

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 3.30pm on 19 JULY 2006**

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

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

DC59 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor E C Abrahams declared a personal prejudicial interest in
application 0729/06/FUL Clavering as he had a family interest. He would
leave the meeting for the consideration of this item.

Members declared the following personal interests

Councillor Cheetham – a member of the National Trust, NWEIPA and the
Hatfield Forest Management Committee.

Councillor Menell – Non Executive Director of the Uttlesford PCT

Councillor C M Dean – Member of the National Trust

Councillor Thawley – Member of the National Trust and CPRE.

Councillor Loughlin – Member of Stansted Parish Council.

Councillor Jones – Member of the National Trust.

Councillor Cant – In relation to application 0711/06/FUL Stebbing, a member
of Stebbing Parish Council and the Parish Council's representative on the
Village Hall Committee.

DC60 MINUTES

The Minutes of the meeting held on 28 June 2006 and of the extraordinary
meetings held on 24 May and 13, 14, 15 and 20 June 2006 were received
confirmed and signed by the chairman as a correct record, subject to the
following amendments

28 June 2006 – Minute DC40(a) application 0555/06/DFO Little Canfield – to
show Michael Mew as being from Takeley Parish Council

13 and 20 June 2006 – to show the start time of the meeting as 2.30pm .

15 June 2006 – p.61 to amend the second line of Councillor Menell's
comments to "questioned whether the 12,000 additional car parking spaces
were a necessity"

DC61

BUSINESS ARISING

(i) **Minute DC39 – Provisional Tree Preservation Order 3/06 Merry Downs, Arkesden**

RESOLVED that consideration of this item be deferred to the next meeting of the committee

DC62

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.

0769/06/OP Debden - demolition of dwelling and erection of three detached dwellings with all matters reserved – Dene Syde, Thaxted Road for Mr G Willington.

Subject to the addition of energy efficiency conditions and to investigate the retention of the horse chestnut tree.

0299/06/FUL Thaxted - 2 single story detached dwellings and garage – The Old Waterworks, Bardfield Road for M Holt.

0729/06/FUL Clavering – two storey side extension and double bay cart shed – Hillside, Bird Green for C W Abrahams.

Subject to the amendment to condition 4 to refer to GEN 8 and not T2.

Councillor Abrahams left the room for the consideration of this item

0798/06/FUL & UTT/0802/06/LB Thaxted – dormer window to rear elevation – 2 Brooklyn Cottages, Copthall Lane for Cllr M Foley

0886/06/FUL Saffron Walden – pitched roof over garage with two roof lights, new window to first floor elevation – 8 Beeches Close for Mr G Smith.

0980/06/FUL High Roding - single storey front extension – 2 Broadfields for Mr and Mrs Byford.

(b) **Refusals**

RESOLVED that the Planning Inspectorate be informed that had the appeal not been submitted the Committee would have refused the application for the reasons stated in the officer's report.

0711/06/FUL Stebbing – Conversion of chapel into 6 residential units and 3 cottages, alteration of access and change of use from light industrial to residential.

(c) **Planning Agreements**

0809/06/FUL Newport – 19 dwellings with roads, access, drainage and landscaping for residential use (affordable housing), field access with gates – site adjacent to telephone exchange, London Road for Newport Parish Council and RHT.

RESOLVED that the Executive Manager Development Services in consultation with the Chairman of the Committee be authorised to approve the above application subject to the conditions to be recorded in the Officers report with an additional condition for a lighting scheme and the completion of an agreement under Section 106 of the Town and Country Planning Act to provide a scheme for affordable housing.

Richard Bowman (Newport Parish Council) and Ann Bishop (Rural Housing Trust) spoke in support of the application

e) **Site Visit**

0187/06/FUL Little Dunmow – change of use of land for car and lorry turning and maintenance facility to storage of empty skips and waste transfer in connection with existing waste transfer operation – land adjacent to the Railway Yard Station Road for Dunmow Skips Limited

Reason: to assess impact on the rural character/appearance of the area and the effect on nearby residential amenity.

DC63

PRIORS GREEN DEVELOPMENT – COMMUTED SUM PAYMENTS FOR LANDSCAPE AREAS TO BE ADOPTED BY UTTLESFORD DISTRICT COUNCIL!

