

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 21 FEBRUARY 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, M Miller and A R Thawley.

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

DC144 DECLARATIONS OF INTEREST

Councillor Abrahams declared a prejudicial interest in application 1984/06/FUL Langley as the applicant was his neighbouring farmer and he knew him well. He also declared a personal interest in application 0951/06/FUL & 0952/06/LB Elsenham as he knew the applicant's brother.

DC145 MINUTES

The Minutes of the meeting held on 31 January 2007 were received, confirmed and signed by the Chairman as a correct record subject.

DC146 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.

2102/06/FUL Felsted – demolish dwelling and erect 2 detached and 1 pair semi detached dwelling and new access – The Gables, Garnetts Lane for Merrybell Ltd.

Subject to additional conditions to remove PD rights for block 1, the submission of a revised plan removing contradiction between plan and elevation concerning roof lights on plot 1 and the additional highway measures as follows.

- 1 The area between the highway and the four parking spaces serving plots 3 and 4 identified in drawing M/5871/3 Rev D, shall be surfaced in an approved manner and available at all times for the turning of vehicles visiting the above properties.
Reason: To ensure appropriate turning facilities are provided so that vehicles can enter and leave the highway in a safe and controlled manner in accordance with policy T12 and to avoid displacement of loose material onto the highway in the interests of highway safety and in accordance with policy T8 of the Essex and Southend-on-Sea Replacement Structure Plan.

- 2 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
Reason: To avoid displacement of loose material on the highway in the interests of highway safety and in accordance with policy T8 of the Essex and Southend on Sea Replacement Structure Plan.
- 3 Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
Reason: To prevent hazards caused by flowing water or ice on the highway. In accordance with policy T8 of the Essex and Southend-on-Sea Replacement Structure Plan.
- 4 The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
Reason: To ensure that vehicles can enter and leave the highway in a safe and controlled manner in accordance with Policy T8 of the Essex and Southend-on-Sea Replacement Structure Plan

0075/07/FUL Stansted – two storey rear extension, single storey side extension and erection of bay window to front elevation – 2 Brewery Lane for Mr M Gillon.

b) Refusals

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

1)1874/06/FUL & 2)1881/06/LB Radwinter – conversion of barn to residential dwelling with provision for parking – barn adj to Lowerhouse Farm, Water Lane for Lady Maria-Belen Parker.

Mr Turtill spoke in support of the application.

1984/06/FUL Langley – change of use of barns to manufacturing of timber framed buildings and joinery with ancillary storage and offices, cladding to building, car parking and hard standing. New vehicular access and closure of existing. – Grange Farm, Langley Upper Green for Pelham structures Ltd.

Cllr Abrahams left the room for the consideration of this item.

c) Planning Agreement

1) 0951/06/FUL & 2) 0952/06/LB Eisenham – 1) redevelopment of farm buildings (phase 1) comprising of 12 light industrial units, office units, 3 workshops and associated parking and widening of access road 2) restoration and renovation of Essex Barn to provide 4 self contained office units (class B1

use) demolition of single storey brick addition to north elevation – Home Farm, Gaunts End for D & D Property services Ltd.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to additional conditions

- to provide sound insulation
- widening of mouth of the access to allow two lorries to pass
- no airport related parking
- hours of delivery

and the completion of an agreement under Section 106 of the Town and Country Planning Act to link the construction of the new build with the repair and renovation of the Grade II listed Essex barn

It was also agreed that an informative note be attached relating to the use of cranes and the provision of low level lighting.

Mr Wakefield spoke in support of the application.

1850/06/FUL Great Dunmow – extensions of existing Class A1 retail store and alterations to existing car park – Tesco Store, Stortford Road for Tesco Stores Ltd.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to additional conditions

- Revision of car park layout to provide better circulation with the provision of a central isle.
- Position of disabled bays in more appropriate location.
- Assess whether the changes required to the entrance/exit arrangements to the filling station
- The provision of speed tables and bollard to the front of the store
- Restriction on the type of services to be provided in the store
- Energy management based on expert advice.
- Landscaped bund to be restored and implementation of landscaping scheme.

And the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure highway contributions required by Essex County Council.

Paul Burley spoke in support of the application.

DC147

PLANNING AGREEMENTS

The Committee noted the table of outstanding Section 106 Agreements.

Councillor Cheetham expressed concern at the time it had taken to complete the Section 106 agreements for the island sites which had meant that some people had been waiting many years to receive planning permission. The

delays had been on the part of Essex County Council and it had now indicated that it did not agree to format of the agreement. The Council's Solicitor explained that she had no alternative but to complete the agreement without the clause from the County, which would have to be agreed separately with the owners at a later date. She confirmed that this would give the owners their planning permission but the development would not yet be able to commence. Members expressed concern at this situation and

RESOLVED that the Committee write to Legal Services at Essex County Council expressing extreme disappointment at the delay in dealing with this matter.

DC148 ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT .

The Committee received the schedule setting out the ongoing enforcement cases.

In relation to Top Road Wimbish, the Director of Development said that an appeal had recently been allowed for a 6 year temporary permission for a mobile home on this site. He expressed concern at the quality of this decision.

DC149 SITE VISITS

The Chairman asked members to raise at their group meetings the importance of providing a reason for calling in a planning application.

DC150 COUNCILLOR STEPHEN JONES

Members passed their sincere condolences and support to Councillor Jones on the recent passing of his wife.

The meeting ended at 3.30pm.