

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 30 AUGUST 2006**

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

Officers in attendance:- M Cox, J Mitchell, T Morton, M Ovenden, and C Oliva.

DC72 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams, C M Dean, R F Freeman, J E Menell and A R Thawley

Councillor Cheetham declared a personal non-prejudicial interest in applications 878/06/FUL & 0880/06/FUL Takeley and 0977/06/DFO Thaxted as she knew the agents,

Councillor Jones declared a personal interest as a member of the National Trust.

Councillor Harris declared a non prejudicial interest 1075/06/FUL & 1076/06/FUL Newport and a personal prejudicial interest in applications 1066/06/FUL & 1068/06/FUL Langley and 0942/06/LB Great Dunmow.

DC73 MINUTES

The Minutes of the meeting held on 9 August 2006 were received, confirmed and signed by the Chairman as a correct record subject to the following amendments

At minute DC66 – the first line of the resolution to read “1 no yew and 1 no Maple”.

At minute DC65 (b) the comments of Councillor Yarwood should relate to application 1058/06/FUL Newport,

DC74 BUSINESS ARISING

i) Minute DC64 - Provisional Tree Preservation Order 3/06 Merry Down Arkesden

A report was expected from Essex County Council and the matter would be considered at the next meeting of the Committee.

ii) Minute DC65 (a) approvals - Application 0187/06/FUL Great Dunmow

The Development Control Manager – north area explained that the condition “others with timescale” referred to implementation of landscaping scheme within the 2006 planting season and the provision of dust suppression and drainage etc prior to the lawful commencement of development.

iii) **Minute DC65 (a) approvals – Application 0883/06/FUL Little Chesterford**

Officers had written to the applicant regarding the possibility of extending the bus service to serve the community. A formal reply had not yet been received but indications were that this option would not be viable.

iii) **Minute DC66 – Proposed tree work at UDC offices London Road Saffron Walden**

Councillor Cheetham asked if the trees at the council offices had been surveyed as she was concerned at the extent of the ivy coverage. It was confirmed that the necessary works would be carried out shortly.

DC75

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.

0977/06/DFO Thaxted – Reserved matters application for 30 work at home units – siting, design, external appearance, means of access and landscaping – Bellrope Meadow, Sampford Road for Healey Investments Ltd.

Subject to additional conditions to ensure storm water drainage and mature planting as part of landscaping.

0263/06/FUL Great Dunmow – roads, footpaths, type 3 turning bay, pumping station with control box, telemetry aerial, 1.8m close boarded fence, vehicular access onto by-pass and turning area and foul and surface water drainage – Sector 3 Woodlands Park, Great Dunmow for Wickford Developments Co Ltd.

Subject to an amendment to condition 3 to require newt mitigation methods and additional conditions for an archaeology watching brief and use of the bypass and not estate roads for construction traffic.

1071/06/FUL Great Dunmow – 2, 600mm transmission dishes with associated feeder cabling and internal equipment – Gussetts Water Tower, Homely Chase for Anglian Water Services.

To include an informative note that the dishes should be in as discreet as possible locations.

0942/06/LB Great Dunmow – Insertion of flue (for gas boiler) through roof – The Garden Flat, 5 Westbury House, Stortford Road for Mr M Lodder.

Councillor Harris left the meeting for the consideration of the above item.

(b) **Refusals**

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

1) 0878/06/FUL & 2) 0880/06/FUL Takeley – 1) 4 detached dwellings and 2 pairs of semi detached dwellings with garages, pedestrian and vehicular access. 2) new access, 10 dwellings with garage/parking – Land adj Westwood for C S Group.

Graham Murdock spoke in support of the application.

1) 1075/06/FUL & 2)1076/06/FUL Newport -1) Extension and alteration to workshops and the Maltings with 8 residential apartments, ground floor office and 2 live work units (scheme 2). 2) Extension and alteration to workshops and the Maltings with 5 residential apartments, ground floor office and 2 live work units (scheme 1) – The Maltings, Station Road for City and Country Residential Ltd.

John Grayson spoke in support of the application.

Councillor Harris left the meeting for the consideration of this item.

(c) Site Visit

The Committee agreed to visit the sites of the following applications on Wednesday 20 September 2006.

1066/06/FUL Langley – Permanent retention of rally school use, subject to conditions attached to UTT/0761/05/REN – Langley Park Rally School for Mr Simon Clark.

