

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 23 NOVEMBER 2005**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, P Boland, W F Bowker, 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, C Oliva and
M Ovenden.

DC77 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor J F Cheetham.

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

DC78 MINUTES

The Minutes of the meeting held on 2 November 2005 were received, confirmed and signed by the Chairman as a correct record.

DC79 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 officers report.

1441/05/DF0 Great Dunmow – Reserved matters for 63 bedroom Travelodge and associated parking and alteration to access – Land at Hoblongs Industrial Estate, Chelmsford Road for Travelodge Hotels Ltd.

Subject to additional conditions requiring an archaeological watching brief, waste and recycling facilities, energy efficiency lighting, solar heating and other energy efficiency measures.

1636/05/FUL Thaxted – Variation of condition C.19.1 on UTT/1726/01/FUL relating to obscure glazing – The Stores, Cutlers Green for Snell David Architects.

Subject to additional conditions to provide an appropriate quick growing evergreen hedge at the boundary with Lorne Cottage and for the bathroom window to remain obscure glazed.

Frances Duncan spoke against the application.

(b) Refusals

RESOLVED that the following applications be not granted for the reasons stated in the officers report.

1328/05/FUL Debden – Conversion of redundant agricultural building into a farm shop – Land opposite Newport Lodge, Newport Road for Bradley & Tetlow Partnership.

Mark Bradley spoke in support of the application.

1542/05/FUL Saffron Walden – Side and rear extensions, extension of roof over front door – 14 Longhedges for Mr & Mrs S Lett.

Reason: loss of amenity to neighbour and effect on the setting of the listed buildings and conservation area to the rear.

Ken Bowers spoke against the application. Steve Lett spoke in support of the application.

1785/04/FUL Saffron Walden – 10 two bedroom units with vehicle and cycle parking, landscaping, open space and access via Radwinter Road – Land forming part of the former British Gas site, Radwinter Road for Rydon Remediation Ltd.

A highways consultant to be appointed to give an opinion on ECC highways support for the scheme; the highway reason for refusal to be withdrawn in the event that it cannot be substantiated

Angela Schembey spoke in support of the application.

(c) Planning Agreements

(1) 1389/05/FUL & (2) 1390/05/FUL Henham – (1) & (2) Joint application for 6 & 8 Mill Road – erection of two storey side and rear extension together with dormer windows and roof lights – 6 & 8 Mill Road for Mr D Boulden and Miss P Griffiths.

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 officers report and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that both properties are phased so as to be developed at the same time.

(d) Site Visits

The Committee agreed to visit the site of the following application on Wednesday 14 December 2005.

(1) 1710/05/FUL & (2) 1711/05/LB Ugley – (1) One half-storey rear extension and carport, new vehicular access and internal refurbishment. (2) Internal refurbishment – Chestnut Cottage, Dellows Lane, Ugley Green for M Mills.

Reason: To assess the impact of the design on the listed building and the effect on the character and appearance of the countryside.

DC79

LAND EAST OF BELL COLLEGE SAFFRON WALDEN

The outline planning permission for the development at Bell College, Saffron Walden had been subject to a Section 106 Agreement, which included a requirement to provide public open space, a football pitch, a multi use games area and a pavilion with parking spaces and to transfer the facilities to the District Council within 20 days of their completion. All of the works were to be undertaken prior to the first occupation of any of the dwellings on the site. The applicant had made representations concerning the health and safety implications of allowing access to these facilities prior to occupation of the dwellings as the public would have to pass through a construction site to gain access. Also, the pitch would require time to settle and would not be usable as a football pitch for at least a year.

It was now proposed that the sports pitch and multi use games area would be laid out for use prior to the occupation of the first dwelling, but they would not be transferred to the District Council and made available for public use until the occupation of the twenty second dwelling. It was also proposed to defer the construction of the pavilion and the parking area.

Members considered this proposal to be reasonable as long as the legal agreement was watertight. A further safeguarding clause would be required to ensure that the facilities would be provided in the event of the construction work ceasing prematurely, and the twenty-second unit not being built or occupied. The Council's Solicitor added that the existing 106 Agreement would not be revoked and this second agreement would only operate for 18 months.

RESOLVED that Members agreed to modify the terms of the Section 106 Agreement to allow for:-

- (i) the sports pitch and multi use games area being laid out for use prior to the occupation of the first dwelling, but their transfer to the District Council and use by the general public, upon the occupation of the twenty second dwelling (plot 8);
- (ii) the provision of the pavilion and the public open space, and their transfer to the District Council, prior to the occupation of the twenty second dwelling;
- (iii) in the event of construction work on site ceasing prematurely, and the twenty second house not being built or occupied, safeguards within the agreement to require the provision of all facilities.

DC80

SITE VISITS – AMENDMENT TO THE SCHEME OF DELEGATION

At the meeting of the Committee on 2 November 2005, Members had expressed concern that deferring consideration of a planning application for a site visit could cause an application to go out of time with a consequent adverse affect on the Council's performance targets. It was proposed that authority to organise site visits should be delegated to the Executive Manager (Development Services).

This Authority would be exercised in addition to resolutions by Committee, but it would allow Members to give advance warning so that the site visits could be organised for the day of the Committee, rather than the following meeting. It was suggested that at least six working days notice be given, so that the site visit could appear on the relevant agenda and contact could be made with all interested parties. The Executive Manager would also retain the authority to organise a site visit without a request from a Member.

RESOLVED that the Scheme of Delegation be amended to allow the Executive Manager (Development Services) to organise site visits by the Development Control Committee in advance of meetings of that Committee, provided that such visits appear on the agenda for that meeting.

DC81

QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE

The Committee received the performance figures for each of the three best value targets for speed of decision for June/September 2005. These were the best figures for the last three years and exceeded the targets in all areas. The Executive Manager Development Services said this demonstrated that the new systems were being effective and that Members and Officers were working well together in order to meet targets. He reported that after a period of relative stability, three experienced planning officers had taken jobs elsewhere. The recruitment of experienced senior staff remained a problem and it would be a challenge for staff to continue to improve the performance targets. Members asked that their congratulations be passed to all the officers in the Development Control Service for their efforts in achieving these figures.

APPEAL DECISIONS

Members noted the following appeal decisions that had been received since the last meeting of the Committee

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
12 Meadowford Newport UTT/2037/04/FUL	Appeal against refusal to grant planning permission for erection of 2 storey side and front extensions, garage and demolition	3 November 2005 DISMISSED Page 4	The Inspector concluded that the house extensions would have a neutral effect on the Conservation Area. The garage would be visually intrusive and would fail to

	of existing garage		preserve or enhance the character of the Conservation Area. The extensions were allowed but the garage dismissed
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PLANNING AGREEMENTS

The Committee received the schedule setting out the outstanding 106 agreements.

Councillor Thawley raised concern at a number of agreements that were waiting for a reply from Essex County Council. He was advised that the Executive Manager Corporate Governance was in correspondence with the County Secretary regarding this matter.

The meeting ended at 4.50pm.