

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 20 SEPTEMBER 2006**

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

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

DC83 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland, S C Jones,
M Miller and A R Thawley.

In relation to Stansted Airport Members declared the following personal
interests

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

Councillor Godwin a- member of Birchanger Parish Council.

Councillor Menell a Non Executive Director of the Uttlesford PCT.

Councillor Down a member of CPRE.

Councillor Dean a member of the National Trust.

Councillor Cant -the Council's representative on the Uttlesford PCT.

Councillor Freeman declared a personal interest in applications 1268/06/FUL,
1272/06/LB and 1273/06/CA Saffron Walden as a member of Saffron Walden
Town Council.

Councillor Harris declared a prejudicial interest in applications 1066/06/FUL
and 1068/06/FUL Langley as he knew the agent and would leave the meeting
for the consideration of this item.

Councillor Abrahams declared prejudicial interests in application 1066/06/FUL
and 1068/06/FUL Langley, 1306/06/FUL Clavering and 1375/06/FUL
Clavering He would leave the meeting for the consideration of these
applications.

DC84 MINUTES

The Minutes of the meeting held on 30 August 2006 were received, confirmed
and signed by the Chairman as a correct record.

DC85 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.

0669/06/FUL Stansted – Six flats with associated parking and amenity space – Stone House, Silver Street for Inwood Properties Ltd.

Subject to additional conditions relating to hours of construction, and restricting delivery times between 10am and 4pm, storage of bins and landscaping to the rear of the site.

It was also agreed that an informative note be added asking the applicant to ensure that the site is safe for passing pedestrians during construction.

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

Subject to addition conditions relating to landscaping and bunds and a time limited condition of 3 years for the portocabins.

Simon Clark and Councillor Chambers spoke in support of the application.

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

1361/06/OP Saffron Walden – Demolition of existing units and erection of new units for class B1 use – Dairy Pipelines, Shire Hill Industrial Estate, Shire Hill for Dairy Pipelines.

1275/06/FUL Saffron Walden – Porch to front, mono-pitched roof over porch and garage – 48 Ansgar Road for Mrs L Counsell.

(b) **Refusals**

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

1068/06/FUL Langley – Permanent retention of rally school use, variation of conditions attached to UTT/0761/05/REN (hours of use, number of activity days and visitor numbers). Extension of track by 300 metres, relocation of access track, landscape bunds, third portable building and cladding of proposed and existing portable buildings, relocation of changing room, provision of access link between car parks and additional landscaping – Langley Park Rally School for Mr Simon Clark.

Mr Clark spoke in support of the application.

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

1306/06/FUL Clavering – Change to door layout to that allowed under appeal reference APP/C1570/A/021104894 dated 12-8-2003 – Funston Tractor Sales, Arkesden Road for C E Funston.

It was further RESOLVED that enforcement action be authorised and a stop notice be issued in respect of the contraventions at the site.

Brian Barrow (Clavering Parish Council) and Mr Gebbie spoke against the application.

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

(1) 1138/06/FUL & (2) 1142/06/LB Ugley – Retrospective application for alterations and extension to outbuilding to create annexe to the main building – Chestnut Cottage, Dellows Lane, Ugley Green for Mr M Whiting.

It was further

RESOLVED that enforcement action be taken to secure the cessation of the use as a separate dwelling and separate hereditament and that the building be reduced in size to its original length of 15.4m by demolition of the southern 2.4m and the northern 2.0m with reinstatement to a condition to be submitted to and approved in writing by the local planning authority before commencement of works.

(1) 1375/06/FUL & (2) 1376/06/LB Clavering – (1) Change of use of building from agricultural to a dwelling. (2) Change of use of building from agricultural to a dwelling and demolition of a building – Butts Farm, Barns Bird Green for Mr D House.

David House spoke in support of the application. ? Spoke against the application

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

(c) **Planning Agreements**

(1) 1268/06/FUL (2) 1272/06/LB & (3) 1273/06/CA – Saffron Walden (1) – (2) Commercial development comprising one 2 storey A3 use and one 2 storey A1 use and 2nd floor residential flat. (3) Demolition of garage – Plot adjacent to The White Horse, 4 Market Street for Brockway Developments Ltd.

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 Town Planning Register and the following additional conditions:-

- The parking space to be for the use of car parking for the flat only and security gated.
- The roof terrace to be solely for the amenity use of the flat and not for plant.
- No storage or plant on other flat roofed areas

- An inspection hatch for the Slade to be provided if possible.
- Ventilation and extraction equipment to be inside the building and maintained in accordance with the manufacturer's instructions to.
- Details of bin store. .
- Security gates at the rear.
- Details of fenestration of middle floor windows and staircase tower.

