

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 11 OCTOBER 2006**

Present:- Councillor C A Cant – Chairman.
Councillors E C Abrahams, 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:- K Benjafield, M Cox, A Howells, H Lock, J Mitchell,
C Oliva, M Ovenden and G Perkins.

DC94 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland,
J F Cheetham, C M Dean and R F Freeman.

In relation to Stansted Airport, Members declared the following personal
interests:-

Councillor Godwin, a member of Birchanger Parish Council.

Councillor Down, a member of CPRE.

Councillor Loughlin, a member of Stansted Parish Council.

Councillor Thawley, a member of CPRE and the National Trust.

Councillor Jones, a member of the National Trust.

Councillor Cant, a member of Uttlesford PCT at the time of the extraordinary
meeting on 27 September 2006.

Councillor Menell, a non-executive director of the PCT at the time of the
extraordinary meeting on 27 September 2006.

Councillor Harris declared a personal interest in application 1046/06 Takeley
as he was known to the applicant. He declared a prejudicial interest in
applications 1398/06/FUL and 1400/04/LB Great Dunmow

DC95 MINUTES

The Minutes of the meeting held on 20 September 2006 were received,
confirmed and signed by the Chairman as a correct record.

DC96 BUSINESS ARISING

**Minute DC87 – Provisional Tree Preservation Order No 3/06 Merrydowns
Arkesden**

Councillor Menell said that Arkesden Parish Council was very concerned that
the recent appeal at Merrydowns, Arkesden had been allowed. The appeal
decision had made no reference to the Committee's decision to preserve the
tree on the site. The TPO had been confirmed after the Inspector had made
his site visit, although he had been sent a copy of the Committee's decision.
Legal officers were currently investigating whether the Inspector's decision

could be challenged in the High Court on the grounds that it did not take account of the relevant material considerations.

DC97 **APPLICATIONS WITHDRAWN**

It was noted that application 1351/06/FUL had been withdrawn.

DC98 **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.

1197/06/DFO Little Canfield – Details following outline permission 0816/00/OP for erection of 38 dwellings including parking and garages, alternative application with revised reserved matters 1065/05/DFO – Phase 3B Priors Green for Countryside Properties.

Subject to an amendment to condition 12 to require the final road surfacing to take place within 3 months.

1341/06/DFO Great Dunmow – Reserved matters application for 27 bedroom extension (approved under reference UTT/1591/01/OP) – Land at Hoblongs Industrial Estate, Chelmsford Road for Travelodge Hotels Ltd.

Subject to the provision of additional parking spaces.

1046/06/FUL Takeley – Demolition of existing property and erection of two pairs of semi detached dwellings with parking and one detached dwelling with garage, new vehicular and pedestrian access – Runnacles, The Street for Mr & Mrs Yates.

Subject to strengthening condition 4.6 to ensure the retention of the hedge, and additional conditions relating to the addition of chimneys, energy efficiency and an archaeology watching brief

1448/06/FUL Berden – Two storey side and rear extensions – Harrolds Farm, Dewes Green for Mr & Mrs J Palmer.

Subject to conditions relating to time limit, materials to match, demolition of conservatory, omission of glazed link, energy efficiency, landscaping and to repair the gap in the hedge.

Mary Nelson and James Palmer spoke in support of the application.

1431/06/FUL Saffron Walden – Rear conservatory – 12 Pleasant Valley for Mr D Richardson.

Subject to an additional condition C.20.3 requiring licence from DEFRA if protected species are found on the site.

1291/03/ FUL Little Canfield – Temporary locker room facility – Windwoods Bananas, Stansted Ripening Centre, High Cross Lane for Windwoods Bananas.

Subject to an amendment to condition 3 to include “or on completion of the extensions granted under UTT/1845/04/FULwhichever is the sooner”.

1434/06/FUL Saffron Walden – Two storey side extension incorporating existing garage- 48 Rowntree way for Mr N Harvey and Miss H Swain.

1398/06/FUL Great Dunmow – Erection of cart lodge – 5 Westbury House (Garden Flat), Stortford Road for Mr & Mrs M Lodder.

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

1400/06/LB Great Dunmow – New doorway between 5 Westbury House and the Garden Flat – 5 Westbury House (and the garden flat), Stortford Road for Mrs M Lodder.

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

1457/06/FUL Great Dunmow – Single storey rear extension with two roof lights – 30 Tenterfields for Mr & Mrs D Walls.

(b) **Refusals**

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

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

Tony Davis spoke in support of the application.

1387/06/FUL Debden – Conversion and change of use of redundant agricultural building to class A1 (farm shop) – Land opposite Newport Lodge, Newport Road for Bradley and Tetlow Partnership.

Mark Bradley spoke in support of the application.

1470/06/FUL Leaden Roding – Change of use from class B1 (business) to class D1 (day nursery) and land to rear from agricultural to play area – Units 2-6 Parklands Business Centre and to rear of Stortford Road for Barry and Janice Bloomfield.

Reason: Inadequate provision for car parking and dropping off facilities and conflict with the working industrial estate.

Michael Whitehead, Leaden Roding Parish Council spoke against the application. Alexandra Burrel and Mr Bloomfield spoke in support of the application.

1330/06/FUL Felsted – Demolition of existing conservatory on 2 Berryfields and erection of detached bungalow – Land adjoining and part of 2 Berryfields for Aston Insurance Brokers Ltd.

