

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 10 JANUARY 2007**

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 E Menell and M Miller.

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

DC129 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

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

Councillors J E Menell and S C Jones declared personal interests in application 1944/06/FUL Wendens Ambo.

DC130 MINUTES

The Minutes of the meeting held on 12 December 2006 and the extraordinary meeting held on 29 November 2006 were received, confirmed and signed by the Chairman as a correct record subject to an amendment to Minute DC118 of the meeting on 29 November stating that Councillor Godwin jointly seconded the proposal to refuse the application

DC131 BUSINESS ARISING

i) Minute DC 123(a) – Applications approved

In relation to application 1510/06/FUL Great Hallingbury, members were advised that the planning permission only permitted the restaurant to be used by residents. Officers were investigating whether it was also being used by the public.

ii) Minute DC125 – Birchanger Parish Plan

Councillor Menell asked if a copy of the plan had yet been circulated to all the parish councils.

DC132 APPLICATIONS WITHDRAWN

It was noted that application 1756/06/FUL Great Canfield had been withdrawn.

SCHEDULE OF PLANNING APPLICATIONS**(a) Approvals**

RESOLVED that planning permission and listed building consent, where applicable, be granted for the following development subject to the conditions, if any, recorded in the officer's report.

1900/06/LB Saffron Walden – secondary glazing to front windows – 54 Gold Street for Mr J Roos.

(b) Deferment

RESOLVED that the following application be deferred.

1810/06/FUL Broxted – erection of 2 triple garages – Wood Farm, Pledgdon Green for Mr N Eastaway.

Reason: to negotiate an alternative siting of the building closer to the main dwelling.

Jenny Oliveira (Broxted Parish Council) and Trevor Dodkin spoke in support of the application.

(c) Site Visit

Members agreed to visit the site of the following application on Wednesday 31 January 2007

1944/06/FUL Wendens Ambo – detached dwelling and Car port – Loxley, Nats Lane for Mr Keith Usher.

Reason: to assess the size and scale of the development in relation to the site.

Stephen Hayhurst spoke in support of the application.

APPEAL DECISIONS

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

APPEAL BY	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Mr G J Benn	Appeal against refusal to grant planning permission for addition of two pitched roof dormer windows with	DISMISSED 6-DEC-06 Page 2	The Inspector concluded that the large front dormer windows would be disproportionately large, bulky, unsightly and fail to achieve sympathetic design

	windows to the front elevation and a pitched roof to a single storey extension		achieved on attached property. The Inspector saw no reason why an alternative scheme could not meet the objectives of good design.
Mr and Mrs David Sargeant	Appeal against refusal to grant planning permission for replacement side extension and garage (single-storey) and detached annex (1.5-storey)	DISMISSED 7-DEC-06	The Inspector concluded that the garage would detract from the character of the main frontage; would be harmful to character of the area; the annexe and garage would be unacceptably overbearing on the neighbour.
Rydon Remediation Ltd	Appeal against refusal to grant planning permission for demolition of all existing buildings and areas of hardstanding and redevelopment for 10 No. 2-bed flats with associated vehicle and cycle parking, landscaping, private and communal open space provision and access via Radwinter Road	DISMISSED 15-NOV-06	The Inspector had no hesitation in stating that the development of this site in conjunction with the adjacent depot would result in a superior scheme and seems not to have been thoroughly investigated by the applicant. The proposal itself was poorly designed and laid out and would detract from the character of the adjacent conservation area. He considered that it would be acceptable from the point of view of highway safety.
APPEAL A Bollington Hall	Appeal against refusal to grant planning permission for (a) a change of use of the land by using the land for paintball games, and (b) placing a portable building, caravan, toilets, containers and netting on the land in connection with the paintball games	DISMISSED 21-NOV-06	The Inspector concluded that nature conservation operates on a precautionary principle and in the absence of a fully formed management plan it was not possible to demonstrate that nature conservation interests would be protected. She considered that the proposal need not be detrimental to highway safety subject to access improvements. The compliance period for the enforcement notice was extended from one to three months (i.e. 21 Feb 2007).
APPEAL B Bollington Hall	Appeal against refusal to grant planning permission	DISMISSED 21-NOV-06	See above.

	for plantation woodland to be used for paintball games; portacabin/mobile toilets		
Mrs J Rich	Appeal against refusal to grant planning permission for two storey house	ALLOWED Planning permission granted subject to conditions 22-NOV-06	The Inspector concluded that the varied characteristics of surrounding development would allow for a new dwelling on the site without it appearing out of place. Care would need to be taken to achieve a satisfactory scheme.
APPEAL A Mr and Mrs A Zanella	Appeal against refusal to grant planning permission for detached new cart lodge building	No decision is necessary 14-NOV-06	The Inspector concluded that the proposal did not require listed building consent and therefore no decision was necessary. This supported the Council's decision to return the application.
APPEAL B Mr and Mrs A Zanella	Appeal against refusal to grant planning permission for detached new building for a cart lodge	DISMISSED 14-NOV-06	The Inspector concluded that the substantial building remote from the main farmstead would intrude into open countryside and harm the setting of the listed building.
Mrs J McGowan	Appeal against refusal to grant planning permission for the erection of a pool house	ALLOWED 12-DEC-06	The Inspector concluded that the proposed pool building was marginally larger than one approved following a subsequent application and was not harmful to the greenbelt.
A F & A D Appleby	Appeal against refusal to grant planning permission for the erection of one dwelling with new vehicular access and parking	DISMISSED 12-Dec-06	The Inspector concluded that the proposal was unacceptable overdevelopment and did not overcome the previous Inspectors concerns.

DC135

PLANNING AGREEMENTS

The Committee noted the table of outstanding section 106 Agreements.

DC136

SITE VISITS

The Chairman asked that all members be advised that if they call in an application they should give clear reasons for doing so, to enable officers to address those concerns in their report. Also, if members thought that a site visit would be useful they should request it at an early stage in order to avoid the application going out of time.

Councillor Menell asked for a future members workshop on the issues of infilling, backland development and development in the open countryside.

The meeting ended at 3.30pm.