

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 23 MAY 2007**

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

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

DC1 DECLARATIONS OF INTEREST

Councillor J F Cheetham declared a personal interest as a member of SSE, NWEHPA, the National Trust and the Hatfield Forest Management Committee. In relation to application 0390/07/FUL, she declared a personal interest as she knew the applicant.

Councillor C M Dean declared a personal interest as a member of SSE and the National Trust and in application 0390/07/FUL Little Bardfield as the applicant was known to her.

Councillor Godwin declared a personal interest as a member of SSE.

Councillor Cant stated that in relation to application 0273/07/FUL Lindsell she had discussed this matter at a parish meeting and had already made her views known. She said that she would speak on the application but would not vote.

DC2 MINUTES

The Minutes of the meeting held on 25 April 2007 were received, confirmed and signed by the Chairman as a correct record.

DC3 BUSINESS ARISING

- (i) **Minute DC170 – BAA Appeal Increased Use of Runway Stansted Airport**

The Director of Development clarified that although the forthcoming Inquiry would be based on BAA's pre submission case of 35MPPA, this would not preclude the Inquiry examining what might happen beyond that limit.

DC4 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.

(1) 0308/07/OP & (2) 0310/07/OP Takeley – (1) & (2) Outline application for hotel with parking, landscaping, servicing and ancillary works and operations. Location (1) Southgate Hotel West Site (Plots 5, 6 and 7 South Gate Site) Thremhall Avenue, London Stansted Airport. Location (2) Southgate Hotel East Site (Plot 3 South Gate Site) Thremhall Avenue, London Stansted Airport for Airport Property Partnership.

Subject to an amendment to condition 27 of application 0308/07/OP and condition 21 of application 0310/07/OP to insert the words “while resident at the hotel” after the word “guests”. And an additional condition to require the lowest possible height of lighting. It was also agreed that an informative note be added to incorporate the hedge into the design.

Angela Schembri spoke in favour of the application.

0598/07/FUL Felsted – Demolition of dwelling and erection of four dwellings (revised scheme to 0289/05/FUL) – Moana Braintree Road for Mr D Nicolic.

Mr Nicolic spoke in support of the application.

0273/07/FUL Lindsell – Change of use of egg storage and grading room to residential living room – Templars Farm for Mr D Stokes.

Mrs Stokes spoke in support of the application.

0532/07/FUL Saffron Walden – Single storey side extension – 123 Little Walden Road for Mr & Mrs Kidman.

(b) **Refusals**

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

0658/07/DFO Debden – Reserved matters application for demolition of dwelling and erection of two detached and two semi detached dwellings and three detached double cart lodges, vehicular and pedestrian access – Dene Syde, Thaxted Road for Cromwell New Homes Ltd.

Lucy Carpenter spoke in support of the application.

0629/07/FUL Hadstock – Detached dwelling and garage and new vehicular access – Land adjacent Sargents Lane for Messrs D T C & G Rowlandson.

Subject to the omission of refusal reason 2.

Andrew McLoughlin spoke against the application and Mr Plumridge (Hadstock Parish Council) and Mr Reeve spoke in support of the application.

(c) **Planning Agreements**

0382/07/FUL Leaden Roding – 10 affordable rural dwellings with access road and parking – Dunmow Road for RHT Developments.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to an agreement under Section 106 of the Town and Country Planning Act to secure the occupation of the dwellings as affordable dwellings.

It was also agreed that officers write to Essex County Council and Leaden Roding Parish Council regarding an extension to the 30mph speed limit. Also, an informative note to explore the possibilities of an internal footpath to the school from the site.

Ann Bishop spoke in support of the application.

(d) **Site Visits**

The Committee agreed to visit the sites of the following applications on Wednesday 13 June 2007.

0390/07/FUL Little Bardfield – Change of use from grounds associated with Little Bardfield Hall to hold concerts twice a year and weddings/social/parish events ten times a year. Erection of marquees, stage and toilets and use of land for car parking for events – Little Bardfield Hall for Mr A Goldsmith.

Reason: To assess the impact on the surrounding area.

Mr Goldsmith spoke in support of the application.

Councillor Salmon declared a prejudicial interest in this application and left the meeting. Councillor J I Loughlin declared a personal interest in this application as she had chaired the Licensing Committee that had approved the licence for the site.

0142/07/FUL Hatfield Heath – Conversion of building into four apartments – Change of use from commercial to residential – The Mill, Stortford Road for Square Deal Units Ltd.

Reason: To assess the affect on the building and the impact on the surrounding village.

Chris Selvey spoke in support of the application.

