

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 21 SEPTEMBER 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, R T Harris, J I Loughlin,
J E Menell and A R Thawley.

Officers in attendance:- M Cox, H Lock, J Mitchell, C Oliva, M Ovenden
and M Ranner.

DC49

APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors W F Bowker and
S C Jones.

The Chairman stated that at the meeting of the Committee on 31 August, she
had omitted to declare an interest in application 092305/FUL Stebbing as a
member of Stebbing Parish Council and the Village Hall Committee. She
apologised for this mistake but said that this interest was a matter of public
record and held in the register of members' interests. She confirmed that she
had reported this matter to the Standards Board.

Councillor J F Cheetham declared a personal interest as a member of
NWEPPA and the Hatfield Forest Management Committee.

Councillor J E Menell declared a personal interest in application 1254/05/GD
Saffron Walden as a member of Littlebury Parish Council.

Councillor R F Freeman declared a personal interest in applications in Saffron
Walden as the Mayor of Saffron Walden.

Councillors C M Dean and A R Thawley declared personal interests as
members of the National Trust.

Councillors A R Thawley and C D Down declared personal interests as
members of CPRE.

DC50

MINUTES

The Minutes of the meeting held on 31 August 2005 were received, confirmed
and signed by the Chairman as a correct record subject to omitting Councillor
C M Dean's interest in CPRE.

DC51

BUSINESS ARISING

- (i) **Minute DC48 Planning Enforcement: DJR Cars Canfield Motors
Dunmow Road Takeley**

The Committee was advised that the operators had complied with the injunction and most of the cars had now been removed from the site. The appeal against the enforcement notice and the planning application were likely to be held at an inquiry next year.

DC52

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.

0988/05/FUL Saffron Walden – 5 houses – Pine Wood, Debden Road for Echo's Ltd.

Subject to an amendment to the landscaping condition to include mature planting and tree screening at the rear and alongside; and the inclusion of an advisory note to the applicant that the site lines to Debden Road would be improved if the fence to the adjoining property was removed.

It was also agreed that officers write to Essex County Council Highways in respect of the need for further parking restrictions on Debden Road near to the proposed development.

Jo Durning spoke against the application.

1054/05/DFO Takeley/Little Canfield – Details following outline application 0816/00/OP for infrastructure to include spine road, two balancing ponds and public open space.- Priors Green (Phase 1) for Countryside Properties Plc

Subject to the additional conditions.

- 1 To remove the large balancing pond and agree replacement elsewhere within the development in consultation with the Chairman and the two local members;
- 2 to include the additional conditions recommended by the Highway Authority; and the Environment Agency that are not included in the outline permission.

Mr Campbell, Mr Boswell, Jack Pazetta (Little Canfield Parish Council and Michael Mew, Takeley Parish Council) spoke against the application. Gary Duncan spoke in support of the application.

1057/05/DFO Takely/Little Canfield – Details following outline permission 0818/00/OP for erection of 18 dwellings and associated parking/garaging - Priors Green (Phase 1) for Countryside Properties Plc.

Subject to the following additional conditions.

- 1 Remove PD rights;
- 2 Include the additional conditions recommended by the Highways Authority; and
- 3 Insert the words “and recycling” to condition 9 and to all instances where this occurs.

Also to include an informative note about the energy efficiency measures that the Planning Authority would expect to see.

(1)1065/05/DFO, (2)1066/05/DFO & (3)1067/05/DFO Takeley/Little Canfield

– (1) Details following outline permission 0816/00/OP for 38 dwellings including associated parking/garages (2) details following outline permission 0861/00/OP for 54 dwellings and associated garages/dwellings (3) details following outline permission 0816/00/OP for 90 dwellings and associated garages/parking – Priors Green (Phase 1) for Countryside Properties Plc.

Subject to additional conditions.

- 1 Include the additional conditions recommended by the Highway Authority;
- 2 Insert the words “and recycling” to the appropriate condition 9 and to all instances where this occurs.
- 3 Remove P D rights
- 4 No tandem parking
- 6 Amend layouts to reflect Highway Authority comments on design guide and secured by design

Also to include an informative note about the energy measures that the Planning Authority would expect to see.

1247/05/FUL Saffron Walden – 27 bedroom extension and refurbishment works to existing nursing home – Stanley Wilson Lodge, Four Acres for Excel Care Equities Ltd.

(b) Refusal

RESOLVED that the following application be not granted for the reasons stated in the Officer’s report.

(1) 1059/05/DFO & (2) 1062/05/DFO Takeley/Little Canfield – (1) Details following outline permission 816/00/OP for erection of 25 affordable dwellings and associated parking/garages. (2) Details following outline permission 0816/00/OP for the erection of 20 affordable flats and houses with associated parking areas – Priors Green (Phase 1) for Countryside Properties Plc.