1068/06/FUL Langley – Permanent retention of rally school use, variation of conditions attached to UTT/0761/05/REN, extension of track by 300m, relocation of access track, landscaped bunds, 3rd portable building and cladding of portable buildings, relocation of changing room , access link between car parks and additional landscaping – Langley Park Rally School for Mr Simon Clark.

Reason: to assess the appropriateness of the development in the location and the effect on the countryside.

Councillor Chambers and John Grayson spoke in support of the above applications.

Councillor Harris left the meeting for the consideration of the above items.

The Committee received the draft Planning Document on replacement dwellings. This would support policy H7 in the adopted Local Plan and would form part of the new Local Development Framework. It would provide applicants with additional information and advice about the Council's policy in relation to replacement dwellings.

Members made the following amendments:

Para 17 – meaning of “read” to be clarified.

Para 27 – include render in the list of suitable materials.

As a first preference to think about the use of sustainably harvested wood for windows.

Para 31 make “should” and “can” more prescriptive.

RESOLVED that subject to the above amendments the draft Supplementary Planning Document – Replacement Dwellings be approved for adoption by the Environment Committee on 26 September 2006.

DC77

ESSEX COUNTY COUNCIL TREE PRESERVATION ORDERS

The Committee was advised that Essex County Council was currently reviewing the administration of its Tree Preservation Orders. Many of these orders, mainly covering woodlands and groups of trees had been made in the 1950's and 60's and needed to be revisited. Essex County Council had indicated that the most effective way to address this situation would be to discontinue its administration of all TPO's by either revoking the existing orders or delegating the administration of the County TPO's to the appropriate authority.

RESOLVED that Essex County Council be advised that the District Council will agree to resurvey the County TPOs in the district and serve new UDC orders. This agreement would be subject to Essex County Council undertaking the revocation of its orders when the new orders had been made.

DC78

UTT/1918/04/FUL – AMENDMENTS TO PLANNING PERMISSION UTT/2227/03/FUL, CONVERSION OF PUBLIC HOUSE TO PRIVATE DWELLING

At the meeting on 2 February 2005 the Committee had granted permission for the conversion of a public house into a private dwelling, the construction of 3 dwellings and garaging and the alteration to the existing access at the Old Mill subject to conditions and a Section 106 agreement. The agreement was required to prevent the occupation of the new dwellings before the conversion and restoration work had been completed. The agreement had not been progressed but as the property has now been restored ready for occupation as a dwelling, it was no longer required.

RESOLVED that the Section 106 Agreement is no longer required with regard to this application.

DC78

APPEAL DECISIONS

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
The Parsonage Parsonage Downs Great Dunmow	Appeal against refusal to grant planning permission for remove existing Amdega conservatory and install new larger orangery	DISMISSED 25 July 2006	The Inspector concluded that the design of the extension would be unnecessarily elaborate and detrimental to the architectural integrity of the listed building
The Parsonage Parsonage Downs Great Dunmow	Appeal against refusal to grant planning permission for removal of old conservatory and installation of orangery	DISMISSED 25 July 2006	As above
The White Rooms Suite 2 First Floor 5A Goldhill House Hill Street Saffron Walden	Appeal against refusal to grant planning permission for 3 x non-illuminated fascia signs	DISMISSED 12 July 2006	The Inspector concluded that the signs are cluttered and harm the conservation area to the detriment of amenity
Griffin Farm Great Canfield	Appeal against refusal to grant planning permission for Retrospective application for use of farm buildings as a journey workshop with ancillary storage, agricultural machinery workshop, and car repair workshop	DISMISSED 31 July 2006	The Inspector concluded that: traffic puts undue pressure on the country lane and the use is not sustainable as there is no necessity for uses such as a car repair business and joinery workshop to operate in a remote rural location, thereby encouraging private car journeys
The Limes Stables Silver Street	Appeal against refusal to grant planning	DISMISSED 31 July 2006 Page 5	The Inspector concluded that the proposed building would harm the usual

Stansted Mountifichet	permission for demolition of existing building and erection of 2- storey block of 9 flats		amenity of the street scene and the setting of the building, and also have an adverse effect on the outlook of properties in Old Bell Close
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The Executive Manager Development Services reported that he had recently met with senior officials at the Planning Inspectorate to discuss recent appeal decisions. This had been a very useful meeting.

The meeting ended at 5.05pm.