

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 31 JANUARY 2007**

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

Officers in attendance:- M Cox, M Ovenden, C Oliva and M Ranner.

DC137 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

An apology for absence was received from Councillor M Miller.

Councillor S C Jones declared a prejudicial interest in application 2038/06/FUL Saffron Walden as a member of the Saffron Walden Town Council Skatepark Working Party. He also declared a personal interests in applications 2048/06/FUL as a member of the Town Council and of the Resources Committee of the Museum Society, 2092/06/OP Saffron Walden as a member of the Town Council and 1944/06/FUL Wendens Ambo.

Councillor Loughlin declared a personal interest in application 2048/06/FUL as a member of the Museum Management Working Group. Councillor Godwin declared a personal interest the same application as a member of the Management Committee of the Friends of Saffron Walden Museum.

Councillor Cheetham declared a personal interest in applications 1814/06/FUL and 1809/06/DFO Takeley as she lived in the vicinity of the site. She also declared a personal interest in application 1810/06/FUL Broxted.

Councillor Menell declared a personal interest in application 1944/06/FUL Wendens Ambo.

Councillor Freeman declared a personal prejudicial interest in application 2038/06/FUL Saffron Walden and a non prejudicial interest in applications 2048/06/LB and 2092/06/OP Saffron Walden as a member of the Town Council.

DC138 MINUTES

The Minutes of the meeting held on 10 January 2007 were received, confirmed and signed by the Chairman as a correct record.

DC139 BUSINESS ARISING

i) Minute DC131(ii) - Birchanger Parish Plan

The Development Control Manager (south) said that he would ensure that the plan had been circulated to all parish councils. It would also be put on the Council's website.

ii) **Minute DC131(i) – Application 1510/06/FUL Great Hallingbury**

Officers were still investigating the use of the restaurant and would report to a future meeting.

DC140

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.

1814/06/DFO Takeley -57 dwellings and associated works (details following outline permission 0816/00/OP) - Phases 7 and 8 (lot 1) Priors Green, Dunmow Road for David Wilson Homes

Subject to additional conditions requiring plot 39 to be a bungalow, reduction in height of 3 storey dwellings from 11.5m to 11.0m and to ensure that the roof space of the 3 storey building is not converted to habitable accommodation.

Peter Biggs spoke in support of the application.

1809/06/DFO Takeley – 44 dwellings and associated works (details following outline permission 0518/02/OP) - Land at the Laurels (Lot 2) Priors Green, Dunmow Road for David Wilson Homes.

1777/06/FUL Felsted – demolition of conservatory on 2 Bury Fields and erection of detached bungalow – land adjoining and part of 2 Bury Fields for Aston Insurance Brokers Ltd.

Subject to the removal of permitted development rights and a new condition to keep the frontage open and restrict height of the fence/hedging to a maximum of 4 feet.

2038/06/FUL Saffron Walden – 14 floodlights mounted on 8 x 8m high columns – Saffron Walden Skateboard Park for Saffron Walden Skateboard Group.

Subject to the submission and implementation of a landscaping scheme to limit the impact of the lights on Tukes Way.

Paul Ogborn and Peter Caulfield spoke in support of the application.

2092/06/OP Saffron Walden – outline application for dwelling and garage and new boundary fences – site adjacent to 29 De Vigier Avenue for V Wilkins.

b) **Refusals**

RESOLVED that the following applications be refused for the reasons stated in the Officer's report.

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

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

Stephen Hayhurst spoke in support of the application. Patrick Smith (Wendens Ambo Parish Council) spoke against the application.

(c) District Council Development

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 2002, provision be granted for the development proposed subject to the conditions recorded in the officers report

2048/06/LB Saffron Walden – retrospective application for construction of a fire escape lobby – Saffron Walden Museum, Museum Street for Uttlesford District Council

Councillor Hughes spoke in relation to the application.

(d) Site Visit

Members agreed to visit the site of the following application on Wednesday 21 February 2007.

