

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 20 JULY 2005**

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

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

DC25

ANOUNCEMENTS

Members were informed that Karen Hollitt, Trainee Planning Officer, had obtained a First Class Honours Degree in Town and Country Planning from Southbank University. The Committee congratulated her on this achievement.

It was also reported that Geoff Lyons and Nick Ford, Planning Officers in the Development Control Section would be leaving the Authority to take up employment elsewhere. The Chairman was sorry to see them go but wished them success in their future careers.

DC26

APOLOGIES FOR ABSENCE AND DECLARATIONS FOR INTEREST

An apology for absence was received from Councillor C D Down.

Councillor Harris declared a personal interest in 0712/05/FUL Great Hallingbury. He also declared a personal prejudicial interest in application 0277/05/FUL and 0321/05/LB Hatfield Heath as he knew the applicant and would leave the meeting for the consideration of that item.

Councillor J F Cheetham declared a personal interest in application 0712/05/FUL Great Hallingbury and a personal prejudicial interest in application 0701/05/FUL Stansted and would leave the meeting for the consideration for that item.

Councillor Abrahams declared a personal prejudicial interest in application 0902/05/FUL Wimbish.

Councillor J E Menell declared a personal interest in application 0771/05/FUL Clavering as she knew the tenant of 2 Stortford Road.

Councillor Loughlin declared a personal interest in applications 0701/05/FUL and 0718/05/FUL & 0720/05/LB Stansted as a Member of Stansted Parish Council.

Councillor S C Jones declared a personal interest in application 0813/05/OP Saffron Walden as a Member of Saffron Walden Town Council.

DC27 **MINUTES**

The Minutes of the meeting held on 29 June 2005 were received, confirmed and signed by the Chairman as a correct record subject to the substitute of the word “Stortford Road” for “Station Road” in the last line of the fourth paragraph of minute DC16.

DC28 **APPLICATIONS WITHDRAWN**

It was noted that application 0902/05/FUL Clavering had been withdrawn

DC29 **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.

0701/05/FUL Stansted – dwelling and single garage – site adjacent to Flint Cottage, 20 Bentfield Road for the Battlement Trust

Councillor J E Cheetham left the room for the consideration of this item.

0734/05/SA Takeley – Satellite 4 development – Stansted Airport for Stansted Airport Limited.

Subject to an additional condition preventing the use of Satellite 4 by passengers until the track transit system has been extended to serve it and all aircraft stands have been provided with air bridges, and to amendments to condition 6 to take into account the additional condition.

Reason: in the interests of dignified access for all.

0718/05/FUL & 0720/05/LB Stansted – single storey restaurant – Bury Lodge Hotel, Bury Lodge Lane for Bury Lodge Investment

1)0743/05/FUL & 2)0744/05/LB Saffron Walden – 1)single storey side and rear extension replace cart lodge and small raised terrace 2)single storey side and rear extension with internal alterations, replace cart lodge and form terrace – The Grange, 33 Church Street for Mr Q Lumsden

(b) **Refusals**

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

1)0277/05/FUL & 2)0321/05/LB Hatfield Heath – 1) and 2) alternations to “Grooms Cottage” and incorporate stables, tack room, garage and greenhouse to form into house - Grooms Cottage, Gladwyns, Sheering Road, for D G Wilson

John Grayson spoke in support of the application.

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

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

Reason: over-development and out of character with its surroundings.

Simon Cooke (Clavering Parish Council) spoke against the application.

Alistair Allen spoke in support of the application.

Councillor Godwin declared a personal interest in the above application as she knew the agent.

0838/05/FUL Widdington – lettable accommodation in the form of a guest house – adjacent Fleur-de-Lys Public House, High Street for R F Bunten.

Reason: adverse affect on the street scene and the character of the conservation area.

It was further RESOLVED that a Tree Preservation Order be served on the acacia tree if it was considered that the tree was worthy of preservation.

Mr Kemp and Colin Taylor – Widdington Parish Council spoke against the application.

0911/05/FUL Hatfield Heath – replacement dwelling with garage – Mill End, Mill Lane for Mr and Mrs Fish

Bill Brampton spoke in support of the application.

(c) **Planning Agreement**

0813/05/OP Saffron Walden – seven dwellings and twelve parking spaces – Three Valley Water Plc, Landscape View for 3 Valleys Water Plc.

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 recorded in the officer's report and additional conditions to provide a pedestrian and cycleway link only to the south of the site, to limit the number of dwellings and to retain the mature oak tree and the completion of an agreement under Section 106 of the Town and Country Planning Act with Essex County Council for £12,000 for highway contributions.

(d) **Site Visits**

The Committee agreed to visit the sites of the following applications on Wednesday 10 August 2005.

0712/05/FUL Great Hallingbury – change of use of nursery to garden centre and erection of store – Jarvis Nursery, Tile Kiln Green for Jarvis Nursery.

Reason: to assess the scale of the development and the affect on the surrounding area.

Claire Hutchinson spoke in support of the application.

DC30

ADVANCED REPORT OF ISSUES RELATING TO MAJOR PLANNING APPLICATIONS – STANSTED AIRPORT TAKELEY

The Committee was advised of a reserved matters application in relation to development for business, storage and distribution usages including access, parking, infrastructure and landscaping. Members asked that the following issues be considered prior to drafting of a committee report for the next meeting.

- Planting/landscaping
- Size of building
- slab levels
- Car parking
- Travel plan/surface access strategy
- Ecology
- Water supply, diversion of water courses
- Energy efficiency
- Design of roof
- Lighting

It was further RESOLVED that the Committee visit the site prior to the next meeting on 10 August 2005.

DC31

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
17 Lukins Drive Great Dunmow	Appeal against refusal to grant planning permission for the erection of a room over existing garage and rear extension	10 June 2005 DISMISSED	The Inspector concluded that the extension would be of poor design and dominant in the street scene
Land at 'Seven Dials' Seven Devils Lane, Saffron	Appeal against refusal to grant planning	10 June 2005 DISMISSED Page 4	The inspector concluded that the development would detract from the important open character of

Walden	permission for the demolish existing bungalow and erect a replacement building and garage (plot 5)		the area, there was inadequate information regarding red squirrels and the conditional permission for two bungalows was appropriate and the conditions reasonable.
Land at 'Seven Dials' Seven Devils Lane, Saffron Walden	Appeal against refusal to grant planning permission for the erection of a dwelling and garage (plot 4)	10 June 2005 DISMISSED	
Land at 'Seven Dials' Seven Devils Lane, Saffron Walden	Appeal against refusal to grant planning permission for the erection of a dwelling and garage (plot 3)	10 June 2005 DISMISSED	
Land at 'Seven Dials' Seven Devils Lane, Saffron Walden	Appeal against refusal to grant planning permission for the erection of a dwelling and garage (plot 2)	10 June 2005 DISMISSED	

DC32 PLANNING AGREEMENTS

The Committee was updated on the progress of the outstanding section 106 agreements.

The meeting ended at 5.25 pm.