

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 9 AUGUST 2006**

Present:- Councillor C A Cant – Chairman.  
Councillors E C Abrahams, J F Cheetham, C M Dean,  
R F Freeman, S C Jones, J E Menell, M Miller and A R Thawley.

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

**DC62 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors P Boland, C D Down,  
E J Godwin, R T Harris and J I Loughlin.

Councillors made the following personal non-prejudicial interests:  
Councillor Cheetham as a member of NWEPPHA, National Trust and Hatfield  
Forest Management Committee.  
Councillor Menell as a non-executive director of Uttlesford PCT.  
Councillor Thawley as a member of CPRE and the National Trust.  
Councillor Cant as the Council's representative on the Uttlesford PCT.  
Councillor Dean as a member of the National Trust and in agenda item 7.  
Councillor Jones as a member of the National Trust.

**DC63 MINUTES**

The Minutes of the meeting held on 19 July 2006 were received, confirmed  
and signed by the Chairman as a correct record.

**DC64 BUSINESS ARISING**

**Minute DC61 – Minute DC39 – Provisional Tree Preservation Order 3/06  
Merry Down Arkesden**

The Third Party Opinion was being taken and a report would be due next  
meeting.

**Minute DC65 – Friends School Application**

No date had been set for this application. It was dependant on the date that  
the revised plans were submitted. The existing application was still live.

**DC65 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.

**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 operations at land adjacent to Railway Yard Station Road for Dunmow Skips Limited.

Subject to adding conditions requiring hard surfacing of turning circle; landscaping to road frontage; landscaping and fencing of bund; wheel washing equipment; extension to drainage gully; dust suppression measures; hours of use if possible – and conditions precedent prior to use of extended transfer area, others with timescale. Enforcement to note and monitor.

*Sam Mallins spoke in support of this application.*

**0743/06/OP Barnston** – Demolition of existing buildings (total 7 including portacabins) and erection of workshop and storage buildings at Mawkinsherd Farm Wellstyle Green for Mr H Jaggard.

Subject to deletion of condition 8 and adding a condition ensuring open storage is limited to appropriate materials and not vehicles, and limit height.

*Anita Kittle spoke in support of the application.*

**1042/06/FUL Saffron Walden** – Erection of second floor extension with velux rooflight to front elevation. Installation of velux rooflight to rear elevation. Erection of single storey rear extension at 2 The Maynards Museum Street for Dr R F Freeman.

Subject to adding a condition regarding energy efficiency.

*Councillors Freeman and Jones left the room for this application.*

**0827/06/DFO Little Canfield** – temporary construction of crossing through Jack's Lane at Land North of Dunmow Road Prior's Green for Countryside Properties.

Subject to adding conditions regarding extended safety measures, amend condition 7 to include an end date, dust suppression, archaeology to include land to either side of Jacks Lane; seek measures to protect and retain oak tree shown for removal

**0883/06/FUL Little Chesterford** – erection of new building for B1 purposes (Research & Development) at Chesterford Research Park for Norwich Union Life & Pensions.

Subject to adding informative to ensure condition 10 included consideration of insulation measures acceptable standard and to look at heat recovery from exhaust hoods in laboratories. Try and find out if bus service could be extended to serve the community now that the post bus operates no more. Delete condition 11.

**(b) Refusals**

RESOLVED that the following application be not granted for the reasons stated in the officer's report.

**0705/06/FUL Swards End** – Demolish steel frame barn/workshop. Erection of 16 no houses and 8 no flats, construction of new vehicular and pedestrian access and alterations to existing access to highway. Installation of balancing pond and change of use from B2 (general industrial) to residential. At Land at Swards End Farm Redgates Lane for Agricultural Land Investments.

*An Associate of Brewer Payne & Associates spoke in support of this application.*

**0832/06/OP Aythorpe Roding** – Outline application for residential development. Demolition of existing buildings and removal of hardstandings at Windmill Works for Page & Co Paper Merchants Ltd.

*Lucy Carpenter spoke in support of this application. Mr Reynolds spoke as the Parish Representative and was against the application.*

**0911/06/FUL Stansted** – development of 9 flats with associated parking and amenity space at Stoner House Silver Street for Inwood Properties.

*Councillor Yarwood spoke as the Parish Representative. Charles Gilbert spoke in objection to the application.*

**1058/06/FUL Newport** – erection of 1 no. detached dwelling at Land adjacent to 161 & 163 Cherry Garden Lane for Frogmore Properties Ltd.

Refused contrary to recommendation owing to cramped design in relation to surroundings, height, uncertainty around pedestrian access, directing people to an unlit and unused public footpath, loss of green space in an otherwise built up area and loss of amenity to no 161. Letter to Essex County Council about the state of the footpath.