0951/06/FUL & 0952/06/LB Elsenham – 1) redevelopment of redundant farm buildings, 12 light industrial units, 5 office units, 3 workshops, parking and widening of access road 2) restoration and renovation of Essex barn to provide 4 self contained office units and demolition of brick addition – Home Farm, Gaunts End for D & D Property Services Ltd

Reason: to look at the access arrangements and the suitability of the site.

Philip Pope spoke against the application.

DC141

GENERAL FUND BUDGET 2007/08

The Committee received a report on the Committee's General Fund budget for 2007/08. It contained details of the base budget, prepared on the basis of current service provision and an indication of factors that would impact on the Council's overall budget provision. Those affecting this Committee included a reduction in planning fee income, the detailed use of the Planning Delivery Grant and a proposal to charge for pre - application planning advice.

Members were concerned about the proposal to charge for pre application advice. They said that the current advice service was excellent. Officers said that the details had yet to be worked up but at a recent forum, agents had been in favour of this as long as positive benefits could be achieved. The Committee was reassured that the charge was only intended to apply to large and complicated applications.

RESOLVED that the Committee approve and submit to the Operations Committee

- i) the revised base budget for 2006/07 and draft base budget for 2007/08.
- ii) the proposal for a £10,000 income budget for pre-application advice in 2007/08 with the proviso that pre application discussions relating to small applications should not be adversely affected and details of the scheme be brought back to the Development Control Committee for approval

DC142

APPLICATION 1850/06/FUL- EXTENSION OF TESCO STORE WOODLANDS PARK GREAT DUNMOW

The Committee was advised of an application to extend the current Tesco superstore at Woodlands Park, Great Dunmow. As this was classed as a major application members were asked if there were any additional matters that they would like to be considered before the drafting of the report to committee. The following issues were raised

- The need for the extension.
- Expected increase in customers, especially at night
- Sequential test for development.
- Impact on residents along Woodland Park Drive.
- Whether there are Improvements to the filling station.
- The range of the products proposed to be sold.
- Satisfactory circulation in the car park.
- Possible herringbone layout of car park.
- Scope for including renewable energy technologies.

It was also RESOLVED that members visit the site prior to the next meeting of the Committee.

DC143

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Houseground Barnston Great Dunmow	Appeal against refusal to grant planning permission for creation of a first floor and linked extension to a main dwelling	DISMISSED 2-JAN-07	The Inspector concluded that the alteration and reconstruction of the outbuilding would result in it losing its historically appropriate ancillary character and it would visually compete with the listed dwellinghouse for attention and harm its setting. There would be clear breaches of the
Houseground Barnston Great Dunmow	Appeal against refusal to grant planning permission for	DISMISSED 2-JAN-07	

	creation of a first floor and linked extension to a main dwelling		provisions of the Development Plan.
New house Cottage New House Lane Ashdon	Appeal against refusal to grant planning permission for removal of agricultural occupancy condition at New House Farm, New House Lane, Ashdon	ALLOWED 15-JAN-07	The Inspector concluded that the circumstances in agriculture and on the holding had changed very significantly since the agricultural workers dwelling was permitted in 1975.
Hillside Uppend Manuden	Appeal against refusal to grant planning permission for demolition of existing house; construction of replacement house	DISMISSED 12-JAN-07	The Inspector concluded that the proposed development would be considerably larger than that currently on the site, would be particularly visible from the north and west and additional planting would not mitigate it to a significant extent.
Site of Greenacres and Longridge Green Road Rickling Green	Appeal against refusal to grant planning permission for construction of one new detached 3 bed house	DISMISSED 8-JAN-07	The Inspector concluded that the erection of a two storey dwelling on the site would have a particularly detrimental affect on the amenities of the property adjacent, made worse by the change in levels up the site.
Land North of Dunmow Road, Little Canfield	Appeal against refusal for temporary construction of Haul Road during construction of initial phases of Prior's Green and site compound	ALLOWED 17-JAN- 2007	The Inspector found matters to be finely balanced and any decision would have "some quantifiable disbenefits". The temporary change would "not really entail visual desecration" and would be seen in the context of the development site. The merits he said "narrowly outweigh the environmental disadvantages". It would not breach the objectives of the CPZ. The road shall be removed upon 3 years from first use.