

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 12 OCTOBER 2005**

Present:- Councillor C A Cant – Chairman.  
Councillors E C Abrahams, W F Bowker, J F Cheetham, C M Dean, C D Down, 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 Mitchell, M Ovenden and M Perry.

**DC57 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

An apology for absence was received from Councillor P Boland.

Councillors A R Thawley and C D Down declared personal interests as members of CPRE and Councillor Thawley declared a personal interest as a member of the National Trust.

**DC58 MINUTES**

The Minutes of the meeting held on 21 September 2005 were received, confirmed and signed by the Chairman as a correct record subject to the correction of the spelling of the word “site” to “sight” at minute DC52 under application 0988/05/FUL Saffron Walden.

**DC59 BUSINESS ARISING**

**(i) Minute DC52 – Applications at Priors Green Takeley/Little Canfield**

Councillor Cheetham was assured that the matter of colour, design and roof height of the properties had been taken on board by officers and would be included in the conditions relating to these applications.

**(ii) Minute DC52 - Planning Enforcement: DJR Cars Canfield Motors Dunmow Road Takeley**

In answer to a question about current activity at this location, the Committee was advised that the site appeared to be operating within its current permission for small scale valeting and there were no restrictions on the hours of operation. There were 3 outstanding appeals on this site, two relating to the planning applications and one to the enforcement action. They were to be considered at a public inquiry but the date had not yet been set.

**SCHEDULE OF PLANNING APPLICATIONS****(a) Refusals**

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

**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

*Jim Boutwood (Society for the Protection of Ancient Buildings) and Stephen Boniface spoke in support of the application. Peter Stocking (Swards End Parish Council) and Councillor Savage spoke against the application.*

**1350/05/FUL Little Sampford** – Change of use from barn to Class B8 storage and distribution – Whitehouse Farm, Finchingfield Road for Trustees of the T E Ruggles.

With an additional reason for refusal - Conflict with existing right of way (if agreed by Essex County Council)

It was further RESOLVED that enforcement action be taken, including the issue of a stop notice requiring the cessation of this unauthorised use.

*Darren Stanbridge spoke in support of the application.*

**0216/05/FUL Saffron Walden** – conversion of dwelling to form two dwellings. Conversion and extension of outbuilding to form third dwelling – 17 Audley Road for Oaklea Homes

Reason: Overdevelopment, loss of amenity, inadequate parking and effect on highway safety.

*Diana Hoy and Councillor Ketteridge spoke against the application.*

**(b) Planning Agreements**

**1157/05/OP Takeley** – outline application for residential development with all matters reserved –1 and 2 Broadfield Villas for Mr A & I Parish.

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 the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure contributions to social, amenity and infrastructure requirements and to link this site with the larger development preventing its development in isolation

**(e) Site Visits**

The Committee agreed to visit the site of the following application on Wednesday 2 November 2005.

**1342/05/FUL White Roding** – new access – Jacklyne House, Church Lane for Mr J Farn

Reason: To assess the merit of the proposed and existing accesses

DC61

**DRAFT SUPPLEMENTARY PLANNING DOCUMENTS – HOME EXTENSIONS AND ACCESSIBLE HOMES AND PLAYSACE**

Members had received two supplementary planning documents, which when adopted, would be used to guide future developments. Both had been developed in consultation with local groups and had been subject to environmental appraisal. Formal consultation had taken place between 19 August and 30 September. The Committee was asked to put forward any additional comments before formal adoption of the documents at the Environmental Committee on 1 November 2005. The following points were made

- More pictures/diagrams in the accessible homes SPD
- Less technical emphasis on climate change information
- Clarify position re wildlife survey
- Look at the inconsistencies in some of the measurements.
- Use more positive language
- Include a statement that all flats of 3 stories and above must have lifts.

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The Committee thanked the officers concerned for producing these documents, which had been well written and were easy to understand.

DC62

**MANOR HOTEL BIRCHANGER –TREE PRESERVATION ORDER**

It was reported that the owners of Manor Hotel had asked that trees on land adjacent to the hotel be considered for protection. An assessment had been carried out by the ECC arboriculture service and it was recommended that an area tree preservation order be served. An objection had been received from OCA UK limited on behalf of the landowner, Flockfield limited on the grounds that the trees did not stand out as selected trees or a group, a number of the trees could not be seen from public land and many hidden young beech could not be classed as contributing to the visual amenity.

