

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 13 DECEMBER 2006**

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

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

DC120 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Boland,
R F Freeman and R T Harris.

Councillor Godwin declared a personal interest in agenda item number 7 as a member of the Birchanger Parish Plan Project Team. And also a personal interest in application 1685/06/DFO Stansted as a member of Birchanger Parish Council.

Councillor Menell declared a personal interest as a member of English Heritage and also in application 1781/06/OP Wendens Ambo as she had previously been midwife to the applicant.

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

Councillor C M Dean declared a personal interest in application 1606/06/FUL Wendens Ambo as the agent was known to her.

Councillor Cheetham declared a personal interest in application 1810/06/FUL as the applicant was known to her.

DC121 MINUTES

The Minutes of the meeting held on 22 November 2006 were received, confirmed and signed by the Chairman as a correct record subject to stating in relation to application 1589/06/CLP Little Dunmow that Ann Potgieter was not a member of Little Dunmow Parish Council, but was speaking on its behalf.

DC122 APPLICATIONS WITHDRAWN

It was noted that application 1819/06/DC Hatfield Heath had been withdrawn.

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.

1685/06/DFO Stansted – 35 houses and apartments with associated garages, parking, drives, roads and footpaths – Area P3 Land at Rochford Nurseries for Persimmon Homes (Essex) Ltd.

Subject to the deletion of the words “as far as is practical” from condition 4, and an additional condition relating to quality of landscaping and wheelchair access.

Officers were also asked to confirm that rear access would be provided from the flats to the car park.

1510/06/FUL Great Hallingbury – demolition of work shop and construction of an 8 bedroom hotel annexe – Great Hallingbury Manor, Tilekiln Green for Escape Management Ltd.

Subject to an amendment to condition C.4.1 to include a requirement for the implementation of the landscape scheme and an additional condition relating to slab levels.

The Enforcement Officers were asked to check restaurant opening hours.

1681/06/FUL Saffron Walden – Detached dwelling and replacement garage to serve 23 The Wayback – Land adjacent 23 The Wayback for Mr & Mrs Millership.

Subject to an additional condition to require details of levels with a note that levels are to be set 300 mls into the ground.

1849/06/FUL Margaret Roding – 1.5 metre extension to an existing radio mast and the installation of 2 dishes – NGW Transmitting Station, Marks Hall Farm for Airwave 02 Ltd.

Subject to an additional condition relating to landscaping of the cabinets.

1824/06/FUL Saffron Walden – Replacement conservatory and raised deck area – 7 Brooke Avenue for Mr & Mrs Robinson.

(b) Refusals

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

1781/06/OP Wendens Ambo – Change of use of land from paddock to residential and erection of detached dwelling and garage, with all matters

reserved except access – Land adjacent Glebe Cottages, Royston Road for R Howe & G Evans .

Subject to an additional reason for refusal by the Highway Authority that:-

- 1 Facilities within walking distance are minimal and there is a limited bus service provided. The lack of facilities and public transport will mean that virtually all cars to and from the development will be car borne. As there is no alternative to the car, it is likely that car ownership will be higher than average and therefore the movements to and from the site will be significantly higher than the existing site use. The proposal is therefore contrary to the aims of promoting accessibility, as contained in policy T3 of the Essex and Southend-on-Sea Replacement Structure Plan adopted April 2001 and Policy GEN1 of Local Plan adopted January 2005 contrary to the intentions of Government policy.
- 2 The proposal would intensify the use of an access on a stretch of classified highway where the principle use is that of carrying traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs, but the intensification of that conflict and interference which this proposes would engender, would lead to the deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.

Stuart Wild, Wendens Ambo Parish Council, spoke in support of the application.

(c) Planning Agreement

1606/06/FUL Wendens Ambo – Two storey rear extension, front porch and front dormer window. Conversion of garage to residential annexe – 23 Station Road for Mr & Mrs McLaren.

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 completion of an agreement under Section 106 of the Town and Country Planning Act to tie the ownership of the annexe to the main house and restrict occupancy.

(d) Site Visit

The Committee agreed to visit the site of the following application on Wednesday 10 January 2007.

1810/06/FUL Broxted – Erection of two triple garages – Wood Farm, Pledgdon Green for Mr N Eastaway.

Reason: To assess the impact on the countryside.

Trevor Dodkins spoke in support of the application.