And subject to the completion of an agreement under Section 106 of the Town and Country Planning Act or equivalent statute under the Highways Act with Essex County Council as Highway Authority before commencement of development, the payment of a financial contribution in the sum of £20,000 index linked to fund highway improvements in the vicinity of the site including proposals as identified as part of the Saffron Walden Town Centre Improvement Scheme for the Hill Street Area.

Peter Clayden spoke in support of the application.

(d) **Site Visits**

The Committee agreed to visit the sites of the following applications on Wednesday 11 October 2006.

1336/06/DC Wimbish – Vehicular crossovers and hard standing for off street parking – 26–33 Tye Green for Uttlesford District Council.

Reason: To assess the road safety issues and the impact on the character of the countryside.

0719/06/FUL Hatfield Heath – Replace existing bungalow with three bedroom chalet bungalow with double garage – 5 Lea Hall Bungalows, Dunmow Road for Northdale Services Ltd.

Reason: To assess the appropriateness of the development in the metropolitan green belt.

Mr Flanagan spoke in support of the application.

DC86

PROPOSED DIVERSION OF PART OF FOOTPATH 17 UGLEY

The Committee received an application to divert a small length of footpath in Ugley, which had come to the Committee because of an objection by the Parish Council at the initial consultation phase. For the Authority to support the making of a diversion order the proposal had to meet the criteria set out in the Highways Act and the report showed that in this case, all the grounds had been met.

RESOLVED an order be made to divert part of footpath 17 Ugley.

DC87 **PROVISIONAL TREE PRESERVATION ORDER NO 3/06 MERRYDOWNS ARKESDEN**

The Committee had previously considered this Order at the meeting on 7 June 2006 and had resolved to defer a decision on whether to confirm the Order until they had been provided with an independent opinion on the amenity value of the Beech tree. The Essex County Council's arboriculture service had now confirmed that the tree was worthy of protection and it was

RESOLVED that Tree Preservation Order 3/06 Merrydowns, Arkesden be confirmed without amendment.

DC88 **APPEAL DECISIONS**

Members noted the appeals decisions which had been received since the last meeting of the Committee.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Green Oak Cottage Green Road Rickling Green UTT/1566/05/FUL	Appeal against refusal of a retrospective planning application for the erection of gate	DISMISSED 16-AUG-2006	The Inspector concluded that this large pair of gates was out-of-keeping with the character of the conservation area
Severals Farm Wicken Road Arkesden UTT/0431/05/FUL	Appeal against refusal to grant planning permission for the renewal of planning permission to allow the stationing of a mobile home	DISMISSED JULY-2006	The Inspector concluded that the mobile home conflicts with national, strategic and local planning policies regarding housing in that it harms the character by its presence, design and siting
Site adj. Northgate Strethall Road Littlebury UTT/1648/05/CA UTT/1647/05/FUL	Appeal against refusal of planning permission for the demolition of an existing garage/outbuilding and erection of new house	DISMISSED 23-AUG-2006	The Inspector concluded that the development would be harmful to the appearance and character of the conservation area and to the amenity of the future occupants of a house currently under construction
Site adj. Northgate Strethall Road Littlebury	Appeal against refusal of planning permission for the demolition of an	DISMISSED 23-AUG-2006 Page 5	The Inspector concluded that the development would harm the character and

UTT/0106/06/CA UTT/0105/06/FUL	existing garage/outbuilding and erection of new house		appearance of the conservation area
Land at Nos. 1&2 The Common Church Walk Littlebury UTT/1901/05/FUL	Appeal against refusal of planning permission for the erection of 2 dwellings with new vehicular access and parking	DISMISSED 24-AUG-2006	The Inspector concluded that the development would harm the outlook of existing houses, have inadequate amenity space, and would leave no room for off-street parking for the existing development at No.2 The Common

DC89 PLANNING AGREEMENTS

The Committee were given details of the outstanding planning agreements.

DC90 MINUTES OF THE EXTRAORDINARY MEETING

The Minutes of the extraordinary meeting of the Committee held on 16 August 2006 were confirmed and signed by the Chairman subject to an amendment to state that Councillors J F Cheetham and C M Dean were not members of CPRE.

The meeting ended at 6.30 pm.