The Committee was asked to agree to the island sites being released from the obligation to pay a contribution towards the cost of maintenance and management of open spaces and other landscaped areas to be adopted by the District Council. This followed agreement by the main developer Countryside properties Limited to pay the total commuted sum to cover the full cost of the management and maintenance of these areas.

RESOLVED that the offer by Countryside Properties Ltd to pay the full agreed contribution be accepted and consequently the island sites be released from the obligation to pay a contribution towards the maintenance and management of open spaces and other landscaped areas to be adopted by the District Council.

DC64

APPEAL DECISIONS

The Committee noted the appeal decisions which had been received since the last meeting.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Land on Widdington High Street to the north of the Fleur de Lys Public House	Appeal against refusal to grant planning permission for construction of let table accommodation in the form of a guest house	ALLOWED 22 June 2006	The Inspector concluded that the development would not harm the conservation area nor give rise to road safety problems
Barn at Bean-Pods Farm Howe Lane Great Sampford	Appeal against refusal to grant planning permission for alteration and conversion of barn into a dwelling	ALLOWED 19 June 2006	The Inspector concluded that the barn, though not listed was only suitable for residential conversion despite its remoteness and, in a strangely-worded decision letter, allowed the appeal
Penrose Cottage Bentfield Bower Stansted	Appeal against refusal to grant permission for formation of a first floor and conversion of the garage loft into habitable use, including formation of an external staircase and dormers	DISMISSED 14 June 2006	The Inspector concluded that the development would be ungainly and harm the setting of Penrose Cottage, which is a listed building
Willow Brook Barn Brook End Stebbing	Appeal against refusal to grant permission for change of use from agriculture to garden and retention of children's play equipment	ALLOWED 22 June 2006	The Inspector concluded that the use of land as garden, and the large piece of play equipment, was acceptable
Canfield Service Station Dunmow Road Little Canfield	Appeals against an enforcement notice (A) In breach of planning permission UTT/0005/02/FU	WITHDRAWN	The appellants accepted that there were no planning reasons to justify car storage in the countryside

	L and (B) without the benefit of planning permission		
Canfield Service Station Dunmow Road Little Canfield	Appeal against enforcement notice for breaches of planning control	WITHDRAWN	As above
Canfield Service Station Dunmow Road Little Canfield	Appeal against enforcement notice for breaches of planning control	DISMISSED 23 June 2006 Enforcement Notice upheld with corrections and variations	The Inspector concluded that there were no planning reasons to justify car storage in the countryside but allowed the security fencing to be retained for 2 years
Canfield Service Station Dunmow Road Little Canfield	Appeal against refusal of planning permission for security fencing to front boundary	WITHDRAWN	See appeal 1 above
Canfield Service Station Dunmow Road Little Canfield	Appeal against refusal of planning permission for the variation of conditions C.90A, C.90B, C.90C and C.90F of planning permission UTT/0005/02/FU L to increase the number of vehicles and their siting, to include the rear section of the site and vary landscaping	WITHDRAWN	See appeal 1 above
Aldbury Lodge The Street High Easter	Appeal against refusal of planning permission for an extension to the front integral garage	ALLOWED 27 June 2006	The Inspector concluded that the extension would not have a detrimental effect on the neighbouring property

Park Pale House Great Sampford	Appeal against refusal of planning permission for a building to provide two garages one implement store and a storage loft above	DIMSISSSED 28 June 2006	The Inspector concluded that the development would harm the appearance and character of the countryside and give rise to noise and disturbance to the occupiers of Park Pale Farm
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The Committee expressed concern at a number of the recent appeal decisions. This would be taken up with the Planning Inspectorate. A high Court challenge had been made in relation to the decision at the Barn at Bean Pods Farm, Howe Lane, Great Sampford.

DC64 PLANNING AGREEMENTS

The Committee received details of the outstanding section 106 agreements.

The Council's Solicitor said that she was continuing to press ECC Highways in relation to the agreements at Takeley Nurseries and Laurels Yard Takeley

DC65 FRIENDS SCHOOL APPLICATION

The Committee was advised that the applicant was currently addressing the points that had arisen during the pre application stage. It was likely that revised plans would be submitted and as these had to be considered by officers, the application would not be presented to the Committee until late September early October. It was therefore necessary to cancel the meeting that had been scheduled for 2 August 2006.

The meeting ended at 5.00pm