

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 5 SEPTEMBER 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 E Menell, M Miller,
D J Perry, J C Salmon, C C Smith and L A Wells.

Officers in attendance:- K Benjafield, M Cox, N Ford, H Lock, J Mitchell
and M Perry.

DC46 APOLOGIES

An apology for absence was received from Councillor J I Loughlin.

DC47 DECLARATIONS OF INTEREST

Councillor J E Menell declared a prejudicial interest in application
1272/07/FUL Littlebury.

Councillor E C Abrahams declared a personal interest in application
1272/07/FUL Littlebury as the applicant was the wife of his neighbouring
farmer.

DC48 MINUTES

The Minutes of the meeting held on 15 August 2007 were received, confirmed
and signed by the Chairman as a correct record.

DC49 APPLICATIONS WITHDRAWN

It was noted that application 1220/07/FUL Stansted had been withdrawn as it
had been refused under delegated powers.

DC50 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.

0841/07/DFO Takeley – Details following outline planning permission
(0816/00/OP) for erection of 49 dwellings including associated
parking/garages – Phase 10, Priors Green, Dunmow Road for Barrett Homes.

John Mclarty spoke in support of the application.

1288/07/DFO Debden – Reserved matters application for demolition of existing dwelling, erection of two detached and two semi detached dwellings and two detached cart lodges, vehicular and pedestrian access – Dene Syde, Thaxted Road for Cromwell New Homes Ltd.

Lucy Carpenter spoke in support of the application.

0771/07/FUL Hatfield Heath – Six flats with associated parking – Opposite 35 Broomfields Corner, Home Pastures, Broomfields for Swan Housing Group.

(b) **Refusals**

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

1035/07/OP Little Canfield – Erection of 11 dwellings – Canfield Service Station, Dunmow Road for DJR Cars LLP.

Jim Kier spoke in support of the application.

1140/07/OP Little Dunmow – Demolition of two dwellings and waste transfer station and creation of 14 dwellings – Waste Transfer Station, 1 & 2 Pit Cottages, Station Road for Mr S Malins.

David Maxwell spoke in support of the application.

0711/07/FUL Felsted – Erection of outbuilding to store machinery and equipment – Potash Cottage, Cobblers Green for Mr G D Moss.

Mr Moss spoke in support of the application.

(c) **Planning Agreements**

1079/07/FUL Newport – Erection of a dwelling and alterations to parking and vehicular access to 3 The Gables, Cambridge Road, Newport – Land adjacent to 3 The Gables, Cambridge Road for Woodbury Properties.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to the amendment to condition 19 to read railway and not motorway and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the development nearby permitted (UTT/1079/07/FUL) shall not commence unless planning permission UTT/0278/07/FUL has been constructed and building control completion notice issued.

(d) **Site Visits**

The Committee agreed to visit the site of the following application on Wednesday 26 September 2007

1272/07/FUL Littlebury – Remove outhouse and erection of dwelling, new vehicular access and alteration to pedestrian access – Site adjacent to 1 & 2 The Common for Mr Appleby and Mrs Balaam.

Councillor Menell declared a prejudicial interest in this application as she knew the applicant and was a member of the parish council although she stated that she had not expressed a personal view at the parish meetings. She made a statement to the Committee and left the room for the discussion and voting on the item.

Bob Rust and Sam Sproul (Parish Council) spoke against the application and Peter Purkiss spoke in support of the application.