Maggie Maqueen, representing Flockfield Limited, read out the full objection to the order, as she felt this had not been properly represented in the officer's report.

Officers said that the area order was a temporary measure and not appropriate for confirmation in this case. The birch trees were probably not of sufficient amenity value, individually or as a group to be made the subject of a

tree preservation order. Members agreed that this order should not be confirmed and that the best way forward would be to speak to the landowner about a further survey of the trees and a possible designation of protected woodland. Members asked that, in the interim, the trees should continue to be protected.

RESOLVED that

- 1 the item be deferred for further negotiation and a member site visit
- 2 in the event that the Area Tree Preservation Order had expired, a provisional Tree Preservation Order be served with a woodland designation.

DC63 **FLEUR-DE-LYS PUBLIC HOUSE WIDDINGTON –TREE PRESERVATION ORDER**

At the meeting on 20 July 2005 it had been resolved to serve a TPO to protect a tree in the grounds of the Fleur-de-Lys Public House, Widdington. The owner had lodged an objection to the serving of the order on the grounds that it had only been planted in 1990 and that a third party should not dictate how to operate and cultivate private land. On inspection, the tree had been in good health, was prominent and contributed to the quality and fabric of the conservation area.

RESOLVED that Tree Preservation Order No. 9/05, Fleur-de-lys Public House Widdington be confirmed.

DC64 **LINDEN LODGE SAFFRON WALDEN – TREE PRESERVATION ORDER**

The Committee was advised that following a notification to fell a sycamore tree on land south of Linden Lodge, London Road, a provisional Tree Preservation Order had been served. An objection had been received from the owner who was concerned at the size of the tree and its proximity to the dwelling, the risk of branches falling on the new house and garden and the crown interfering with overhead lines.

The tree had been inspected and found to be in good general health and not at particular risk of shredding branches at this time. It was recommended that to accommodate the new build, the crown be reduced by up to 15%. The tree was considered to be of significant amenity value and of great prominence in the street scene.

RESOLVED that Tree Preservation Order 4/05 be confirmed without amendment.

DC65 **APPEAL DECISIONS**

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Messers Boyd & Thompson	Land off Counting House Lane Great Dunmow	Appeal against refusal to grant planning permission for outline planning application for residential development comprising of 24 No. two bedroom flats	5 Sept 2005 DISMISSED	The Inspector concluded that the erection of large buildings close to boundary would appear incongruous; detract from open character of the area; be overbearing on neighbours; be incompatible with existing development. Need for development does not remove need to consider consequences for environmental or community. Inadequate provision of affordable housing cannot rely on unrelated provision elsewhere.
Mr & Mrs S W Luther	40 Bentfield Road Stansted	Appeal against refusal to grant planning permission for erection of a single storey dwelling	5 Sept 2005 DISMISSED	The Inspector concluded that it would lead to loss of light and outlook, and be visually intrusive to neighbouring residents; appear cramped and out of character with its surroundings. Access arrangements would cause disturbance and inadequate control over visibility would create hazards. Loss of a threatened tree would be harmful to amenity.
Broad Oak Properties	Bury Fields Cage End Hatfield Broad Oak	Appeal against refusal to grant planning permission for erection of two replacement dwellings as previously agreed (Application Reference UTT/0240/96/FUL)	5 Sept 2005 DISMISSED	The Inspector concluded that despite some similarities with an extant scheme. The wide gable element at the front and increased mass would increase impression of being overbearing on neighbour.
Miss Carrier	4 Queens Close Stansted	Appeal against refusal to grant planning permission for construct <del>Page 5</del>	15 Sept 2005 DISMISSED	The Inspector concluded that the extent of built form would be a cramped development out of keeping with the area, but would not

		detached dwelling to the east of the existing dwelling		detract from living conditions of neighbours or highway safety.
Orange Personal Communication Services Ltd	120 Bypass Roundabout off Stansted Road Bishops Stortford	Appeal against refusal to grant planning permission for erect a 10-metre high street column and equipment cabinet on the highway verge	15 Sept 2005 ALLOWED	The Inspector concluded that impact on the green belt would be very limited, the impact on highway matters marginal, unlikely to be a better alternative location.

DC66

**PLANNING AGREEMENTS**

The Committee was advised of the current position regarding outstanding Section 106 Agreements.

The meeting ended at 5.00pm.