DC124

**REVISED DETAILS FOLLOWING OUTLINE APPLICATION
UTT/555/06/DFO FOR INFRASTRUCTURE TO INCLUDE SPINE ROAD
LANDSCAPING AND DRAINAGE – PRIORS GREEN TAKELEY**

The Committee was asked to approve the revised details submitted in response to condition C90 (e) of reserved matters approval reference UTT/0555/06/DFO following the refusal of details at the Committee meeting on 22 November 2006. At that meeting members had considered that a number of aspects of the landscaping scheme were unacceptable. Officers had discussed these matters again with Countryside Properties and revised details had now been submitted. The width of the entire landscaped belt had been increased to six metres, with a five metre tree belt and one metre wide maintenance strip. Other revisions included increasing the size of the plant stock, the number of trees and a greater mix of species. The fencing had also been revised to include a 1.8 metre high metal mesh fence to the rear gardens of the new development and a 1.4 metre mesh fence to the boundaries of the existing properties.

Michael Mew, a resident whose property backed onto the boundary, welcomed the revised scheme, but made two suggestions for improvements. He asked that the maintenance access be moved to the boundary with the new properties and at that boundary some type of opaque fencing be provided. Councillor Cheetham agreed with these suggestions, particularly as the landscaping had originally been proposed to mitigate the effect of the new development on the existing housing. She proposed that the maintenance strip be moved and also that hit and miss fencing be provided which would allow light and air for plant growth, but also give privacy to the existing properties. Officers were asked to encourage early implementation of the scheme.

RESOLVED that the revised details submitted in response to condition C90 (e) of the reserved matters approval reference UTT/0555/06/DFO be approved subject to the following amendments:-

- (i) Hit and miss fencing to the boundary of the new development.
- (ii) The access and maintenance strip to be relocated to the boundary with the new properties.

DC125

BIRCHANGER PARISH PLAN

Birchanger Parish Council had submitted its Parish Plan to the District Council and asked that it become supplementary planning guidance and used as reference in the consideration of all future development proposals affecting the Parish. The Plan described the unique makeup and character of the village, identified its needs and desires for improvement and future development and defined a plan of action to achieve the objectives identified.

Councillor Godwin said that the plan had been produced by using the results of a parish survey, an issues questionnaire and a young person's questionnaire. She said that it had taken a tremendous amount of work and had been 18 months in preparation. She thanked John Mitchell for his assistance with this. The plan would be revisited and revised in three years time. The Members of the Committee congratulated Birchanger on the production of this plan and hoped that this might encourage other parishes to do something similar. They asked that a copy of the plan be circulated to all parish councils.

RESOLVED that the Council adopt the Birchanger Parish Plan as a non statutory material consideration in determining planning applications in the parish and in the preparation of the Local Development Framework.

DC126 APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Sparlings Farm Felsted	Appeal against refusal to grant planning permission for free-range egg production unit	ALLOWED planning permission granted subject to conditions 7-NOV-06	The Inspector concluded that although the building would be large and prominent it is of a type commonly associated with agriculture and would not appear out of place due to landscaping and external materials.
Shamrock Cottage And No 2 Workhouse Yard Great Easton	Appeal against refusal to grant planning permission for extend the drop kerb by No 5, 1 No ramping kerb	DISMISSED 6-NOV-06	The Inspector concluded that the proposal would be hazardous for both vehicles and pedestrians.
1 Mallows Green Road Manuden	Appeal against refusal to grant planning permission for single storey side extension, demolish and rebuild existing garage	ALLOWED Deleting condition No. C.6.7 and substituting therefore the following condition: The garage hereby permitted shall be kept available for the parking of a car	The Inspector concluded that it would be appropriate to require the retention of the ability to park a car in the garage and imposed a slightly briefer condition achieving the same purpose as the one imposed by the Council.

		at all times 6-NOV-06	
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DC127 **ENFORCEMENT OF PLANNING CONTROL – PROGRESS REPORT**

The Committee received the list of outstanding enforcement cases.

In respect of Broom and Burney Woods, Ugley, the planning appeal had been dismissed and the Enforcement Notice upheld. The decision was based on the impact that the activities would have on the species in the woods and the quality of the natural environment. Councillor Loughlin welcomed this decision.

The Executive Manager Development Services outlined the situation at “Christmas Wrapped Up” at the Easters. Essex County Council had objected to the use due to inappropriate rural lanes and damage to the grass verges. An Enforcement and Stop Notice had been served. However, the Executive Manager said that the social and economic benefits of the event had not been fully appreciated, particularly in providing local employment for young people. He had weighed up the situation and decided to pull the Stop Notice and continue with the Enforcement Notice with a date of compliance of 27 December 2006. He then intended to resolve the situation over the summer months. He maintained that this was an inappropriate location for such an activity.

DC128 **SEASONS GREETINGS**

The Chairman wished all members and officers a very Happy Christmas.

The meeting ended at 4.25 pm.