DC51

APPEAL DECISIONS

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

APPEAL BY	LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Appeal A Mr P Welsh	Brights Cottage Fullers End Elsenham UTT/1752/06/LB	Appeal against refusal to grant planning permission for extension to the existing annexe and erection of a detached garage	DISMISSED 1-AUG-07	The Inspector concluded that works to the building would be unsympathetic to its character and the garage through its size and position would be a harmful intrusion to its setting.
Appeal B Mr P Welsh	Brights Cottage Fullers End Elsenham UTT/1751/06/FUL	Appeal against refusal to grant planning permission for extension to the existing annexe and erection of a detached garage	DISMISSED 1-AUG-07	
Appeal C Mr P Welsh	Brights Cottage Fullers End Elsenham UTT/1755/06/LB	Appeal against refusal to grant planning permission for separation of the former annexe from the main house to form one detached dwelling	DISMISSED 1-AUG-07	The Inspector concluded that works to the building would be unsympathetic to its character.
Appeal D Mr P Welsh	Brights Cottage Fullers End Elsenham UTT/1754/06/FU	Appeal against refusal to grant planning permission	DISMISSED 1-AUG-07	The Inspector concluded that works to the building would be unsympathetic to its character and for that

	L	separation of the former annexe from the main house to form one detached dwelling		reason alone the use of the building as a dwelling was unacceptable.
Mrs Loveridge	The Patch Pelham Road Clavering UTT/1564/06/FU L	Appeal against refusal to grant planning permission for replacement dwelling	DISMISSED 30-JULY-2007	The Inspector concluded that existing mobile home cannot be considered to be a permanent dwelling and therefore the proposal was for a new dwelling in the countryside contrary to policies seeking to protect the countryside and avoid unsustainable development.
Mr Stephen Jack De Lee	1 Cherry Tree Cottages Green Road Rickling Green UTT/1428/06/FU L	Appeal against refusal to grant planning permission for erection of timber framed shed for domestic storage and workshop for hobby purposes	DISMISSED 27-JULY-2007	The Inspector concluded that the building would have a harmful impact on the neighbour's amenity.
Appeal A Mr John Goose	Burntwood Farm Barn Burntwood End Home Farm Lane Little Walden UTT/1010/06/LB	Appeal against refusal to grant planning permission for change of use of barn to dwelling and internal alterations	DISMISSED 26-JULY-2007	The Inspector concluded that the proposal would harm the character of the listed building, the setting of the adjacent listed house and would be in an unsustainable location wholly reliant on private transport.
Appeal B Mr John Goose	Burntwood Farm Barn Burntwood End Home Farm Lane Little Walden UTT/1009/06/FU L	Appeal against refusal to grant planning permission for change of use of barn to dwelling	DISMISSED 26-JULY-2007	
Steven Leeder	Lindsell Hall Church End Lindsell UTT/1052/06/LB	Appeal against refusal to grant planning permission for restoration, alteration, change of use and conversion of building to form a dwelling and garage	DISMISSED 8-AUG-2007	The Inspector concluded that the building which collapsed last year would have low value if rebuilt and would require significant new materials. The structural engineers report was "over-optimistic" in this respect. The enclosing of the open front would remove important evidence of its history and detract from its
Steven	Lindsell Hall	Appeal against	DISMISSED	

Leeder	Church End Lindsell UTT/1049/06/FU L	refusal to grant planning for change of use and conversion of rural building to form a dwelling with garage	8-AUG-2007	character. The proposed use was not appropriate to a rural area and demand for alternative non residential uses had not been adequate tested.
Simon Clark	Langley Park Rally School Farm Cottage Langley Lower Green UTT/1068/06/FU L	Appeal against refusal to grant planning for permanent retention of rally school	DISMISSED 20-AUG- 2007	The Inspector concluded that some aspects of the scheme were poorly thought through and explained but that the proposal as a whole would be harmful development in the countryside.
Goldsand Estates Ltd	Dunmow Road Little Canfield UTT/1161/06/OP	Appeal against refusal to grant planning for residential development including the construction of new vehicular/pedestr ian access and alterations to existing/pedestria n access	DISMISSED 17-AUG- 2007	The Inspector concluded that the proposal would result in a material and unacceptable degree of conflict with traffic passing along the B1256; that the proposal was not in accordance with the Island Sites SPD (with regard to no access to the B1256) and the scheme was generally overdevelopment of the site.

DC52

PLANNING AGREEMENTS

Members noted the schedule of outstanding 106 agreements.

The meeting ended at 3.40 pm.