

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 11JANUARY 2006**

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

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

**DC95 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors P Boland and W F Bowker

Councillor Cant declared a personal interest in application 1889/05/REN Lindsell as an attendee at Lindsell bi-annual parish meeting. Councillors J I Loughlin and C M Dean declared personal interests in application 1971/05/FUL Stansted as members of Stansted Parish Council. Councillor J F Cheetham declared a personal interest in applications 1446/05/FUL and 1448/05/FUL Great Hallingbury as a member of the Hatfield Forest Management Committee and the National Trust. Councillors R T Harris, C D Down, A R Thawley and C M Dean declared interests as members of the National Trust. Councillor A R Thawley also declared a personal interest as a member of CPRE.

**DC96 MINUTES**

The Minutes of the meeting held on 14 December 2005 were received, confirmed and signed by the Chairman as a correct record.

**DC97 BUSINESS ARISING**

**i) Minute DC88 –Schedule of planning applications – c) District Council Application**

At application 1709/05/DC Saffron Walden – Heritage Quest Centre - Members asked officers to investigate the possibility of displaying local art outside the new building.

**ii)- Minute DC90 – Advanced reporting of issues relating to major planning applications – Oakwood Park Felsted**

Members were asked if there were any additional matters to be considered following the site visit earlier in the day. The following issues were raised.

- The opinion of the housing department on the effect on Council properties
- The effect of the new access road on the existing houses.

- The location of the public open space and play areas in relation to core of development.
- General assessment on the effect on all amenity
- Impact of new housing on road network
- Impact on countryside
- Suitability of new roads for public transport.

**iii) Minute DC92 -Major planning application – Down Hall Hatfield Heath**

It was reported that these applications had been withdrawn and were likely to be resubmitted in due course.

**iv) Minute DC93 -Enforcement of Planning Control – progress report**

The Executive Manager Development Services reported that action was likely to be taken in respect of the activities at the Old Fire Place Works, Parsonage Road, Takeley. He confirmed that he would keep the local members informed of developments and asked that any further incidents be reported to him.

DC98

**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.

**1882/05/FUL Saffron Walden** – vary conditions C90D and C90E of permission 1382/02/FUL to provide off-site highway works and surfacing of estate road prior to occupation rather than commencement – Land off Thaxted Road, formally Southgate House, Thaxted Road for Mr P Gamby

Subject to an amendment to condition 12 to require a scheme of phasing to enable the final surface to be laid as the development progresses.

**1946/05/REN Saffron Walden** – renewal of permission 17212/04/REN for temporary installation of 15m high telecommunications mast, 3 dishes, equipment cabin, ancillary equipment and compound - Shirehill Works for Airwave Oz Ltd.

**(b) Refusals**

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

**1446/05/FUL Great Hallingbury** – change of use from garden/paddock to car park for public house and new vehicular access – Hop Poles, Bedlars Green for Mr and Mrs P Cullen.

Reason: inadequate access width including layout and turning space for large vehicles and relationship with the beer garden.

*Sylvia Richards, Martin Mugele (Parish Council) and District Councillors A R Row and K R Artus spoke against the application. Mr Cullen spoke in support of the application*

**1448/05/OP Great Hallingbury** – Erection of dwelling with all matters reserved except access – Land adj. Golden Jubilee Cottage, Bedlars Green for Mr and Mrs P Cullen

Reason: lack of alternative car parking.

*Sylvia Richards, Martin Mugele (Parish Council) and District Councillors A R Row and K R Artus spoke against the application. Mr Cullen spoke in support of the application*

(c) **Deferrals**

RESOLVED that the following applications be deferred

**1805/05/FUL Wimbish** – change of use of agricultural land to public open space and alteration to access – Land adj. Gunters, Thaxted Road for Saffron Walden Town Centre

Reason: to report new plans and address the issues of accessibility by walking or cycling.

*Mrs Brook spoke against the application.*

**1889/05/REN Lindsell** – renewal of temporary permission for change of use of part of barn to agricultural workers dwelling to permanent use – Templars Farm for D R Stokes

Reason: to reassess all issues and prepare a new report.

*Mrs Stokes spoke in support of the application.*

(d) **Site Visits**

The Committee agreed to visit the site of the following application on Wednesday 1 February on the morning of the next committee.

**1971/05/FUL Stansted** – Eight terrace dwellings and pair of semi-detached dwellings, carriageway widening, provision of footpath and vehicle turning area – Land West of Water Lane – for Newell properties development

Reason: to assess suitability of access and layout of development.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Appeal A Barn at Martels Farm Barnston UTT/1870/04/LB	Appeal against refusal to grant planning permission for conversion of a vacant barn to a single dwelling including demolition of post-war agricultural buildings	9 December 2005 DISMISSED	The Inspector concluded that the alterations would damage the integrity of the listed building
Appeal B Barn at Martels Farm Barnston UTT/1869/04/FU L	Appeal against refusal to grant planning permission for conversion of a vacant barn to a single dwelling	9 December 2005 DISMISSED	As above

DC100 **PLANNING AGREEMENTS**

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

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The meeting ended at 4.15pm.