

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 14 DECEMBER 2005**

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

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

DC85 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors S C Jones and
J E Menell.

Councillor E J Godwin declared a personal non-prejudicial interest in
application 1709/05/DC. Councillor Harris declared a personal prejudicial
interest in application 1305/05 and 1307/05/FUL as he had a friendship with
the agent. Councillor W F Bowker declared a personal interest in application
1305/05/FUL and 1307/05/FUL as the Chairman of Newport Parish Council.
Councillor J I Loughlin declared a personal prejudicial interest in application
1709/05/DC as a member of the Museum Management Task Group where
she had already expressed her views on this matter. Councillor Freeman
declared a personal interest in application 1709/05/DC as Mayor of Saffron
Walden Town Council.

DC86 MINUTES

The Minutes of the meeting held on 23 November 2005 were received,
confirmed and signed by the Chairman as a correct record.

DC87 APPLICATIONS WITHDRAWN

It was noted that application 1376/05/LB Saffron Walden had been withdrawn.

DC88 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.

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

Subject to additional conditions relating to slab levels, a replacement tree, the route for construction traffic, and car parking arrangements to be agreed with officers.

David Hunt spoke against the application.

1608/05/OP Little Canfield – Residential development with all matters reserved – DJR Cars LLP, Dunmow Road for DJR Cars Ltd.

Subject to an additional condition requiring substantial planting along the Flitch Way and all buildings and lawful uses to be removed before any houses are built on the site.

1552/05/FUL Felsted – Four bedroom detached dwelling – Land adjacent The Spinney, Gransmore Green for F Clark.

Subject to additional conditions relating to drainage and energy efficiency and a watching brief re-archaeology.

1622/05/FUL Little Chesterford – New building for B1 use – Chesterford Research Park for Norwich Union Life and Pensions.

Subject to an additional condition relating to energy efficiency measures.

(b) Refusals

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

(1) 1305/05/FUL & (2) 1307/05/FUL Newport – (1) & (2) Extension and alterations of existing workshops and The Maltings with residential apartments – The Maltings, Station Road for City & Country Residential Ltd.

Roger Sporle and Richard Bowran (Newport Parish Council) spoke against the application. John Grayson spoke in support of the application.

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

1515/05/DFO Little Dunmow – Revision to UTT/0090/05/DFO to provide additional 13 units – Part Phase 5 Oakwood Park for Westbury Homes (Holdings).

Members agreed to add to refusal reason 1 : explicit reference to loss of public open space and poor highway layout.

(c) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the officers report.

1709/05/DC Saffron Walden – Proposed Heritage Quest Centre Store for Museum artefacts and resource base for study – Land off Thaxted Road for Uttlesford District Council.

Subject to additional conditions regarding energy efficiency and the landscape scheme to include Silver Birches. It was further agreed that officers pursue the issue of public or outdoor display of museum artefacts outside the Quest Centre.

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

DC89

WORKS TO TREES WITHIN A CONSERVATION AREA AT 22 FRESHWELL STREET SAFFRON WALDEN

Notification had been received of intent to carry out pruning to trees at 22 Freshwell Street, within the Saffron Walden conservation area. The trees were not considered to be of an amenity value worthy of being made subject to a tree preservation order and the proposed minor pruning work was considered to be appropriate.

RESOLVED that no objection be raised to the proposed tree work.

DC90

ADVANCED REPORT OF ISSUES RELATING TO MAJOR PLANNING APPLICATIONS – OAKWOOD PARK FELSTED

The Committee was advised of a major planning application relating to the Oakwood Park development at Felsted. Members were asked if there were additional matters that they wished to be considered prior to drafting the Committee report containing a recommendation. The applicant has stated that there were very substantial costs associated with phase 6 of the development and these costs could not be borne by developing phase 6 as currently permitted. It was necessary to promote an additional area of residential development on land that did not require restoration to reduce the average cost per hectare of the development and increase income from the sale of the land. The applicant had not submitted details of the financial case and had suggested appointing an independent mediator with the necessary expertise to assess the financial information.

Members considered this request, but felt that the financial case and cost of moving the sewage plant had been covered in the recent appeal decisions. Members asked that the additional points be considered.

- The fundamental policy issue as to whether the departure from the policy should be entertained.
- Impact of moving the community facilities.
- Impact on protected wetland to the south of the site.
- Principle of the separation of Oakwood Park and Felsted.
- Pressure on local roads to the north and the south.
- The need for additional contribution to schools and highways.
- Loss of wooded area near to the proposed playing fields
- Proximity of playing area and housing to the sewage works.
- Officers to provide a detailed history of the phasing of the site.

It was further

RESOLVED that the Committee visit the site prior to the next meeting on 11 January 2006.

