

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 29 JUNE 2005**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, P Boland, W F Bowker,
J F Cheetham, C D Down, E J Godwin, R T Harris, 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.

DC16 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors C M Dean,
R F Freeman and A R Thawley.

Councillor J F Cheetham declared a personal prejudicial interest in application
0701/05/FUL Stansted and she knew the applicant. She would leave the
meeting for the consideration of this item.

Councillor R T Harris declared a personal prejudicial interest in applications
0277/05/FUL and 0321/05/LB Hatfield Heath and 0762/05/FUL and
0761/05/REN Langley as he was a friend of the agent involved. He would
leave the meeting for the consideration of these items.

Councillor J E Menell declared a personal interest in application 0580/05/FUL
as a non executive director of the Uttlesford Primary Care Trust and a
personal interest in application 0771/05/FUL Clavering as she knew the tenant
of 2 Station Road.

Councillor J I Loughlin declared a personal interest in application 0701/05/FUL
Stansted as a member of Stansted Parish Council.

DC17 MINUTES

The Minutes of the meeting held on 8 June 2005 were received, confirmed
and signed by the Chairman as a correct record.

DC18 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.

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

Subject to additional conditions to retain the flint wall to the front of the property and to retain the existing hedges, large trees and shrubs to the boundaries.

Cynthia Cracknell spoke against the application. Gavin Morris spoke in support of the application.

Councillor Bowker declared a personal interest in this item as Chairman of Newport Parish Council.

0306/05/FUL Great Dunmow – Telecommunications base station, 20-metre slim line lattice mast, antennas equipment cabinet and ancillary development – Broadbean Field off A120 adjacent to Ash Grove for Hutchinson 3G (UK) Ltd.

Subject to additional conditions to ensure no trimming back of any trees and for shrubs to be planted around the base station cage.

Mike Davies spoke in support of the application.

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

Subject to an additional condition to retain the existing trees and hedges including the provision of a hedge to the new boundary with the dwellings fronting Newport Road.

(1) 0762/05/FUL & (2) 0761/05/REN Langley – (1) Variation of condition to permission 0785/03/FUL for alteration of use, extension of use by one hour and retention of two portacabins. (2) Renewal of temporary permission for change of use of agricultural land to rally driving school for eighty days per year until 31 December 2006 – Langley Park Rally School, Langley Lower Green for Simon Clark.

Subject to an additional condition for officers to seek to negotiate the removal of the top portacabin and reposition it so as to be less visually intrusive in the countryside.

John Grayson spoke in support of the application.

Councillor Harris left the meeting for the consideration of this item.

0810/05/REN Saffron Walden – Renewal of planning permission UTT/0789/95/DFO erection of single storey dwelling – Land adjoining 23 The Wayback for Mr & Mrs S Millership.

0706/05/FUL Saffron Walden – Single storey side extension – 47 Little Walden Road for Mr A Webb.

(b) Refusals

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

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

Reason: Dwelling too large and in the wrong position, impact on parent house and overcrowded street scene.

0580/05/FUL Little Dunmow – 48 residential units, 46 of affordable housing, retail space, doctors surgery and associated car parking – Village Centre, Oakwood Park for Colonnade Residential Ltd.

Subject to an additional reason for refusal – lack of space for parking and turning.

David Potter spoke in support of the application.

0571/05/OP Hatfield Heath – Single storey dwelling – Grange Farm Stables, Sparrows End for H Dick.

Councillor Lemon spoke in support of the application.

(c) **Site Visits**

The Committee agreed to visit the sites of the following applications on Wednesday 20 July 2005.

0771/05/FUL Clavering – eight dwellings and garaging – Land at Barlee Close for Mr & Mrs J Noble.

To consider the impact on the area and the two neighbouring properties, the proposed density of the development and parking and traffic issues.

0701/05/FUL Stansted – Dwelling and single garage – Site adjacent to Flint Cottage, Bentfield Road for The Battlement Trust.

Reason: To assess the suitability of the access and impact on the neighbouring property.

Councillor Cheetham left the meeting for the consideration of this item.

(1) 0277/05/FUL & (2) 0321/05/LB Hatfield Heath – (1) & (2) Alterations to 'Grooms Cottage' and incorporate adjoining stables, tack room, garage and greenhouse to form into house – Grooms Cottage, Gladwyns, Sheering Road for D G Wilson.

Reason: To assess the suitability of the site for commercial use.

*Councillor Lemon and John Grayson spoke in support of the application.
Councillor Harris left the meeting for the consideration of this item.*

DC19

CONSENT TO FELL PRESERVED TREES BURY FIELDS FELSTED

The Executive Manager Development Services presented a report relating to a recent application to fell preserved trees at Bury Fields, Felsted and the issues that had arisen in relation to the consultation procedures.

