

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 15 MARCH 2006**

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

Officers in attendance:- V Harvey, H Lock, J Mitchell, M Perry and M
Ranner.

DC120 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland, J F
Cheetham and R F Freeman.

Councillor E J Godwin declared a personal interest in applications
UTT/0076/06/FUL and UTT/1122/05/FUL as a member of Birchanger Parish
Council.

Councillor E C Abrahams declared a personal interest in application
UTT/0055/06/FUL in knowing the director of Pelham Structures Ltd.

Councillor J I Loughlin declared a personal interest in application
UTT/0076/06/FUL as a member of Stansted Parish Council.

Councillor Cant declared a personal interest in application UTT/0178/06/FUL
as her husbands' son had taught the applicant.

DC121 MINUTES

The Minutes of the meeting held on 22 February 2006 were received,
confirmed and signed by the Chairman as a correct record subject to the
revised appeal decision and 2080/05/OP Stansted inserting the reason for
refusal as per report.

DC122 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 Officer's report.

0076/06/FUL Birchanger/Stansted - Variation of conditions C.1.3
(Time limit for reserved matters) and C.1.4 (time limit for
commencement of development) of approved planning permission
UTT/1123/01/OP – Land at Rochford Nurseries Foresthall Road for –
Croudace Homes Ltd.

Subject to amendment of conditions. Approved for one year only. Amend condition 19 to read 4 years rather than 2. Talk to highways about lorry routes to ensure contractors keep to agreed routes.

0015/06/FUL Saffron Walden – Removal of condition C90D (the skateboard park shall not be used outside the opening hours of the Lord Butler Centre) – Lord Butler Leisure Centre Peaslands Road for Saffron Walden Town Council.

Approved from 8 am to 10 pm 7 days a week and reiterate all previous conditions.

Malcolm White and Councillor Murphy spoke in support of this application. Paul Ogbor spoke against this application. Ashley Seymour spoke on behalf of Essex Police.

1122/05/FUL Birchanger – existing de-icing salt storage barn to be demolished and new dome type de-icing salt storage to be constructed – Birchanger Motorway Compound Northbound M11 Junction 8, Start Hill Dunmow Road for the Highways Agency.

Subject to additional condition on landscaping and informative requiring consultation with BAA regarding crane heights.

0178/06/FUL Great Dunmow – erection of first floor rear extension with dormer windows – Whichford 11 Oakroyd Avenue for Mr & Mrs R Cheal.

0198/06/FUL Swards End – proposed installation of 2 No. Dipole Antenna. air conditioning louvres . air conditioning fans for Digital One Ltd –Swards End Transmitter Station Redgates Lane for Arqiva Ltd.

(b) Site Visits

RESOLVED that the following applications be deferred

0272/05/FUL Swards End – demolition of detached house. Erection of 2 one-and-a half storey dwellings and a pair of semi-detached dwellings with associated garaging. Construction of new vehicular and pedestrian access – 7 Radwinter Road for Mr Rloiszka.

To assess the effect of the proposal development on nearby properties and the character of the area. Revised plan to show repositioned access and visibility splays, and rectify position regarding window on elevation and floorplan for plot 3. include extra conditions on support. Reps, including modifying C.4.1 to ensure includes planting along eastern boundary at a reduced height.

Peter Stocking spoke on behalf of Swards End Parish Council. Lucy Carpenter spoke on behalf of the agent. Simon Scott-Priestly spoke in objection to the application. Councillor Savage spoke to urge a site visit.

0055/06/FUL Langley – proposed single storey garage to side –
Greenways for Pelham Structures Ltd.

REASON: to assess the effect of the development on the character of the area.

Seb Vallance spoke in favour of this application.

DC123 **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 A J & Mrs R Gilfrin	Cock Green Mill Cock Green Felsted	Appeal against refusal to grant planning permission for conversion of a domestic outbuilding to form a dwelling	DISMISSED 1-FEB-2006	The Inspector concluded that there was no justification in terms of need or sustainability for the proposal
Mr & Mrs S Tupman	The Rectory Farnham Road Farnham	Appeal against refusal to grant planning permission for a two-storey side extension	ALLOWED 7-FEB - 2006	The Inspector concluded that the extension would be satisfactory as the dwelling had permission to be extended already, disregarding the cumulative effect
Simon Clark	Langley Park Rally School Langley Lower Green Langley	Appeal against condition C.90J attached to renewal of temporary planning permission for change of use of agricultural land to a rally driving school for eighty days per year until 31 December 2006	ALLOWED 7-FEB-2006	Condition C.90J subject to remove four flag poles so the decision is not significant
Simon Clark	Langley Park Rally School Langley Lower	Appeal against variation of condition C.90J	ALLOWED 7-FEB-2006	See above

