

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 14 MARCH 2007**

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

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

**DC151 APOLOGIES FOR ABSENCE**

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

**DC152 DECLARATIONS OF INTEREST**

Councillor Menell declared a personal interest as a member of English  
Heritage.  
Councillor Down declared a prejudicial interest in application 1367/06/FUL  
and 1368/06/LB Tilty as she lived near to the property and knew many of the  
objectors.  
Councillor Abrahams declared a prejudicial interest in applications  
0178/07/FUL Clavering and 0122/07/FUL Quendon and Rickling  
Councillor Jones declared a personal interest as a member of the National  
Trust.

**DC153 MINUTES**

The Minutes of the meeting held on 21 January 2007 were received,  
confirmed and signed by the Chairman as a correct record subject.

**DC154 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.

**0039/07/FUL Saffron Walden** – retention of existing telecommunications  
mast for further 12 months – Shire Hill Works for Airwave O2 Ltd

With addition of an informative note that another application for renewal would  
not be favourably regarded

**1)1367/06/FUL& 2)1368/06/LB Tilty** -1) change of use of redundant Mill and  
outbuildings to residential use 2) change of use of redundant Mill and

outbuildings to residential use and demolition of outbuilding – Tilty Mill for Mr and Mrs Collinson

Subject to

- 1 Approval by the Secretary of State.
- 2 Amendment to conditions 13 of UTT/1367/06/FUL to read the new dwelling house shall not be occupied until the listed building is fully restored and repaired in accordance with a scheme which will have been submitted to and approved in writing by the local planning authority prior to the commencement of the development. Such a scheme shall include details of the management and maintenance of the listed building and the mill machinery.
- 3 Amend condition 4 of Listed Building approval to include details of maintenance.
- 4 Refigure condition 9 to include detail of extent of works required by archaeologist.
- 5 Additional conditions requiring protective fencing around listed building and submission of details of bridge.

*Christine Burden spoke against the application, Nicola Bickerstaff spoke in support of the application.*

*Councillor Down left the meeting for the consideration of this item.*

**0113/07/FUL Great Canfield** – Demolition of indoor school and stabling, replacement indoor school including 4 residential units – Ashfields Polo Club for Mr T Chambers.

**0047/07/LB Chrishall** – removal of tiled fire surrounds and re-instate inglenook fire places – Home Farm, 57 High Street for Mr D Austin.

#### **b) Refusals**

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

**0178/07/FUL Clavering** – 8 dwellings, new vehicular access, alteration to dwelling including garage and car port – Land at Barlee Close for B F Contracts Ltd

Subject to an amendment to the first reason for refusal to read

The proposed development is considered to be an overdevelopment of the site, which would be out of keeping with its surroundings, to the detriment of the character and appearance of this rural village. The area is characterised by a loose-knit and spacious pattern of development, and the proposed housing would appear unacceptably cramped in the street scene. In particular, the provision of two houses at the rear of the development is not characteristic of the frontage pattern of development in the area. The style and detailed design of these two dwellings at the rear of the site is unacceptable and would be inappropriate in the street scene. The scheme as a whole does not accord with the approaches to the provision of car parking advised in the Essex Design Guide in a satisfactory manner, and the resultant development would

detract from the character and appearance of the area. The proposal is therefore considered to be contrary to the aims of the Essex & Southend on Sea Replacement Structure Plan Policy CS2 and contrary to policies GEN2, S3 and H3 of the adopted Uttlesford Local Plan.

*Councillor Abrahams left the meeting for the consideration of this item.*

**0122/07/FUL Quendon and Rickling** – two semi detached dwellings – Land adjoining Bradbury Hall, Cambridge Road for Pelham Structures Ltd.

*Tim Wright and Mr Atley (parish Council) spoke against the application. Seb Valance spoke in support of the application.*

*Councillor Abrahams left the meeting for the consideration of this item.*

DC155

### APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
The Lipizzaner UK Stud Home Pasture Top Road Wimbish Green	Appeal against refusal to grant planning permission for temporary agricultural dwelling to prove viability on future stud farm accommodation. Proposed extension to approved stables	ALLOWED 26-JAN-07	The Inspector concluded that equine uses are appropriate in the countryside and equine use and a stable had previously been permitted on the site. The proposal is inline with PPS7; the caravan would allow necessary emergency care where no alternative is available; the caravan, stable extension and activities would be relatively low key and discreet. The appellant's business intentions were modest but sound and the caravan was permitted for 6 years to give time for the business to become established. A partial award of costs was awarded to the appellant, on the basis that the Council was incorrect to have resisted the principle of a change of use of the land and existing buildings to an equestrian business, as there is no policy basis to resist it.

Land south of Springfields Great Dunmow	Appeal against refusal to grant planning permission for residential with the creation of a new access (outline application)	ALLOWED 16-FEB-07 subject to a S106 to provide £7500 to upgrade and make Order to permit cycle path over footpath.	The Inspector concluded that issues were finely matched; recognised that both parties had agreed that a full standard junction could be provided without unnecessarily impeding traffic flows. The resultant arrangement would not be dissimilar to that which will exist with the Woodlands Park relief road providing access to Sector 3; there was no alternative access without control over extra land. An award of partial costs was made against the Council due to the late introduction of a cycle related issues by the Highways authority. Officers are investigating this.
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In relation to the Springfield application, members were advised that a revised access proposal had been submitted prior to the inquiry. The Director of Development said that costs had been awarded against the Council and he was concerned about this as the reason for refusal had been on highway grounds as recommended by the Highway Authority. The Council's Solicitor said there had been some issues at the inquiry and officers were currently looking to see if there were grounds for appeal. However the costs awarded against the Council had only been for 3 hours work and it was not considered prudent to pursue this further. Councillor Down said that this appeal was an example of where the application before the Inspector was not in the same form as that approved by the Committee. The Director of Development said that this practice had been identified as a problem and the Secretary of State was recommending changes to the system, that once an appeal had been lodged there could be no changes to the application..

In relation to the appeal at Home Pasture, Top Road Wimbish Green, Councillor Thawley questioned the Inspectors statement that there was a lack of policy to refuse the application. He was informed that the Inspector had not accepted that large equestrian use should re use existing buildings.

DC155

**URGENT BUSINESS**

The next meeting would consider the airport application and the committee would be asked to agree amendments to some of the reasons for refusal. It was agreed that the meeting would start at 1pm and this would be the first item on the agenda.

The meeting ended at 4.00pm Page 4