

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 1 FEBRUARY 2006**

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, J E Menell, M Miller and
A R Thawley.

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

DC101 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillors C M Dean and J I Loughlin declared personal interests as members of Stansted Mountfitchet Parish Council.

DC102 MINUTES

The Minutes of the meeting held on 11 January 2006 were received, confirmed and signed by the Chairman as a correct record.

DC103 BUSINESS ARISING

i) Minute DC 95 - (c) Deferrals

It was noted that application 1805/05/FUL Wimbish had been withdrawn to enable the applicant to look further at ground levels and access arrangements for the site.

DC104 REVENUE BUDGET 2006/07

The Committee received the revised base budget for 2005/06 and full details of the draft base budget for 2006/07, which had been prepared on the basis of current levels of service. The report also included proposals to achieve budget reduction following the resolution made by the former Resources Committee. The Committee's budgets had been examined and no possibilities to reduce expenditure had been identified without a reduction in services. The strategy therefore for meeting the savings targets was to incorporate within the budget the expected efficiencies arising from the Integrated Customer Management project. For this committee this was expected to be in the region of £60,000. It was noted that there were no new spending pressures relating to this Committee's activities.

RESOLVED that the Committee approves and submits to the Operations Committee:

- 1 the revised base budget for 2005/06 and the draft base budget for 2006/07

- 2 the strategy proposed to meet the savings targets set for this committee.

DC105

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.

1884/05/DFO Saffron Walden – changing rooms, layout football pitch, multi use games area and parking spaces, amend proposal pursuant to outline permission UTT/0790/03/REN – land to east of Bell College, Peaslands Road for Countryside Properties Ltd.

Stewart Row spoke in support of the application.

(b) Refusals

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

1971/05/FUL Stansted – Eight terraced 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: inadequate width of carports making parking inadequate in operational terms, overbearing nature of development, overdevelopment, vehicular/pedestrian conflicts.

For future negotiations Members asked that the issues of lighting and making up the road to the railway footbridge be included.

Stewart Row spoke in support of the application.

1816/05/OP Little Dunmow – Extension to Oakwood Park, addition of up to 192 dwellings, associated site reclamation works, open space, highways, engineering and infrastructure works and landscaping – land adjacent to 27-63 Station Road and land at former sugar beet works and sewage treatment works for Enodis PLC and Enodis Property.

Subject to the following amendments and additions to the reasons for refusal: Delete “the former” from reason 4 and substitute “archaeological” for “architecture” in reason 5. Insert “to the detriment of the existing residents of Oakwood Park” to reason 8. Add further reason regarding lack of contributions for schools and infrastructure.

Mr Cooke and Nicola Douglas spoke against the application. Jenny Bean spoke in support of the application.

1876/05/OP Saffron Walden – Erection of B1 units and increase to number of live/work units previously approved under UTT/1382/01/FUL – High Bank, Hill View and Kilncourt, Thaxted Road for Mr P Gamby.

Reason: previous reason for refusal plus: inadequate access and manoeuvring space including loading bays, lack of domestic and commercial visitors parking space, lack of domestic and trade waste storage facilities, inadequate information to determine internal layout and extent to which employment would be a dominant use, inadequate landscape/amenity.

*Councillor Ketteridge and Michael Swindlehurst spoke against the application.
Paul Watson spoke against the application.*

(c) Deferrals

RESOLVED that the following application be deferred

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.

DC106

NEWLANDS BUNGALOW NEWLAND FARM WIDDINGTON

The Committee was asked to release a property at Newlands Farm, Widdington, from the restrictions imposed by an agreement dated 2 May 1968 made under the provisions of Section 13 of the Essex County Council Act 1952.

The release from the restrictions was necessary to enable the residential occupation of the property to be carried out in accordance with the permission granted. Planning permission to amend a condition, which imposed the same restrictions, had already been granted by this authority.

RESOLVED that the Committee agree to the release from the restrictions of the agreement dated 2 May 1968 the building included in the Planning Application UTT/1567/05/FUL to the extent of the restrictions permitted by that permission.

DC107

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
Gates Chelmsford Road Great Dunmow UTT/1334/05/AV	Appeal against refusal to grant planning permission for internally illuminated pole sign 6m high, with a sign head 1.76m by 1.76m attached in a flag fashion	5 January 2006 DISMISSED	The Inspector concluded that the advert would be detrimental to amenity

DC108

ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

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

In relation to No.8 Broom and Burney Woods, the Council had applied for an Article 4 Direction to cease activities at this site but a reply was still awaited from the Secretary of State.

At No.9, Old Fire Place Works Takeley, it was reported that enforcement notices had been issued and officers were preparing a case to issue a Stop Notice if required.

The meeting ended at 5.10 pm.