	Green Langley	attached to planning permission UTT/0785/03/FUL for alteration of user, extension of use by one hour and retention of two portacabins		
<u>Appeal A:</u> Mr R White	Quendon White House Cambridge Road Quendon	Appeal against refusal to approve the renewal of listed building consent for a single-storey rear extension	ALLOWED 7-FEB-2006	The Inspector concluded that there would be no harm to the conservation area, the listed building or to amenity
<u>Appeal B:</u> Mr R White	Quendon White House Cambridge Road Quendon	Appeal against refusal of planning permission for the renewal of planning permission for a single-storey rear extension	ALLOWED 7-FEB-2006	See above
Colonnade Residential Ltd., Moat Housing Association & Enodis Developments Ltd.	Village Centre Oakwood Park Little Dunmow	Appeal against refusal to grant planning permission for a mixed use development to include doctors' surgery, retail space, 9 x 3-bed. Houses, 19 x 1-bed. Flats, 20 x 2-bed. Flats & ancillary parking (46 affordable dwellings)	DISMISSED 7-FEB-2006	The Inspector concluded that the proposed development was, in nearly all respects, of very poor design
Mr & Mrs J Low	Gambers Hall Hawkspur Green Little Bardfield	Appeal against refusal to grant planning permission for conversion and extension of outbuilding within	ALLOWED 8-FEB-2006	The Inspector concluded that the extension would be appropriate, would not require significant reconstruction, and would not be an agricultural workers' dwelling

		domestic curtilage to annexe living accommodation for elderly dependant relatives		
Mr & Mrs A Layzell	3 Crix Green Villas Felsted	Appeal against refusal to grant planning permission for a two-storey rear extension and one-and-a-half-storey side extension and associated alterations	ALLOWED 8-FEB-2006	The Inspector concluded that the extensions would be proportionate and would not harm the character of the area
1Car1.com Ltd.	Land and buildings at Parsonage Road Takeley	Appeal against an Enforcement Notice for breach of planning control for a material change of use of the land and buildings from a former works as a B1 or B2 use to use as a car rental business, a <i>sui generis</i> use without the benefit of planning permission	DISMISSED 9-FEB-2006 and the Enforcement Notice upheld	The Inspector concluded that the effect on highway safety was unacceptable but there was no harm to amenity
Mr A Bambridge	The Cottage Bustard Green Road Lindsell	Appeal against refusal to grant a certificate of lawful use for a residential dwelling house	ALLOWED 22-FEB-2006	The Inspector concluded that the existing house, though abandoned for 40 years, and derelict, was still lawfully a dwelling
City and Country Residential Ltd	Pond Lane Bentfield Road Stansted	Appeal against refusal to grant planning permission for the erection of a house and cart shed	ALLOWED 22-NOV-2005 And planning permission granted subject to conditions as	The Inspector concluded that a dwelling on this small plot would not harm the conservation area nor residential amenity and would not impose a condition restricting hours of construction

			set out in the Formal Decision below	
Mr & Mrs K Johnson	Gransmore Cottage 2 Chelmsford Road Felsted	Appeal against a condition requiring revised elevations following the grant of planning permission for the erection of a detached house in the garden	DISMISSED 13-FEB-2006	The Inspector concluded that the condition was reasonable
D & D Property Services Ltd	The Beehive and Chesters Elder Street Wimbish	Appeal against refusal to grant planning permission for the demolition of the café and bungalow, the erection of 2, two-bedroom and 6, three-bedroom dwellings and alterations to the access	DISMISSED 24-FEB-2006	The Inspector concluded that the development would be contrary to policy and detrimental to amenity
Mark Brett & Heather Mayer	Fantasia House Bambers Green Takeley	Appeal against refusal to grant planning permission for the change of use from B1 office use to residential (as it was in 1989)	ALLOWED 10-FEB-2006 and planning permission granted subject to conditions set out below in the Formal Decision	The Inspector concluded that the use would be acceptable on the basis of late evidence supplied by the appellant, after the application had been determined
Mr & Mrs Fish	Mill End Mill Lane Hatfield Heath	Appeal against refusal to grant planning permission for the erection of a three bedroom house and garage to replace existing	ALLOWED 14-FEB-2006	The Inspector concluded that the dwelling would be appropriate in the green belt

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

The meeting ended at 3.55pm.