

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 4 JULY 2007**

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

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

DC15 DECLARATIONS OF INTEREST

Councillor Godwin declared a personal interest in application 0776/07/FUL and 0779/07/FUL Quendon and Rickling as she had used the premises for a function when she was Chairman of the Council.

Councillor Cheetham declared a personal interest in application 0390/07/FUL Little Bardfield as the applicant was known to her.

Councillor Salmon declared a prejudicial interest in application 0390/07/FUL Little Bardfield as the applicant was a personal friend and also a personal interest as a member of Stansted Parish Council.

Councillor Smith declared a personal interest in application 0265/07/FUL Henham a member of CAMRA. Councillor Dean declared a personal interest in the same application as a member of Henham Parish Council.

Councillor Loughlin declared a personal interest in application 0581/07/FUL Stansted as a member of Stansted Parish Council.

Councillor J E Menell declared a personal interest in applications 0776/07/FUL & 0779/07/FUL Quendon and Rickling as a member of English Heritage.

DC16 MINUTES

The Minutes of the meeting held on 13 June 2007 were received, confirmed and signed by the Chairman as a correct record.

DC17 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.

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

Subject to the following conditions:-

C.2.1, C.3.2 (revised plans), C.4.1 (amend to include additional planting on western and southern boundaries), C.4.2, C.5.2, C.6.2, C.8.29, C.8.31, C.8.33, C.19.1A (windows in the southern side elevation), C.19.1B (south roof slope only).

Mr Craig spoke in support of the application.

0581/07/FUL Stansted – Consolidation and minor modification to extend planning permission references: UTT/0833/91, UTT/1481/03/REN, UTT/0239/05/DFO, UTT/0347/06/FUL, UTT/0345/06/FUL, for demolition of existing buildings and the development of 15,424 square metres of B1 space, access road and drainage lagoons and electricity substations – Parsonage Farm, Forest Road for Frogmore Property Company.

Subject to an amendment to condition 12 to include low level and timed lighting and additional conditions relating to landscaping and energy efficiency. Officers to check legality of condition in relation to hours of delivery.

Essex County Council Highways be asked to take action to prevent HGV traffic to Parsonage Farm through Birchanger village.

Neil Bridle spoke against the application.

0265/07/FUL Henham – Change of use from agricultural to B1 and B2 – Parsonage Farm for J F Pimblett and Sons.

Subject to the following amendments

condition C.6.1 to read:- The premises shall be used for use class B1 or B2 micro-brewery and for no other purpose (including another other purposes in classes B2 and Class B8 of the Schedule to the Town and Country Planning Use Classes (Amendment) Order 2005 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition C.8.16 – hours of operation to be 8.00 am – 6.00 pm Monday to Friday, 8.00 am – 1.00 pm on Saturdays and no working on Sundays or Bank Holidays.

Ensure implementation of drainage and reed beds by condition.

(b) **Refusals**

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

(1) UTT/0776/07/FUL & (2) UTT/0779/07/FUL Quendon & Rickling – (1) Extension to marquee to provide catering area. (2) Amendment of condition C.90A of UTT/1366/05/FUL to allow use of the marquee until March 2015 and removal of condition C.90C of UTT/1366/05/FUL to extend the months of

permitted usage – Quendon Hall, Quendon Park Estate, Quendon for Mr W Lusty.

It was agreed that an informative note be added inviting an application for the use of the marquee for a six month period.

Mr Lusty spoke in support of the application.

(1) 0819/07/FUL & (2) 0820/07/LB Debden – Infill of courtyard area to create new communications centre, installation of roof lights, demolition of store/WC – Debden C of E Primary School, High Street for Debden C of E Primary School.

Councillor Knight, Pino Lombardi and Julie Gibbons spoke in support of the application.

(c) **Deferments**

RESOLVED that the following application be deferred.

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.

Reason: To negotiate further regarding proposed revised conditions.

Councillor Salmon left the meeting for the consideration of this item

DC18

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Land opposite Newport Lodge Newport Road Debden UTT/1387/06/FUL	Appeal against refusal to grant planning permission for conversion of a redundant agricultural building with planning permission for B1 light industrial use into a farm shop	DISMISSED 15-JUNE-07	The Inspector concluded that the appellant's hopes for providing sufficient produce to approach near self sufficiency were unreliable; relied on land outside their control; there would be no location or physical link between the site of the shop and the source of the produce; that it may damage the viability of the Debden village shop and therefore the vitality of the village. It would also be a traffic

Mill Hall Little Sampford UTT/0862/06/FU L	Appeal against refusal to grant planning permission for building to be used for dry storage in steel shipping containers, lockable for security, household goods mainly	DISMISSED 20-JUNE-07	generator in its own right. The Inspector concluded that the use was inappropriate development in the countryside, would be heavily reliant on use of private cars to reach it and was unconvinced by the appellants' claim that most users would be local.
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It was reported that the recent decision to dismiss the appeal at Oakwood Park, Felsted had been challenged in the High Court. Members were concerned that this might delay the provision of the facilities on the site, but were advised by the Council's Solicitor that the developer would be still be submitting a programme for the provision of the works. A report would be submitted to the next meeting updating members on the current situation at this site.

DC19 **ENFORCEMENT OF PLANNING CONTROL**

The Committee received the schedule setting out current enforcement cases.

DC20 **SITE VISITS**

There were no site visits currently planned for the next meeting, so it was proposed that a Member Workshop be held on material planning considerations. Councillor Menell asked that a future workshop be held covering the subject of development in the open countryside.

The meeting ended at 4.05 pm.