DC91

MAJOR PLANNING APPLICATION – DOWN HALL HOTEL HATFIELD HEATH

Members were advised of a major planning application for development at Down Hall Hotel, Hatfield Heath. Members were asked if there were any additional matters that they wished to be considered prior to the drafting the committee report for the next meeting. Members asked that the following points be considered.

- The affect of the spa on the Yew Tree.
- Details of the Tree Officer's recommendations regarding trees on the site.
- Appropriate materials for the development.
- Impact of increased traffic movements.
- Whether a travel plan was required.
- The Impact of public use of the facilities.
- The sustainability of the site.
- Energy efficiency measures for the proposed new build.
- The setting of the spa building in special landscape area.

DC92

APPEAL DECISIONS

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Mr C Evans	Roast Farm Roast Green Clavering	Appeal against refusal to grant planning permission for	9 November 2005 DISMISSED	The Inspector concluded that the development would harm the rural character and appearance of the

	UTT/0083/05/FUL	erection of an oak framed 5 bay cart lodge style garage with storage space over		countryside contrary to the aims of local and national policies
E C Abrahams	Hillside Bird Green Clavering UTT/1587/04/FUL	Appeal against refusal to grant planning permission for a new cottage	4 November 2005 DISMISSED	The Inspector concluded that the resultant building would be too big and would impair the rural character of the countryside
APPEAL A Mr and Shelley	Rosemead Old Mead Lane Henham UTT/1874/04/FUL	Appeal against refusal to grant planning permission for alterations to existing dwelling including single-storey side extension, upper floor extension to forward part of building and remodelling of structure, landscaping and provision of new access	11 November 2005 DISMISSED	The Inspector concluded that both schemes would be detrimental to the appearance and character of the countryside because of their size and design
APPEAL B Mr and Mrs Shelley	Rosemead Old Mead Lane Henham UTT/0412/05/FUL	Appeal against refusal to grant planning permission for alterations to existing dwelling including single-storey side extension, upper floor extension to forward part of building and remodelling of structure, landscaping and provision of new access	11 November 2005 DISMISSED	As above
Mr P Emsden	Clare House Wood End Widdington UTT/0308/05/FUL	Appeal against refusal to grant planning permission for described on the	11 November 2005 DISMISSED	The Inspector concluded that the development would be inappropriate in the countryside, contrary to the development plan and PPS7

	L	application form as 33.55 x 16.47m tennis court with green surface c/w 2.75m high green chain link on angle iron support surround. Change of use from paddock to domestic garden		
Mr and Mrs Harrison	Cherry Willows Bannister Green Felsted UTT/0772/05/FUL	Appeal against refusal to grant planning permission for a loft conversion	23 November 2005 DISMISSED	The Inspector concluded that the loft conversion would be of poor design and appearance
Mrs J Wrigley and Ms K Napier	Land at Free Roberts Howe Lane Great Sampford UTT/2131/03/CL	Appeal against refusal to grant planning permission for certificate of lawful use or development is sought is "proposed use of cartilage building as additional accommodation to existing dwelling house"	14 November 2005 ALLOWED	The Inspector concluded that the use of this very large building would be lawful as additional accommodation
Mr and Mrs D Mackness	Clovelly Brick End Broxted UTT/0483/05/OP	Appeal against refusal to grant planning permission for described on the application form as 'replacement dwelling'	24 November 2005 DISMISSED	The inspector concluded that this was not a replacement dwelling but a new dwelling in place of a mobile home. The mobile home was approved on personal grounds and was not intended to remain indefinitely. Consequently a new, permanent dwelling is contrary to PPS7 and the development plan
APPEAL A Mr and Mrs A Greaves	Ash Tree Cottage Bartlow Road Hadstock UTT/2154/04/FUL	Appeal against refusal to grant planning permission for front porch	28 November 2005 DISMISSED	The inspector concluded that the porch would not harm the conservation area but would harm the listed building

APPEAL B Mr and Mrs A Greaves	Ash Tree Cottage Bartlow Road Hadstock UTT/2175/04/LB	As above	28 November 2005 DISMISSED	As above
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DC93 ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

The Committee received the schedule setting out the outstanding enforcement cases.

Members commented on the situation at the Old Fire Place Works, Parsonage Road, Takeley, and were advised of action that could be taken if the breach was severe.

DC94 MR RICHARD ASTON

The Chairman reported that Richard Aston, Principal Planning Officer (North) would be leaving the authority to take up a senior position at Welwyn, Hatfield District Council. He had been at Uttlesford for four years and had been an excellent officer and would be very sorely missed. Members expressed their thanks to Mr Aston and wished him all the very best for the future.

The meeting ended at 5.10 pm.