Reasons: Poor design, massing and articulation of building, failure to achieve lifetime homes standard including access for the disabled and divergence from the master plan.

(c) Planning Agreements

2134/03/OP Thaxted – Variation to planning permission 0372/98/OP for 30 dwellings with garages and studio/workshops, and vehicular access - Bellrope Meadow, Sampford Road for Mr A Pyatt.

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 additional conditions relating to weekend delivery, mature planting at rear, energy conservation and asking the agent to look at a providing a pedestrian access to the site, and the completion of an agreement under Section 106 of the Town and Country Planning Act to require payment of monies to Essex County Council Learning Services to contribute to the cost of providing primary and secondary education for occupiers of the home working units.

*Eileen Walsh, Thaxted Parish Council spoke against the application.
Chris Knight spoke in support of the application.*

(d) Development by Government Department

1254/05/GD -Saffron Walden -Improvements to junction of Duck Street and B1383, 130 space car park and 90 space overspill, adaption of Coach House to provide new ticketing arrangements -Audley End House, Audley End. GR/TL 520-384 for English Heritage (Mr A Glass).

RESOLVED that a formal objection be made on the following grounds

- 1 The proposal is considered harmful to open countryside policy set out in the Essex and Southend on Sea Replacement Structure plan, the adopted Uttlesford District Plan and the Uttlesford Local Plan, by reason of the visual impact of the proposed new junction in the landscape, introducing an urban feature into the rural countryside
- 2 The proposal is considered harmful to Conservation and Heritage Protection policy set out in the Essex and Southend on Sea Replacement Structure plan and the Uttlesford Local Plan, as the proposals are considered on balance not to be an improvement to the current visitor parking arrangements such as to justify.
- 3 The proposal is considered harmful to the sustainability policy set out in planning policy Statement 7 and the Essex and Southend on Sea Replacement Structure plan and the adopted Uttlesford District Plan and the Deposit Uttlesford Local Plan, by promoting a car dependent development without any significant provision being made for the improvement of other means of travel to the site.

4 Objections raised by the highway authority.

Gillian Williamson and Lizzie Sanders (Littlebury Parish Council) spoke against the application. Philip Kratz spoke in support of the application.

(e) Site Visits

The Committee agreed to visit the site of the following applications on Wednesday 12 October 2005.

1287/05/FUL & 1288/05/LB Swards End - Conversion of outbuildings (cowshed & piggery) to two single storey dwellings –13 Redgates Lane for Mr S Grimes

Reason: To assess the merit of the property and the affect of the development in the countryside.

Peter Stocking, Swards End Parish Council spoke against the application. Stephen Bonificace spoke in support of the application.

DC53

AMENDMENTS TO THE SCHEME OF DELEGATION

The Committee was asked to approve two amendments to the scheme of delegation to officers. The first involved small scale equestrian uses over 1 hectare of land that were currently reported to Committee. These applications seldom gave rise to discussions and it was considered they should be included within the scheme. The second resulted from a recent change in legislation, which gave powers to inhibit the use of repeat applications that were submitted with the intention of, over time, reducing opposition to undesirable developments. The Committee agreed that the power to decline to determine such applications should be delegated to officers.

RESOLVED that the scheme of delegation to office to be amended to include:-

- 1 equestrian and equine related developments where the amount of building, whether new or change of use, is less than 1000sqm square metres, but where the associated area of land may be greater;
- 2 the authority to decline to determine repeat applications in accordance with the provisions of Section 43 of the Planning and Compulsory Purchase Act 2004, and amended sections 70 A and B of the Town and Country Planning Act 1990 and sections 81A and B of the Listed Building Act 1990.

DC54

BUDGETARY CONTROL REPORT 2005/06

The Committee noted the budgetary control position at 31 July 2005.

DC55 SERVICE PLAN PRE-ASSESSMENTS 2006/07

Members received a report which considered the service plan pre-assessment for the Committee services. It was noted that there were no spending pressures affecting the 2006/07 budget.

DC56 APPEAL DECISIONS

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

APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
UTT/1132/04/F UL	Appeal against refusal to grant planning permission for new single family detached house on the site of an existing single storey garage within the curtilage of an existing dwelling	18 Aug 2005 DISMISSED	The Inspector concluded that the site is outside development limits and the application was not acceptable in principle
UTT/0227/04/O P	Appeal against refusal to grant planning permission for demolition of the existing building and the erection of a 2 storey block of 9 flats	18 Aug 2005 DISMISSED	The Inspector concluded that the proposed building would be harmful to the street scene and the setting of the adjacent listed building

ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT

The Committee was advised of the current outstanding enforcement cases.

The meeting ended at 6.25 pm.