**(c) Deferrals**

RESOLVED that the following application be deferred to a later date.

**0669/06/FUL Stansted** – Proposed development of 6 flats with associated parking and amenity space at Stoner House Silver Street for Inwood Properties Ltd.

Deferred for revised plans that all match up. Reassess in light of revised plans and new report for next available committee.

DC66

**PROPOSED TREE WORK AT UDC OFFICES LONDON ROAD SAFFRON WALDEN**

A report had been prepared by the Tree Preservation Officer advising Members of the proposed felling of 1 no. Yew tree within the car park the

London Road Council Offices. The trees were within the Town conservation area.

The trees had been inspected by the Council's Landscape Architect and found to be in terminal decline. The condition was considered to have been caused by stress resulting from root damage and poor ground conditions following the construction of the surrounding car park. Replacement tree planting was not considered appropriate as trees planted as part of the landscaping of the grounds of the offices were maturing and provided good tree cover and a well structured landscape setting.

Members viewed that if the tree was removed there would be a loss of greenery to the area.

RESOLVED that the Committee agree to the felling of 1no. Yew tree subject to shrubbery planting to replace trees, and to be assured that maintenance of the landscaping overall at the Council Offices site be exemplary.

DC67

## APPEAL DECISIONS

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Green Acres and Longridge Green Road Rickling Green	Appeal against refusal to grant planning permission for erection of three 5 bedroom houses, one 3 bedroom house and one 3 bedroom bungalow	ALLOWED 30 June 2006	The inspector concluded that the proposed bungalow although reasonably substantial would be sufficiently far from the neighbour not to be overbearing and subject to conditions requiring a boundary fence and prohibiting windows in the roof the bungalow would not result in overlooking
Little Clarks Cottage Thaxted Road Little Sampford	Appeal against refusal to grant planning permission for residential extension	ALLOWED 30 June 2006	The inspector concluded that because the extensions were in a similar style to the original dwelling that this large extension would undo the subordinating effect of previous additions
Rear of 15 Wetherfield Stansted	Appeal against refusal to grant planning permission for erection of 5 houses, the demolition of a garage and creation of new access	ALLOWED 3 July 2006	The Inspector concluded that as the site lies within the development limit it should be approved unless it would cause material harm. Having identified the issues of amenity, design and parking/highways he took the view that the proposal would not give rise to material harm. A disappointing decision but one determined in a proper manner

Limes End Silver Street Stansted	Appeal against refusal to grant planning permission for extensions and alterations to existing dwelling house	DISMISSED 30 June 2006	The inspector concluded that the proposed extensions to the bungalow would have been too extensive and bulky to be acceptable for the Green Belt
Land at Chequers Lane Great Dunmow	Appeal against refusal to grant planning permission for new 12.5 metre high street furniture column with an equipment cabinet	DISMISSED 4 July 2006	(NB. This was an appeal against a prior notification concerning a telephone mast). The inspector concluded that the proposal would be prominently located; unsightly, add to clutter in the street scene and not blend in with existing street lights etc
3 Ambrose Corner Robin Hood Road Elsenham	Appeal against refusal to grant planning permission for change of use from butcher's to café with take-away facilities (Class A3 use) without complying with a condition	ALLOWED 4 July 2006	The inspector concluded that little harm would result from extending the opening hours on the days already permitted, but without clear evidence that a new deodorising system would remove the present harm of an operational takeaway it should not be extended to Sunday opening
Land adj to 1 Nursery Cottages Dunmow Road Takeley	Appeal against refusal to grant planning permission for demolition of existing vacant premises & erection of 4 no 2-bed & 2 no 1-bed self contained residential units	DISMISSED 5 July 2006	The inspector concluded that the long flank elevations would make the building harmful to the living conditions and outlook of the property to the west and overbearing on users of the adjacent footpath; it would provide a substandard access. The inspector was unconcerned about the provision of 150% parking

DC68

**ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

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

Griffin Farm, Great Canfield appeal had been dismissed.

DC69

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

The public hearing meetings with BAA due to be held on 22 and 23 August had been cancelled as BAA would not be attending. Councillor Thawley expressed his disappointment that the Committee would not be able to make an examination of the applicant.

DC70      **MINUTES OF EXTRAORDINARY MEETINGS**

The minutes of the meetings held on 3,4,5,6 and 7 July were agreed and signed by the Chairman as a correct record.

DC71      **BUSINESS ARISING**

Members were asked to put any questions to SSE via the Executive Manager (Development Services).

The meeting ended at 5.15 pm.