

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 22 FEBRUARY 2006**

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

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

The Chairman paid tribute to Councillor Bill Bowker who had sadly passed away. The Committee stood for a one-minute silence in his memory.

DC109 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland, C M Dean, J I Loughlin and A R Thawley.

Councillor C A Cant declared a personal non-prejudicial interest in UTT/1013/05/FUL as she had attended the Lindsell Parish meeting. Councillor C D Down declared a personal non-prejudicial interest in UTT/1013/05/FUL Lindsell as she knew the applicant.

DC110 MINUTES

The Minutes of the meeting held on 1 February 2006 were received, confirmed and signed by the Chairman as a correct record.

DC111 BUSINESS ARISING

i) Minute DC 105 - (b) Refusals

It was noted that Paul Watson spoken in relation to application 1876/05/OP Saffron Walden.

DC112 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) 2001/05/FUL & 2) 2002/05/DFO Little Canfield – 1)variation of condition C901 of reserved matters approval 1054/05/DFO 2)revision to balancing pond 1b proposal as submitted under planning permission 1054/05/DFO – phase 1 Priors Green, Land North of Dunmow Road for Countryside Properties.

Rosa Clark spoke in support of the application. Mr Byford spoke against the application.

1916/05/DFO Broxton – reserved matters relating to the erection of a detached bungalow as approved under UTT/1456/02/REN – Land at Leswins, Chapel End for Mr L Carr.

1013/05/FUL Lindsell – Retention of residential mobile home for occupation by an agricultural stockman – Priors Hall for Priors Hall Ltd

1889/05/FUL Lindsell – proposed renewal of temporary planning permission for change to use part of barn to agricultural workers dwelling to permanent use.- Templars Farm for D R Stokes.

Subject to an additional condition that the building be used only in accordance with the approved plans

REASON: To prevent domestication of the site and harmful effects on the character and appearance of the surrounding rural area.

(b) Refusals

RESOLVED that the following applications be not granted.

2114/05/FUL Quendon & Rickling – 3 five-bedroom houses, a 3-bedroom house, and a 1 bedroom bungalow – Green Acres and Longridge, Green Road, Rickling Green for East Anglia Developments Ltd .

REASON: the building was bulky, too high, overlooked neighbours and had an inappropriate design.

Lucy Carpenter spoke in support of the application. Michael Stiles spoke against the application.

2080/05/OP Stansted – Demolition of existing building and erection of 2 storey block of nine flats – The Limes, Stables Silver Street for Feeney Bros Ltd.

DC113

QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE

The Committee received a report summarising the improvements that had continued in the delivery of the Development Control Service since the end of 2003. It made reference to the draft outcome of an evaluation of the service carried out on behalf of the ODPM, to the success of the Council's handling of appeals over the six months to the end of December 2005 and to the provisional award of the planning delivery grant for the financial year 2006/07. The performance had been improving and members congratulated all concerned.

DC114 **DRAFT PPS3 HOUSING, DRAFT PPS 25 DEVELOPMENT AND FLOOD RISK, CONSULTATION ON A PLANNING GAIN SUPPLEMENT**

The Committee considered a report on the draft planning policy statement currently subject to consultation by the Office of the Deputy Prime Minister or HM Treasury which proposed a range of points to be taken into account in any response the Council might make. The guidance covered the draft PPS3 housing, draft PPS 25 development and flood risk.

Members commented that the planning gain supplement should apply to Districts and not Regions and they considered that studies on flood defence should be locally based.

RESOLVED the Council endorse the proposed EERA response.

DC115 **ADVERTISING FOR FARMERS' MARKETS – RESPONSE TO NOTICE OF MOTION TO COUNCIL ON 13 DECEMBER 2005**

At the Council Meeting on 13 December 2005, a Notice of Motion had been proposed to seek a more relaxed regime for advertisements relating to community events and farmers' markets.

Members thought this would be a backwards step. The current control of advertisements regime had protected the countryside and towns from unpleasant advertising clutter since 1948. Any relaxation of the control of advertisements could have a lasting detrimental effect on the appearance and character of the District and it was

RESOLVED that no action to be taken.

DC116 **WOODLANDS PARK: WOODLAND MASTER PLAN**

The Executive Manager (Development Services) presented a report on the Woodland Master Plan for the Woodlands Park development at Great Dunmow. The Plan set out the management proposals for woodland areas within the development.

The woodland areas fell into two main categories: Existing retained mature woodland and plantation areas (compartments: 1,2, and 5) and new woodland and plantation areas (compartments: 3,4 &6). Members expressed concerns over the types of trees that would be planted, their life span and the ecological impact.

RESOLVED that the proposals set out in the Woodland Park Master Plan be approved with the exception of compartments 3 and 4 as shown on the application plans.

Mr Mark Lawson spoke on behalf of the applicant

DC117 **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
The Limes Stables, Silver Street, Stansted Mountfitchet, Essex, CM24 8EY	Appeal against refusal to grant planning permission for the demolition of the existing building and the erection of a 2 storey block of 9 flats.	18 August 2006 DISMISSED	The Inspector concluded that the appeal proposal would be harmful to the street scene and the setting of the adjacent listed building.

DC118 **ENFORCEMENT PROGRESS REPORT**

It was reported that the Public Inquiry relating to Little Canfield Service Station would reconvene on 5 May 2006.

DC119 **ANY OTHER ITEMS THE CHAIRMAN CONSIDERS TO BE URGENT**

The Chairman thanked the legal team for their work in connection with the Little Canfield Service Station enforcement action.

The meeting ended at 4.15pm.