

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 10 AUGUST 2005**

Present: - Councillor C A Cant – Chairman.  
Councillors E C Abrahams, C M Dean, C D Down, R F Freeman,  
E J Godwin, S C Jones, J E Menell and A R Thawley.

Officers in attendance: - V Borges, H Lock, John Mitchell, C Oliva,  
M Ovenden, J Pine and M Ranner.

**DC33 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors P Boland, W F Bowker,  
J F Cheetham, R T Harris and J I Loughlin.

Councillors C M Dean, C D Down, E J Godwin and A R Thawley declared  
personal interests as members of SSE.

Councillors C D Down and A R Thawley declared personal interests as  
Members of CPRE and the National Trust.

Councillor E C Abrahams declared a personal interest in application  
0982/05/FUL Langley and a personal prejudicial interest in application  
1029/05/FUL Clavering and would leave the meeting for the consideration of  
that item.

**DC34 MINUTES**

The Minutes of the meeting held on 20 July 2005 were received, confirmed  
and signed by the Chairman as a correct record with the alteration of the  
reason given under minute DC29 (a) Approvals 0734/05/SA Takeley, which  
would now read Reason: In the interests of highway safety and to ensure safe  
and inclusive access for all regardless of disability or age.

**DC35 SITE VISITS**

Prior to the meeting the Committee visited the sites of the following  
applications: -

**0849/05/SA Takeley** – business, storage and distribution uses including the  
provision of access, parking, infrastructure and landscaping – Stansted Airport  
for BAA Stansted.

**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.

**DC36 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.

**0849/05/SA Takeley** – erection of 11 units for business, storage and distribution – site 600, Taylors End, Stansted Airport for BAA Stansted.

Subject to the amendment of condition 10 to read “should sign up to the travel plan”, and the following additional conditions:

- i) To consult the Council on the colouring of the units to ensure that they would be less visually intrusive in the countryside
- ii) Restricting the units to use by airport related services.
- iii) Rewording of the landscaping condition to a Grampian style was agreed to enhance the landscaping on the perimeter so as to have wide edged screening.

*Claire Franchitti spoke in support of the application*

**0460/05/FUL Great Dunmow** – variation of condition C.90.A of 0984/94/FUL to allow opening on Sundays and bank holidays from 12:00 to 22:00 hrs – 81b High Street for Bay-Leafs Tandoori Ltd.

Approval only for a six-month trial period with conditions to be drawn up in consultation with Officers and the proposers Councillors E J Godwin and E C Abrahams.

*James Keir spoke in support of the application.*

Reason: to assess the additional noise and disturbance generated from the variation.

**0835/05/FUL Thaxted** – 13 bedroom annex to the main hotel building – Thaxted Hall Hotel, Walden Road for Mr B J Creasey.

Subject to additional conditions to ensure that the annex ridge and eave height levels and be less than the existing building. To protect the preserved trees surrounding the site and to ensure that there would be no airport related parking.

**1021/05/FUL Little Hallingbury** – demolition of existing house and construction of 2 houses, 2 bungalows and associated garaging – Peacehaven, Lower Road for T Jones.

Subject to an additional condition requiring a quiet road surface between the frontage housing and noise insulation on the fronts of those houses to prevent noise disturbance.

**0989/05/FUL Takeley** – erection of 7 dwellings, garages, parking and road – Brookside, The Street for Ricklin Ltd.

Subject to additional conditions to consult the Environment Agency on the landscaping by the stream and to add conditions requiring energy and water efficiency.

**0848/05/FUL Felsted** – change of use of land to grazing and erection of stable block – land on west side of Jollyboys Lane South for Mr N Parten and Mrs D A Parten.

Subject to the amendment of condition 7 to read no external lighting shall be erected.

**(b) Refusals**

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

**0712/05/FUL Great Hallingbury** – change of use from nursery to garden centre and erection of storage shed – Jarvis Nursery, Tilekiln Green for Jarvis Nursery.

Reason: As it would contravene Government guidance contained in DfT Circular 1/2002 only. The Committee agreed to omit reason one.

*Claire Hutchinson spoke in support of the application.*

**0719/05/OP Saffron Walden** – demolition of three dwellings and the erection of 32 dwellings with associated garaging, parking and new vehicular access – Land at Seven Devils Lane and Waldeck Court for Mr & Mrs Keyes and Mr & Mrs Hoare.

*Brian Christian spoke in support of the application. Mary Williams spoke against the application. Councillor C A Bayley (Uttlesford District Councillor non Committee Member) spoke against the application.*

**0827/05/FUL Great Dunmow** – erection of 6 two-bedroom flats and 4 one-bedroom flats with associated parking and alterations to existing vehicular/pedestrian access - land adjacent to Haolmans Yard for Sabre Construction.

*Councillor F E Silver (Uttlesford District Councillor non Committee Member) spoke against the application and John Grayson spoke in support of the application. Councillor M Miller spoke against the application.*

**0858/05/FUL Debden** – variation of condition C.90.D of 0497/03/FUL for the substitution of existing approved vehicular access by way of alternative existing vehicular access – The Stables, Mill Road – for Mrs N Fiske.

