Ltd.

Reason:- To assess the impact on the open countryside.

0487/05/FUL Barnston – Detached dwelling and garage – Sakers, The Chase for Mr & Mrs Hammond.

Reason:- To assess the suitability of the design of the dwelling and the effect of the new access.

DC12

BONNINGTONS GEORGE GREEN LITTLE HALLINGBURY

Members were advised of the progress of Section 106 negotiations between the applicant and officers following Members' resolution on 16 March 2005 to grant planning permission for the change of use of an outbuilding/annexe to six units for bed and breakfast use at Bonningtons. The approval was subject to an agreement to ensure that no airport-related parking took place on the site and that the bed and breakfast use was tied to the ownership of Bonningtons. The conversion works had already been undertaken and there was a history of cars being parked to the rear of the site, which were visible from the public footpath. The applicants had been consistently slow to progress the Section 106 Agreement and had been advised that they should sign and return it by 13 May 2005. The agreement had not been signed and it was therefore

RESOLVED that the application be refused and investigation and enforcement proceedings be instigated.

DC13

MEMBERS PLANNING TOUR 2005

The next tour of the District, open to all members of the Council, was planned for October this year. Two possible dates had been suggested.

RESOLVED that all Members be asked for their preferred date and the tour to take place on either Wednesday 5 or 19 October 2005.

DC14

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Field House Berden	Proposed first-floor extension, three balconies and a dormer window	ALLOWED 27 April 2005	The Inspector concluded that the extensions would be visually acceptable and would not be disproportionate. Given the isolated location, she concluded the balconies to be minor features which would not detract from the appearance of the house.
Land adjacent to The Creedy The Street Little Dunmow	Conversion of domestic building to a dwelling	DISMISSED 27 April 2005	The Inspector concluded that the building was not worthy of retention and furthermore that no evidence had been provided to demonstrate that there was no demand for other purposes referred to in the policy in preference to residential.
Land adjoining Breach House, Mill End, Little Easton	Proposed new dwelling	DISMISSED 28 April 2005	The Inspector concluded that there was no justification for permitting an additional dwelling on this site outside village limits and that it would be harmful to the existing character of the area.
2 Gepps Close High Easter	Proposed site for a detached bungalow	ALLOWED 20 May 2005	The Inspector concluded that the new bungalow would be in character with its surroundings given the variation in dwelling type and position in the locality.
Plot 1 (Corner Plot) Wadmans Builders Yard Catmere End Littlebury	Proposed erection of a detached house and garage. Details following grant of outline planning permission UTT/1094/01/OP	ALLOWED 21 May 2005	The Inspector concluded that the proposal would respect the scale, proportions, appearance and materials of buildings in the vicinity, and would not be an unduly prominent structure. It would not adversely affect residential amenity and conditions could prevent overlooking.

DC15 **PLANNING AGREEMENTS**

The Committee received the schedule setting out the outstanding Section 106 Agreements.

The meeting ended at 5.00 pm.