

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 7 JUNE 2006**

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

Officers in attendance:- M Cox, H Lock, J M Mitchell, M Ovenden,  
M J Perry.

**DC13 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors E C Abrahams and R F Freeman.

Councillor J F Cheetham declared a personal interest in application 0653/06 as she knew someone who worked for the school. Councillor J E Menell declared a personal interest in the same application as her son had attended the school and she knew one of the school governors.

**DC14 MINUTES**

The Minutes of the meeting held on 17 May 2006 were received, confirmed and signed by the Chairman as a correct record, subject to the following amendments.

**(i) Minute DC5 – Advanced Reporting – Rochford Nurseries  
Stansted Mountfitchet/Birchanger**

To replace the second line of the first paragraph with “it concerned a separate request for amendments to the approved master plan to accommodate change to the road layout following approval of a “T junction on to Forest Hall Road and also the relocation of part of the area of open space”.

**(ii) Minute DC8 – Enforcement of Planning Control Progress Report**

The last line of the third paragraph to replace the word “applying” with “complying with”.

**DC15 BUSINESS ARISING**

**(i) Minute DC6 – Friends School Saffron Walden – Advanced Report  
of Outline Application for UTT/0653/06/OP**

The Committee had visited this site earlier in the day and officers asked if Members had any further comments to make before the preparation of the full report to committee. The following issues were raised.

- Officers to provide a list of the listed buildings on roads fronting the school site.
- Officers to circulate the response to the landscape plan from the Council's Landscape Officer.
- To provide details of slab levels, especially near to the water tower and the road.
- Clarify the issue of key workers.
- Full appraisal of the economic case.

(ii) **Minute DC8 – Enforcement of Planning Control – Progress Report.**

It was reported that in respect of Sidestream, Clavering, the works had been completed and compliance had been achieved.

DC16

**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.

**1301/05/OP Saffron Walden** – Two dwellings and garages with all matters reserved except means of access – Land rear of Pootings, Seven Devils Lane for Mr & Mrs M Hoare.

Subject to an informative note that the Committee would prefer the dwellings to be single storey and the reserved matters application should be brought back to the Committee for determination.

*Mary Williams spoke against the application.*

**(1) 0706/06/FUL & (2) 0707/06/CA Saffron Walden** – (1) & (2) One 1 bedroom flat and one 2 bedroom flat, amenity space and 3 parking spaces, vehicular and pedestrian access – 1-3 Fairycroft Road for Bennington Park Property.

Subject to an amendment to condition 12 that the position of the gates be agreed with the County Council, an additional condition that details of security lighting should be submitted, and to include the Conservation Officer's recommendations for the materials to be used.

*David Heathcote spoke against the application. Michael McGovern spoke in support of the application.*

**0676/06/FUL Saffron Walden** – Three detached dwellings including new vehicular access – Land at Bowling Green opposite the Gate Public House, Thaxted Road for Acorn Developments.

Subject to additional conditions relating to landscaping and energy/water saving and a slab levels.

**0590/06/FUL Felsted** – Sports hall with ancillary storage and office – Land adjacent The cricket pavilion & swimming pool, Felsted Preparatory School – Felsted School for Cowper Griffith Associates.

**0662/06/FUL Henham** – Installation of wind turbine to provide 5 to 6kW of electrical power – Little Henham Hall Farm, Little Henham for Mr & Mrs K Muskett.

(b) **Refusals**

RESOLVED that the following applications be not granted for the reason stated in the officer's report.

**0459/06/FUL Felsted** – Change of use from agricultural buildings to B8 (storage with distribution) – Pyes Farm, Mole Hill Green for Riverside Books Ltd.

Reason: Highway objection on grounds of poor local roads.

**0572/06/OP Quendon & Rickling** – Erection of dwelling – Land adjacent Foxley House, Green Road for Mrs Judith Rich.

(c) **Site Visits**

The Committee agreed to visit the site of the following application on Wednesday 28 June 2006.

**0304/06/FUL Stansted** – Demolition of existing property and erection of two houses with associated parking – 42 Lower Street for St James Leisure.

