

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 15 AUGUST 2007**

Present:- Councillor J F Cheetham – Chairman.
Councillors E C Abrahams, C A Cant, 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 and C C Smith.

Officers in attendance:- L Bunting, N Ford, H Lock, C Oliva and M Ovenden.

DC36 APOLOGIES

Apologies for absence were received from Councillors R Clover and L Wells.

DC37 DECLARATIONS OF INTEREST

Councillor J F Cheetham declared a personal interest as a member of NWEHPA and the National Trust in application 0904/07/OP Takeley/Stansted. She also declared a personal interest in application 0371/07/FUL White Roding as she knew the applicant.

Councillors Dean and Godwin declared personal interests in application 0904/07/OP Takeley/Stansted as members of SSE and the National Trust

Councillor Smith declared a personal interest in application 0371/07/FUL White Roding.

DC38 MINUTES

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

DC39 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.

0904/07/OP Takeley/Stansted – Erection of aircraft maintenance hangar with ancillary office, training facilities, parking and landscaping (approval of reserved matters and discharge of condition D1 of outline planning permission 1000/01/OP) – Land at Long Border Road for Ryanair.

Subject to the omission of Condition 2. Add informative that the landscaping details to be submitted for this development pursuant to the outline planning permission should include soft landscaping to the car park area to the south-

east of the building. Landscaping scheme to be agreed in consultation with the Chairman of Development Control. The condition about lighting to be referred to in note asking for low level lighting.

1134/07/FUL and 1135/07/LB Thaxted – 1) and 2) Single-storey rear extension and external staircase, insertion of windows to rear elevation and erection of garage and workshop – Recorders House, 17 Town Street for Mr J Starr and Miss K Whiteley

Subject to amended conditions as listed in officers' report.

(b) **Refusals**

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

1157/07/OP Thaxted – Demolition of existing buildings and change of use from part industrial/part residential to residential to provide 14 houses – Weaverhead Lane for Cowell and Cooper.

Reasons: The application is unacceptable for reasons as provided in schedule. An informative note will be sent to the applicant concerning deficiencies with the scheme and advising a way forward, including marketing.

Kim Cowell spoke in support of the application.

0888/07/OP Takeley – Change of use from A3 to B1. Outline application for construction of two storey commercial offices, associated parking and alteration of existing access – Takeley Service Station, Dunmow Road, Takeley for Chelsteen Homes Ltd

Reasons: Layout unacceptable in relation to Unit A and parking due to loss of mature planting along western boundary; unacceptable accesses to the Flich Way as it would change its character.

(c) **District Council Development**

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the officers' report.

1098/07/DC Great Sampford – Erection of dwelling – Land at Willetts Fields for Uttlesford District Council.

Approved as schedule subject to the substitution of roof lights for dormer windows. Feedback to architects that in future Members would like our own developments to be "trail-blazing" in energy efficiency and design.

(d) **Planning Agreement**

RESOLVED that the application be approved, subject to the amendment of the existing Section 106 Agreement.

0371/07/FUL White Roding – Retention of B1 and B8 uses, additional occupation by ‘Hunsden Marble’ in barn 3 and general B1 office use within the cartshed – Cammas Hall Farm, Needham Green for Mr J Lukies.

Subject to negotiations with the applicant and objector to resolve which access is to be used, taking into account the migration of newts, and additional conditions as follows:

Condition 8 Closing of doors

Condition 9 Insulation

Condition 10 Hours of work – Monday to Friday 8.30 am - 6.00 pm and Saturday 8.30 am – 1.00 pm.

Condition 11 Waste water from granite cutting to be properly treated.

Sally Collins spoke against the application and Jonathan Lukies spoke in support of the application.

(e) **Deferments**

RESOLVED that determination of the following applications be deferred:-

0841/07/DFO Takeley - Details following outline planning permission (UTT/0816/00/OP) for erection of 49 No. dwellings including associated parking/garages.

Reason: Receipt of Counsel’s opinion requires revision of the Officer’s report.

DC40

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
Lovecotes Farm Chickney Road Henham	Appeal against on Enforcement Notice for breach of planning control relating to change of use of land	ALLOWED 12-JULY-07	The Inspector concluded that the building had been used for storage for such a period as to be immune from enforcement action; the storage of associated vehicles she considered to acceptable. She applied conditions restricting the B8 use to storage (i.e. not distribution) prohibiting outside storage, restricting the hours of use and restricting the number and size of vehicles parked at the site. <u>Application for costs against the Council:</u> The Inspector concluded that the Council had acted reasonably and there was no justification for an award of cost against it.

The Maltings, Newport			The Inspector concluded that the proposal would give rise to congestion within the site making the business units less desirable to existing and potential occupiers and given that there are few alternatives within the village this would be unacceptable. Block B would have inadequate open space and the proposals would have an unacceptable impact on the privacy of adjacent properties. The proposed parking plans would be hazardous to all future residents.
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DC41 **SITE VISITS**

There were no site visits currently planned for the next meeting.

DC42 **ANY OTHER BUSINESS**

(i) Next meeting of Development Control Committee

A separate meeting of the Development Control Committee will be held on the morning of the next scheduled meeting on 5 September 2007, starting at 10.00 am, to discuss the draft conditions and S106 Agreement on the Stansted Airport application. The normal business of the Committee will then start at the usual time of 2.00 pm.

The meeting ended at 4.10 pm.