**(c) Authority to the Executive Manager Development Services**

RESOLVED that the Executive Manager – Development Services, in consultation with the Chairman of the Committee, be authorised to refuse the following application for the reasons recorded in the officer's report.

**1029/05/FUL Clavering** – erection of an oak framed 5 bay cart lodge with storage space over – Roast Farm, Roast Green for Mr C Evans.

*Councillor E Abrahams declared a personal prejudicial interest in the above application and left the meeting for the consideration of this item.*

**(d) Site Visits**

The Committee agreed to visit the site of the following applications on 31 August 2005.

**0982/05/FUL Langley** – change of use of barns to industrial use and the erection of a pitched roof office/reception building – Grange Farm for Pelham Structures Ltd.

*Bill Bampton spoke in support of the application.*

Reason: To assess the access to the site, the distance between the site and the next dwelling and the effect of the development on the surrounding area.

DC37

**ADVANCED REPORTING, PRIORS GREEN, LITTLE CANFIELD**

The Committee was advised of seven reserved matters applications in relation to a new residential neighbourhood, including residential development with affordable housing, a primary school site, local centre facilities, open space, roads, footpath/cycle ways, balancing ponds, landscaped areas and other ancillary or related facilities and infrastructure at Priors Green, Little Canfield. Members asked that the following issues be considered prior to the drafting of a committee report.

- Design of houses including variety and comparisons with elsewhere
- Design of affordable housing
- Small play areas and relationship to affordable housing and Public Open Space
- Parking in courtyards for affordable housing – 1 per house is that enough?
- Garage blocks
- Landscaping – domestic hedges, low level lighting
- Insulation/energy/water saving/CHP
- Safety and surveillance – secured by design
- Design of affordable flats – height and location of affordable housing generally
- Lifetime homes
- Air noise
- Location of recreation grounds
- Habitats

It was further RESOLVED that the Committee visit the Prior's Green site and a similar completed site at Black Notley prior to the next meeting on 31 August 2005.

DC38

**QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE**

The Committee received a quarterly report, which detailed the speed of decision in Development Control. It also provided Members with graphs displaying the quarterly performance for each of the three Best Value targets. It also showed the trajectories for performance improvement that were necessary to meet the Best Value targets by 2006/07.

Councillor Cant congratulated Officers and Members on the improvements that had been made.

DC39

**APPEAL DECISIONS**

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

<b>LOCATION</b>	<b>DESCRIPTION</b>	<b>APPEAL DECISION &amp; DATE</b>	<b>SUMMARY OF DECISION</b>
APPEAL A Trumpington Investments Ltd	Appeal against refusal to grant planning permission for demolition of factory and erection and erection of 33 dwellings including change of use	12 July 2005 DISMISSED	The Inspector concluded that the proposals would not comply with the local plan and it was not demonstrated that the development could respect the character of the area.
APPEAL B2 Mr & Mrs J Morallee	Appeal against refusal to grant planning permission for change of use from nursery to residential and erection of dwellings and garages	12 July 2005 DISMISSED	As above
APPEAL B2 Mr & Mrs J Morallee	Appeal against refusal to grant planning permission for change of use from nursery to residential and erection of dwellings and garages	12 July 2005 DISMISSED	As above
M Smith	Appeal against	Page 5 17 June 2005	The Inspector concluded that the

	refusal to grant planning permission for proposed is a site for a detached dwelling	DIMISSED	development would not be sustainable and would be out of character with its surroundings
Mr P Biggs	Appeal against refusal to grant planning permission for erection of a 3 metre x 2.4 metre garden shed and the retention of a 1.5 metres high close boarded fence adjacent to the highway	15 June 2005 ALLOWED	The Inspector concluded that the development was appropriate in the Green Belt
Mr & Mrs Boughey	Appeal against refusal to grant planning permission for proposed is front and side extensions and new detached garage	20 June 2005 ALLOWED	The Inspector concluded that the extensions and the garage in the front garden would be acceptable
Mrs T Rayner	Appeal against refusal to grant planning permission for proposed is an addition to a dwelling	20 June 2005 ALLOWED	The Inspector concluded that the extension to this converted barn would not have an adverse effect in the countryside
Mr Roberts Miss Watson	Appeal against refusal to grant planning permission for replacement dwelling	22 June 2005 ALLOWED	The Inspector concluded that the replacement dwelling would have a satisfactory relationship with nearby properties
Mr M Solomon	Appeal against refusal to grant planning permission for erection of a new detached dwelling and alteration to existing access	24 June 2005 ALLOWED	The Inspector concluded that the new dwelling would be in keeping with the character of its surroundings
Mr and Mrs Damary-	Appeal against	9 June 2005	The Inspector concluded that the

Homan	refusal to grant planning permission for replacement dwelling	ALLOWED	replacement dwelling would have a satisfactory relationship with adjoining properties
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**DC40 ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the enforcement planning control progress report, which set out the outstanding enforcement cases.

In relation to Canfield Service Station, Dunmow Road, Little Canfield, Members were advised that an injunction had been granted. However an appeal had been lodged against the enforcement notice and the injunction had now been suspended. The appeal hearing would be 18 and 19 August 2005.

**DC41 SITE VISITS**

The Committee agreed to visit the site of the United Reform Church, Stebbing before the next meeting on 31 August 2005.

The meeting ended at 5.20pm