DC5

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 Rectory Farnham Road Farnham UTT/0539/06/FUL	Appeal against refusal to grant planning permission for a garage	DISMISSED 17-APR-07	These were variations of essentially the same scheme. The Inspector concluded that the proposed large garage building would be damaging to the open character of the countryside that the Development Plan so clearly seeks to protect.
The Rectory Farnham Road Farnham UTT/0957/06/FUL	Appeal against refusal to grant planning permission for detached triple garage	DISMISSED 17-APR-07	
Pelhurst Sawbridgeworth Road Hatfield Heath UTT/1586/05/FUL	Appeal against refusal to grant planning permission for external alterations and additions to existing house, demolition of existing garage and erection of new garage	DISMISSED 17-APR-07	The Inspector concluded that the large extensions and proposed front garage would be inappropriate development in the greenbelt. The Inspector's decision letter is set out in a very methodically manner.
Garden Cottage Bartlow Road Hadstock UTT/1389/06/FUL	Appeal against refusal to grant planning permission for first floor rear extension	DISMISSED 4 APR-07	The Inspector concluded that proposed alterations would be unacceptable and specifically fail to meet the tests set out in listed building policy about being necessary and desirable.
Garden Cottage Bartlow Road Hadstock UTT/1390/06/LB	Appeal against refusal to grant planning permission for first floor rear extension	DISMISSED 4-APR-07	See comments relating to Appeal A (UTT/1389/06/FUL) above.
Site adjacent to Meadows Lodge Canfield Road Takeley UTT/1044/06/OP	Appeal against refusal to grant planning permission for 1 x detached dwelling	ALLOWED (Granted subject to conditions) 16-APR-07	The Inspector concluded that the proposed dwelling would be a minor addition to a group of dwellings in the countryside.
3 Bridgecroft Cottage Wood End Widdington UTT/0869/06/FUL	Appeal against refusal to grant planning permission for ground floor single storey extension	DISMISSED 10-APR-07	The Inspector concluded that the proposal would be "seriously out of scale with the host building" and be un-neighbourly (despite no objections being made by

	to the existing house comprising a living room and study		the neighbour) contrary to adopted policy.
Hyde Farm Gallows Green Great Easton UTT/0771/06/FUL	Appeal against refusal to grant planning permission for erection of stable block in paddock and swimming pool in garden	DISMISSED 16-APR-07	The Inspector concluded that the proposed stable building would be damaging in the countryside and dismissed the appellants' attempts to draw support from policies relating to public recreation. The few details of the proposed swimming pool could not demonstrate that the setting of the listed building would be protected.
Meadow View Cock Green Felsted UTT/0581/06/FUL	Appeal against refusal to grant planning permission for a new dwelling (amendment to approved scheme ref: UTT/1851/05/FUL)	DISMISSED 16-APR-07	The Inspector concluded that revised replacement dwelling would be unacceptably bulky and of poor design.
1 North Hall Cottages Quendon UTT/0878/05/FUL	Appeal against refusal to grant planning permission for convert existing barn to annex	ALLOWED (Granted subject to conditions) 10-APR-07	The Inspector concluded that the level of accommodation was sufficiently modest and the building sufficiently close to the main dwelling that the annexe would not be a separate dwelling and that conditions could limit its size and occupation.
Ward Cottage Duddenhoe End UTT/1043/06/FUL	Appeal against refusal to grant planning permission for change of use of agricultural land to private garden associated with Ward Cottage	DISMISSED 16-APR-07	The Inspector concluded that the change of use would intrude into open land and that it would be materially harmful to the character of the countryside which local policy seeks to protect.
Oakend Bannister Green Felsted UTT/0518/06/FUL	Appeal against refusal to grant planning permission for loft conversion	DISMISSED 13-APR-07	The Inspector concluded that the proposal failed to respect the scale and design of the original dwelling and would be very prominent in the streetscene.

Windmill Works Aythorpe Roding UTT/0832/06/OP	Appeal against refusal to grant planning permission for demolition of the existing building, the removal of hardstandings and the erection of residential development	DISMISSED 26 APR-07	The Inspector concluded that the proposal failed to demonstrate why the commercial use should be removed; that the site is unsustainable with regard to accessibility by means other than private cars; the proposed provision of affordable housing would be useful but unjustifiably substandard in number; and inadequate study had been made of the potentially contaminated substances that may be found on this former scrap yard.
---	---	------------------------	--

The Director of Development reported that the recent appeal at Oakwood Park had been dismissed on all grounds. A full report would be made to a future meeting. Officers confirmed that the developer would now be pressed to provide the facilities on this estate.

DC6 PLANNING AGREEMENTS

The Committee noted the schedule of outstanding planning agreements. Members noted that all the agreements for the Island Sites in Takeley, Little Canfield had now been sent out.

DC7 CHAIRMAN'S ANNOUNCEMENT

Councillor Cheetham thanked Members for their patience during her first meeting as Chairman. She acknowledged the excellent work that the previous Chairman and Vice-Chairman, Councillors Cant and Dean had done during the last few years. She also thanked Martin Ranner for his work with the Council as he was leaving for another post.

The meeting ended at 4.30 pm.