Reason: To assess the impact on the surrounding area.

DC17

**NOTIFICATION OF INTENT TO FELL TREES AT THE KITCHEN GARDEN BRIDGE END GARDENS SAFFRON WALDEN**

The Committee was advised that the Council was seeking stage 2 Heritage Lottery Funding as part of the proposal to restore the kitchen garden at Bridge End Gardens. As part of the proposal the Council's consultants had proposed that a number of existing trees including Holly, Apple, Pear and Crab be felled. The trees had been found to be worthy of being made subject of a tree preservation order. The removal would allow for the full implementation of the restoration reflecting the historical layout and original form of the kitchen garden. The Committee agreed to this request provided that the grant was received and that the scheme was implemented.

RESOLVED that no objections be raised to the proposed felling subject to a successful bid for lottery funding and the scheme being implemented.

DC18

**PROVISIONAL TREE PRESERVATION ORDER 3/06 MERRY DOWNS  
ARKESDEN**

Officers asked that this item be deferred to the next meeting as new information had just been received from the agent. Councillor Menell asked to be kept informed of progress on this matter.

At this item, the Executive Manager Corporate Governance reminded the Committee that any letters of objection received by Members should be forwarded to officers so that they could advise the Committee about their relevance or enforceability. This requirement was set out in paragraph 2.9 of the Code of Practice: Probity in Planning. Members said that they received very large amounts of correspondence and were not always sure whether officers had also received a copy. So that officers would not be completely inundated with correspondence, it was suggested that the Chairman should be the contact person between the Councillors and officers in terms of forwarding correspondence. Members understood the importance of abiding by the protocol, but also wanted applicants and objectors to continue to have the opportunity to contact them direct. It was suggested that a workshop to discuss procedures for forwarding representations might be appropriate.

Councillor Harris then questioned the procedure for applying TPO's to trees worthy of protection. He was advised that trees were only protected if they were in danger or of particular public amenity value. In terms of the trees at the Friends School, a survey was currently taking place.

RESOLVED that the item be deferred to the next meeting of the Committee.

DC19

**QUARTERLY REPORT ON DEVELOPMENT CONTROL PERFORMANCE  
AND PLANNING DEVELOPMENT GRANT 2006/07**

The Committee received a report which summarised the improvements that had continued with the delivery of development control services. The Council was no longer a standard authority and had been formally discharged from Scrutiny by the Department of Communities and Local Government. As a result of continued improvement in service, a planning delivery grant of £534,274 had been received for the financial year 2006/07. The grant would continue to fund similar projects as the previous year, but as the grant was likely to end in 2008, it would also be used for the future development of the planning service. A significant investment would be to scan all paper and microfilmed records and files so they were available electronically.

The report also set out the significant work load that was currently facing the service and the continued problem in recruiting experienced staff. The withdrawal of the grant in 2008 would have significant revenue implication and

might impact on the current high level of service. It would be important for an exit strategy to be devised and implemented. This would be considered in a future report to the Committee.

The Chairman congratulated staff and Members for their efforts in achieving the continued improvement in performance, particularly in the light of the challenging issues and major applications currently facing the Council.

RESOLVED that

- 1 the improvement in the service delivery be noted.
- 2 the position with regard to staffing, recruitment and workload be noted
- 3 The Committee agree the areas for the use of the Planning Delivery Grant in 2006/07 and delegate authority to apportion costs and spend the grant within the areas set out in the report, as may be amended by the Committee, to the Executive Managers of Finance and Asset Strategy.

DC20 **PLANNING AGREEMENTS**

The Committee received the schedule listing the outstanding Section 106 Agreements.

DC21 **EXTRAORDINARY MEETINGS TO CONSIDER THE STANSTED `AIRPORT APPLICATION**

*The Chairman agreed to the consideration to this item as Members required the information before the next meeting of the Committee.*

The Executive Manager Development Services outlined the format of the extraordinary meetings due to take place over the next two weeks. He would circulate details of the specific matters to be considered at each meeting.

The meeting ended at 5.45 pm.