The Committee was advised that the Council was required to maintain a register of applications made under tree preservation orders. These applications were included in the weekly list which was sent to parish councils and available on the Council's website. The landowner would be informed of the application.

In the case of Bury Fields details of the application to fell the six trees had been entered on the register, included in the weekly list and sent to the Parish Council Clerk. As the trees were adjacent to a public highway the County Council's views had been sought and the Arbicultural Officer recommended that the trees be felled. The trees had also been inspected by the District Council's Landscape Officer who concluded that although they were of amenity value worthy of a tree preservation order, they were not outstanding or special under the terms of the tree preservation order. As there was clear evidence that the trees were contributing to the subsidence of the property, it was considered appropriate that the consent to fell be granted. The application had been determined by officers under delegated powers. A new planting scheme had been agreed.

Mr Turvey of 9 Bury Fields, Felsted spoke about his concerns at the felling of these trees. It had been distressing for local residents to witness the trees being felled with no prior warning being given. He agreed that the Council had followed its procedure by informing the Parish Council, but local residents had been unaware. He thought that in a smaller community it should be possible to notify neighbours or at least place an advert in local newspapers. He was assured that the new planting scheme would be going ahead in the next planting season.

The Committee discussed this issue and suggested improvements that could be made to the consultation arrangements including; extending the consultation period, asking parish councils to put relevant notices on the parish notice board and adding tree preservation applications to the public notices in the local newspaper.

The Executive Manager Development Services said that this was the first time that any problems with the consultation arrangements had come to light. He also pointed out that it was more difficult to notify the public about tree preservation order applications when in the majority of cases the reasons for felling technical and not open to public objection. He would however see if any improvements could be made to the procedures.

DC20

THE PLANNING DELIVERY GRANT 2005/06

The Executive Manager Development Services advised the Committee that the Council had been awarded £251,197 Planning Delivery Grant (PDG) for 2005/06 plus £50,000 for submitting the local development scheme in

accordance with the Government timetable. This was an increase of £84,736 on last year's total. There had been a particular increase in the allocation for Development Control due to its improving performance over recent months.

The report set out the areas where officers considered that this year's grant allocation should be apportioned. External consultants and temporary staff would continue to be used to help with the applications workload. Also management consultants would be maintained to continue the introduction of the performance management systems. New pressures were primarily concerned with e-planning and the introduction of technology and equipment to enable planning applications to be submitted on line. Further resources would also be needed for biodiversity and wildlife considerations and an amount for work arising from the new high hedges legislation. A sum would also be used to assist parish councils in the preparation of their village plans. The details of the costing were still being evaluated and would be the subject of a future report.

RESOLVED that the Committee agree the areas for the use of the Planning Delivery Grant in 2005/06 and delegate authority to apportion costs and spend the grant within the areas set out in the report, and as may be amended by the Committee, to the Executive Managers of Development Services and Finance.

DC21

ADVANCED REPORTING – STANSTED AIRPORT TAKELEY

The Committee was advised of a reserved matters application in relation to the Satellite 4 development at Stansted Airport, Takeley. Members were asked if there were any additional matters that required consideration prior to the drafting of a committee report that contained a recommendation. Members made the following comments:-

- Would there be fixed electrical ground units in each bay when the planes came in?
- The need to look at access for people with disabilities
- Upgrade and improve the transit system to Terminal 3
- Provide a continuous link from Satellite 3 to Satellite 4
- The use of low calibre lighting
- Look at the design of the roof ,whether filled in or glass

The Committee also asked to see the full report from the Access Group.

DC22

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
The Coach House Hassobury Farnham	Appeal against refusal to grant planning permission for replacement of the existing double pitched roof with a single pitch roof	9 June 2005 DISMISSED	The Inspector concluded that the development would materially detract from the architectural or historic interest of the listed building
The Coach House Hassobury Farnham	Appeal against refusal to grant planning permission for raising of the roof to create first floor accommodation with additional dormers	9 June 2005 DISMISSED	As above
Old Post Office Bedlar's Green Great Hallingbury	Appeal against refusal to grant planning permission for the change use of part dwelling to Children's Nursery	8 June 2005 DISMISSED	The Inspector concluded that the site is unsustainable, has inadequate parking and the use would be noisy
Land at 48 Stortford Road Great Dunmow	Appeal against refusal to grant planning permission for the erection of a dwelling (revised submission)	8 June 2005 DISMISSED	The Inspector concluded that the dwelling would be out of character and have adverse consequences for the adjoining dwelling
Sabre Sport Sabre House Braintree Road Dunmow	Appeal against personal planning condition following the grant of planning permission for the erection of a two storey dwelling and detached garage	8 June 2005 ALLOWED	The Inspector concluded that the condition was unreasonable
Concord Farm	Appeal against	8 June 2005	The Inspector altered the hours

