

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 13 JUNE 2007**

Present:- Councillor J F Cheetham – Chairman.
Councillors E C Abrahams, C A Cant, R Clover, C D Down,
K L Eden, J Godwin, J E Menell, M Miller, D J Perry, J Salmon
and L A Wells.

Officers in attendance:- M Cox, N Ford, H Laird, J Mitchell, M Ovenden
and M J Perry.

DC8

APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

The Council's Solicitor explained that the Council had recently adopted a new Code of Conduct. This had relaxed the provisions with regard to Members' speaking on applications in which they had a prejudicial interest. The new rules stated that that the Councillor should declare the interest and could then speak to the committee, but should then leave the room for the rest of the discussion on that item. If the Member did not wish to exercise the right to speak he/she should leave the meeting for the consideration of the item.

Apologies for absence were received from Councillors C M Dean, J I Loughlin and C Smith.

Councillor Cheetham declared a personal interest in application UTT/0390/07/FUL Little Bardfield as the applicant was known to her. She also declared her interest as a member of the National Trust, NWEPA and the Hatfield Forest Management Committee.

Councillor Salmon declared a prejudicial interest in application 0390/07/FUL Little Bardfield as the applicant was a personal friend.

Councillor Down declared a personal interest in application 0641/07/FUL Stebbing as she new the family of the applicant.

Councillor Cant declared a personal interest in application in 0641/07/FUL Stebbing as a member of Stebbing Parish Council.

Councillor Abrahams declared a personal interest in Agenda Item 6, Conservation Area Appraisal Clavering as a member of Clavering Parish Council.

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

Councillor Bellingham-Smith declared a prejudicial interest in application 0722/07/FUL Felsted as she knew the applicant.

DC9

MINUTES

The Minutes of the meeting held on 23 May 2007 were received confirmed and signed by the Chairman as a correct record.

DC10 **APPLICATIONS WITHDRAWN**

It was noted that application 0735/07/DC Great Dunmow had been withdrawn.

DC11 **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.

0390/07/FUL Little Bardfield – Change of use from grounds associated with Little Bardfield Hall to be used 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 park for the event – Little Bardfield Hall for Mr A Goldsmith.

Subject to appropriate conditions to be brought to the next meeting of the Committee.

*Alan Goldsmith spoke in support of the application
Councillor Salmon left the meeting for the consideration of this item.*

(1) 0579/07/DFO (2) 0584/07/DFO and (3) 0586/07/DFO Little Canfield – (1) Construction of road, drainage and landscaping (Section A – B), (2) Construction of road, drainage and landscaping (Section B – C), (3) Constructions of road , drainage and landscaping (Section G-D - land north of Jacks Lane, Briars Green, (phase 11) for Countryside Properties.

Essex County Council to be approached with regard to the imposition of a 20 mile per hour speed limit and Essex County Highways to be asked to consider vehicle restrictions on Jacks Lane byway.

(1) 0519/07/DFO and (2) 0632/07/DFO Takeley – (1) 13 dwellings and associated works on part of phase 7 (2) 58 dwellings and associated works, alternative scheme to that approved under 1814/07/DFO – part of phase 7 (lot 1) Priors Green, Dunmow Road for David Wilson Homes.

Subject to the deletion of Condition 16 on application 0632/07/DFO.

0693/07/FUL Saffron Walden – 4 commercial units (B1, B2, B8) and extension to existing building – former dairy pipelines premises, Shire Hill for Dencora Construction Ltd.

0641/07/FUL Stebbing – change of use of redundant farm building to B8 general storage and access road (renewal of UTT/0484/06/FUL) – Pond Farm Duck End for Mr A Haigh.

Subject to an additional condition ^{Page 2} linking the lighting to the hours of operation.

(b) Refusals

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

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.

Subject to the deletion of refusal reason number two.

John Grayson spoke in support of the application.

0565/07/FUL Swards End – erection of a fence with gates – land to the rear of 15 – 23 Radwinter Road for Frances Moule.

Councillor Chamberlain spoke against the application and Mr Moule spoke in support of the application.

(c) Site Visits

The Committee agreed to visit the site of the following application on Wednesday 4 July 2007.

0722/07/FUL Felsted – Replacement bungalow with two storey dwelling – 18 Station Road for Mr & Mrs G Craig.

Reason: To assess the impact of the dwelling in the surrounding countryside.

Councillor Bellingham-Smith spoke in support of the application and then left the meeting for the consideration of this item. Charles Nash spoke in support of the application.