Mr Turvey spoke against the application.

(c) Planning Agreements

1259/06/FUL Thaxted – Ten houses and two flats, vehicular and pedestrian access, change of use of land from agricultural to residential – Land at Newbiggen Street/Walden Road adjacent Clare Court for Hastoe Housing Association.

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 in the officer's report and the additional conditions for an archaeology watching brief and as high an eco homes rating as possible, and the completion of an agreement under Section 106 of the Town and Planning Act to secure the site for affordable housing.

1270/06/OP Little Canfield – Four dwellings with all matters reserved except siting and means of access, alteration of existing vehicular and pedestrian access – 8 Hamilton Road for Mr C Humphries.

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 in the officer's report and an additional condition relating to dust control and the completion of an agreement under Section 106 of the Town and Country Planning Act regarding contributions in accordance with the Takeley/Little Canfield SPG and contributions to social amenity and infrastructure requirements and to link the site with the larger development, preventing its development in isolation.

(d) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed, subject to the conditions recorded in the officer's report.

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

It was further agreed that officers write to Essex County Council Highways requesting the provision yellow lines opposite the site.

DC99

PROVISIONAL TREE PRESERVATION ORDER 2/06 STANSTED

The Committee considered objections that had been received in response to the serving of a Tree Preservation Order on a yew tree in the grounds of 27B, the Recreation Ground, Stansted. The tree was considered to be of amenity value, contributing to the fabric of the conservation area and worthy of being protected.

RESOLVED that Tree Preservation Order No 2/06 Stansted be confirmed without amendment.

DC100

APPEAL DECISIONS

Members noted the following appeal decisions that had been received since the last meeting.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Land at Seven Devils Lane and Waldeck Court, Saffron Walden	Appeal against refusal to grant planning permission for the demolition of three dwellings and erection of 51 dwellings and associated parking and garaging and means of vehicular access	DISMISSED 7-SEPT-2006	The Inspector concluded that such a higher density development would be unsympathetic and markedly detract from the unique semi rural character, currently providing a pleasant transition between built up development and the open countryside, to the detriment of occupiers and users of the footpath; density suggested in PPG should not be pursued to the detriment of local context; the provision of gardens backing on to Seven Devils Lane would fail to retain sufficient openness; unsustainable development given distance from town and local topography the site occupiers would be largely reliant on the private car for shopping trips.
Land at Seven Devils Lane and Waldeck Court, Saffron Walden	Appeal against refusal to grant planning permission for the demolition of three dwellings and erection of 32 dwellings and associated parking and garaging and means of vehicular access	DISMISSED 7-SEPT-2006	The Inspector concluded that the development so close to the pub premises would be likely to result in less than satisfactory living conditions for the occupiers of the dwelling and its garden, especially in the summer months. The reduction in the beer garden and car park would put its attractiveness
Land to the rear of The Plough High Street Debden	Appeal against refusal to grant planning permission for the erection of one dwelling	DISMISSED 30-AUG-2006	

			and viability at risk
Collops Barn Stebbing	Appeal against refusal to grant planning permission for change of use from agricultural grain store barn and implement repair workshop to B8 usage	DISMISSED 1-SEPT-2006	The Inspector concluded that the proposal would introduce activity of a commercial nature that would adversely change the character of the area. Notwithstanding the lack of objections from Highways, the scale and nature of the use would be likely to generate significant traffic, affecting special verges and placing unacceptable pressure on the road network.
The Courtyard Onslow Green Great Dunmow	Appeal against refusal to grant planning permission for the installation of 6 no. rooflights in dwelling approved under reference UTT/1029/03/FUL (retrospective application)	ALLOWED 13-SEP-2006	The Inspector concluded that the rooflights were of little significance to the apparent size of the house in the landscape.
Griffin Farmhouse Green Street Great Canfield	Appeal against refusal to grant planning permission for a replacement garage / barn / stables	DISMISSED 13-SEP-2006	The Inspector concluded that the proposed <i>very large</i> building on a separate parcel of land would be incompatible and harm to the rural character of the countryside.
White House Farm Barn Finchingfield Road Little Sampford	The breach of planning control alleged in the notice is "change of use of the barn edged in blue on the attached plan from agricultural use to use for storage of office furniture and related goods, a B8 use of the Use Classes Order 1987"	ALLOWED 15-SEP-2006	The Inspector concluded that in this case the impact on the rural character of the area of the storage of furniture in the building would be minimal.
White House Farm Barn Finchingfield Road Little Sampford	Appeal against refusal to grant planning permission for change of use to B8 for occupation by SKA Services Limited	ALLOWED 15-SEP-2006	

DC101

MINUTES OF EXTRAORDINARY MEETING

The Minutes of the Extraordinary meeting of the Committee held on 13 September 2006 were received, confirmed and signed by the Chairman as a correct record, subject to an amendment to state that Councillor C D Down was a member of CPRE and not Councillor Cheetham as stated in the Minute.

Councillor Harris questioned the process for determining the Stansted Airport planning application on 29 November 2006. The Executive Manager Development Services said that the Council was currently consulting on the Regulation 19 letter, replies were expected by the end of the month and then officers would prepare reports for Committee. He expected the meeting on the 29th to be an all day session with the morning updating Members on the current position and the decision in the afternoon.

The meeting ended at 5.40 pm.