School Road Rayne Braintree	a condition requiring deliveries from 8:30-17:30 Mondays to Fridays only following the grant of planning permission for the change of use of poultry unit to archive storage	ALLOWED	to 0730-1900 Mondays-Fridays and 0730-1300 on Saturdays
Greenscroft Stortford Road Clavering	Appeal against refusal to grant planning permission for addition of garden deck with hand rails and steps at the extreme rear of the property	8 June 2005 DISMISSED	The Inspector concluded that the deck is intrusive and detrimental to amenity
Broad Green Farm Broad Green Chrishall	Appeal against refusal to grant planning permission for the demolition of Barn 1, the restoration of Barn 2, and the erection of a boundary wall and entrance gate	7 June 2005 DISMISSED	The Inspector concluded that there would be the loss of a good quality listed of building, and the development would be incompatible with the its status as a listed dwelling with attractive minor outbuildings in the open country
Broad Green Farm Broad Green Chrishall	Appeal against refusal to grant planning permission for the erection of a new outbuilding for office accommodation, and of a boundary wall and entrance gates	7 June 2005 DISMISSED	As above
Broad Green Farm Broad Green Chrishall	Appeal against refusal to grant planning permission for extension of an	7 June 2005 DISMISSED	As above

	existing temporary planning permission (UTT/1406/03/FUL) for a further twelve months, in respect of a temporary portakabin for site works		
Gilvus Oak Park Road Elsenham	Appeal against refusal to grant planning permission for the erection of a bungalow	2 June 2005 DISMISSED	The Inspector concluded that the development would adversely affect the character and appearance of the area
Jacklyn House Church Lane White Roding	The Inspector concluded that the development would be inappropriate in the green belt	2 June 2005 DISMISSED	The Inspector concluded that the development would be inappropriate in the green belt
Land to the rear of Church Cottage, Church End Stebbing	Appeal against refusal to grant planning permission for the erection of a detached dwelling with garage	31 May 2005 ALLOWED	The Inspector concluded that the development would be satisfactory, although outside development limits
Birchanger Hall Farm Ongar Road Birchanger	Appeal against refusal to grant planning permission for replacement 17.5m monopole telecommunications mast, antennas, dishes and equipment cabin	20 April 2005 ALLOWED	The Inspector concluded that the mast, at 2.5m taller than the present mast, would be acceptable, and preferable to an additional mast
The Dairy Farm Little Hallingbury	Appeal against refusal to grant planning permission for the change of use from agricultural to MOT bay	7 June 2005 ALLOWED	The Inspector concluded that there would be no adverse effect on road safety, despite the absence of any information from the applicant

New Bungalow Old Mead Road Henham	Appeal against refusal to grant planning permission for conversion of a commercial garage into a single storey dwelling	6 June 2005 DISMISSED	The Inspector concluded that the development would be contrary to the policies for conversion of rural commercial buildings to residential use
Land at The Street Takeley	Appeal against refusal to grant planning permission for construction of new access; pair of three-bedroom, semi-detached house with garages; pair of two-bedroom, semi-detached houses with garages; 6 three-bedroom semi-detached houses linked with garages; and link-detached, three-bedroom house	6 June 2005 DISMISSED	The Inspector concluded that the development would be at too high a density, incompatible with the character of the area and internally unworkable with a poor standard of amenity for some of the dwellings

DC23 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the schedules setting out outstanding enforcement cases.

In relation to Bonningtons, George Green, Little Hallingbury, Members were advised that the Section 106 Agreement had been signed shortly after the last meeting. Therefore the planning application had been granted and the decision notice had been issued.

In relation to Broxted Business Park, Pledgdon Barn, Pledgdon Green, it was reported that all use had ceased on the site, but the legal proceedings would continue in order to prevent start up of the activity.

DC24 **CANFIELD SERVICE STATION DUNMOW ROAD LITTLE CANFIELD**

The Chairman agreed to the consideration of the following item on the grounds of urgency as action was required to be authorised before the next meeting of the Committee.

The Council's Solicitor explained the background to the enforcement action being taken on this site. An injunction had been issued, but the hearing had been adjourned until 13 July 2005. As the use was still continuing a stop notice had been issued, under delegated powers, to take effect on 17 June 2005. This had been subject to an appeal. On the advice of Counsel, the stop notice had now been withdrawn and the Committee was asked to give authority for a further notice to be issued.

RESOLVED that the Executive Managers Corporate Governance and Development Services in consultation with the Chairman of the Committee be authorised to issue a stop notice for the cessation of airport related parking on the site of Canfield Service Station, Dunmow Road, Little Canfield.

It was further RECOMMENDED that the Executive Managers Corporate Governance and Development Services and, if available, the Chairman or Vice Chairman of the Development Control Committee be given delegated authority to issue stop notices as from 20 July 2005

The meeting ended at 5.05 pm.