DC12

CONSERVATION AREA APPRAISAL – CLAVERING

The Committee received the conservation area appraisal document for the village of Clavering which had been prepared and discussed with Clavering Parish Council and Clavering Local History Recorder. The document had been subject to wide consultation and a public consultation meeting. The report recommended changes to the existing conservation area boundary and a new conservation area to include open space at Hill Green. It also recommended the sympathetic development of listed buildings and additional controls to quality non listed buildings and a general control on the demolition of buildings in the area. Additional controls were also recommended to boundary walls and railings and areas of open space identified where development should not occur. It was recommended that an archaeological assessment of the area should be carried out. A number of detracting elements had been identified including electricity poles and litter bins and it was recommended that the Parish Council be supported in its plan to deal

with these. The document also supported the Parish Council's speed reduction plan for a 30mph speed limit through the village.

Members thanked Mr Tice for his clear and comprehensive report and the quality of the document.

RESOLVED that

- 1 the recommendations in the report be approved and used to assist in the process in determining planning applications and for implementing management proposals
- 2 the conservation area boundaries be formally amended.
- 3 additional planning controls in form of article for directions be initiated in respect of specific properties as described in the report.

DC13

ASHDON PARISH PLAN

The Committee received a copy of the Ashdon Parish Plan. This had recently been launched by Ashdon Parish Council and had been submitted to the District Council to become supplementary planning guidance and used as a reference in the consideration of all future developments proposals affecting the Parish. The Committee welcomed the document and congratulated Ashdon Parish Council on its achievement in co-ordinating the work.

RESOLVED that the Council adopt the Ashdon Parish Plan as Council approved guidance in determining planning applications in the Parish and as background evidence in the preparation of the Local Development Framework.

DC14

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Mill End Mill Lane Hatfield Heath UTT/1533/06/ FUL	Appeal against refusal to grant planning permission for replacement dwelling as allowed on appeal Ref. UTT/0911/05/FUL and proposed new garage with storage and home office above	ALLOWED (Granted subject to conditions) 11-MAY-07	The Inspector concluded that the garage (the element of the scheme which differed from the extant permission) would be subservient to the house and seen against the backdrop of other buildings on the site.
Land adj to	Appeal against	DISMISSED	The Inspector concluded

1 Mount Drive Stansted Mountfitchet UTT/1331/06/ FUL	refusal to grant planning permission for erection of a two bedroom single storey residential dwelling and vehicular crossover	9-MAY-07	that the development would appear awkward and jarring in the street scene, require virtually all vegetation to be removed and the proposed access would compromise highway safety.
The Gloves 21 Clapton Hall Lane Great Dunmow UTT/0366/06/ FUL	Appeal against refusal to grant planning permission garage and game room (detached)	ALLOWED 9-MAY-07	The Inspector concluded that building was of suitable design and siting and consequently would not affect the rural character of the site.
Stonebridge Farm Chelmsford Road Hatfield Heath UTT/1018/06/ FUL	Appeal against refusal to grant planning permission for erection of stables, construction of manege	DISMISSED 9-MAY-07	The Inspector concluded that proposed stables and manege would be excessive and unacceptable development in the greenbelt.
Land at the former sugar beet works and adjacent to 27-63 Station Road and land forming part of the Felsted UTT/1816/05/ OP	Appeal against refusal to grant planning permission for extension to Oakwood Park to provide up to 1000 dwellings (being an addition of up to 162 dwellings to those approved under references APP/C/1570/A/96/2 73656, UTT/0023/03/OP & UTT/0537/05/OP, together with associated site reclamation works, open space, highways, engineering and infrastructure works, and landscaping works on land at the former Felsted Sugar Beet Works and on land adjacent to 27-63 Station Road, Felsted, Essex together with	DISMISSED 14-MAY-07	This will be the subject of an individual report to a forthcoming meeting.

	reclamation works and creation of public open space on land forming part of the Felsted Sewage Treatment Works		
Grind Hall Wood End Green Bishops Stortford Henham UTT/1031/06/ FUL	Appeal against refusal to grant planning permission for development of 4 detached houses	DISMISSED 12-MAY07	The Inspector concluded that the development of this countryside site would be inappropriate and also that this particular form of development would be especially unsuitable.

In relation to Oakwood Park, officers had written to the developer about the provision of the community facilities on the site. The developer had submitted a timetable for this work and officers were assessing whether this was reasonable and would consult with the Parish Council and the Residents Association. Members would be advised of the agreed timetable and given details of the appeal decision at a future meeting.

The meeting ended at 5.10 pm.