

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 17 OCTOBER 2007**

Present:- Councillor J F Cheetham – Chairman.  
Councillors E C Abrahams, C A Cant, R Clover, 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: - K Benjafield, M Cox, M Ovenden, T Morton. J  
Mitchell and M Perry.

**DC59 APOLOGIES**

An apology for absence was received from Councillor C Dean.

**DC60 DECLARATIONS OF INTEREST**

Councillor Cheetham declared a prejudicial interest in application  
1536/07/FUL Stansted as she knew the landowner. She would vacate the  
chair for the consideration of this item.

Councillor Salmon declared a prejudicial interest in application 1536/07/FUL  
Stansted as the landowner was known to him.

Councillor Loughlin declared a personal interest in application 1536/07/FUL  
Stansted as a member of the parish council but stated that she had taken no  
part in the discussions on this item.

**DC61 MINUTES**

The Minutes of the meeting held on 26 September 2007 and of the  
extraordinary meeting held on 5 September 2007 were received, confirmed  
and signed by the chairman as a correct record.

**DC62 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.

**1347/07/FUL Takeley** – Detached office building for B1a (office) use with  
associated car parking – Land adjacent Skyway House, Parsonage Road for  
Habendum Ltd.

Subject to additional conditions precluding airport parking, control of office lighting when building not in use, and hours of use to prevent 24 hour use in a residential area.

**1342/07/DFO Little Dunmow** – 41 dwellings with associated roads, footpaths, drives parking/courts, garages and access paths – area 5D Oakwood Park little Dunmow for Persimmon Homes (Essex) Ltd.

*Alan Bennett and Yvonne Crome (Little Dunmow Parish Council) spoke against the application.*

**(b) Refusals**

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

**0862/07/DFO Little Dunmow** – Erection of multi purpose hall – Oakwood Park for Enodis PLC and Enodis Property D.

Reason: Poor design of community hall and inappropriate in the context of the surroundings.

*Alan Bennett and Yvonne Crome (Little Dunmow Parish Council) spoke against the application and Timothy Williams spoke in support of the application.*

**(c) Deferment**

**1403/07/FUL Little Chesterford** – Erection of salvaged barn for use as garage/store – Little Chesterford Manor for Mr H Hughes

Reason: for draft conditions and a Section 106 agreement in the event that the application is approved.

*Howard Hughes spoke in support of the application.*

**(d) Delegation to Director of Development**

**1536/07/FUL Stansted** – change of use of agricultural barn to office use. Change of use of farmyard to car park – Building adjacent to No's 49 and 53 Bentfield Causeway for Liz Lake Associates Ltd.

Subject to conditions regarding details of boundary treatment to window and court yard, details of slatted screen to be submitted, segregation of pedestrians and vehicles

*Liz Lake spoke in support of the application.*

*Councillor Cheetham vacated the chair and left the meeting for the consideration of this item and Councillor Godwin took the chair. Councillor Salmon left the meeting for the consideration of this item.*

**(e) Planning Agreements**

**0950/07/FUL Thaxted** – affordable rural housing and access road serving parking areas (alternative to that approved under UTT/1259/06/FUL) – site at Newbiggen Street/Walden Road adjacent to Claire Court for Hastoe Housing Association.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to variation of the agreement under Section 106 of the Town and Country Planning Act 1990 relating to the mix of units on the site.

**(f) Request for scoping option**

*The Chairman agreed to the consideration of this item on the grounds of urgency as the closing date for comments was before the next meeting of the committee*

**1631/07/SO Hadstock** – request for scoping opinion: proposed wind farm – Linton/Hadstock/Great Chesterford area for Enertrag Ltd.

RESOLVED that the following scoping opinion comments be offered to the applicant.

The Environmental Statement should explain why this site was chosen and what other sites have been looked at, and the reasons why they were not proceeded with. It should be shown how much wind power is available in this location and how much energy would be provided over a year by this installation, and comparison made with off shore wind turbines. The pay back period should be shown in terms of the energy used in the manufacture, construction and operation of the turbine. The reasons for the choice of the number of turbines should be set out.

The Environmental Statement should if possible and wherever appropriate separate out the impact of the one turbine in Uttlesford from the impact of the 7 associated turbines in South Cambridgeshire District.

The chapter on Traffic and Access must consider the impact on the adjacent Essex Highway Network, including Public Rights of Way. Will any public rights of way need to be diverted? The study should show details of the effect on the number of walkers that use paths around wind farms before building and after the installation of wind farms. Any impact upon the safety of the public including safety of horse riders when using the rights of way should be assessed.

The proposed chapter on Ecology should also address Biodiversity. The impact upon both Habitats and Species need to be set out. Species of concern would be Brown Hare and Stone Curlew which are both Biodiversity Action Plan species, and all species of Bats which are a Protected Species. Impact upon populations of birds, especially raptors and migratory species should be assessed. The study should consider and address the impact upon

the Local Wildlife Sites nearby; W75 Hadstock Wood, and G48 Crave Hall Meadow.

Archaeological chapter - The applicant should conduct a desk based assessment and trial trenching field evaluation to establish the nature and complexity of the historic environment. This should be undertaken as part of the EIA process. The results should allow due consideration to be given to the implications for the historic environment, providing a detailed assessment of the impact on the historic environment and proposals for an appropriate mitigation strategy to deal with identified impacts including preservation in situ and/or the need for further investigation. A professional archaeological team should undertake the archaeological work.

Impact upon landscape and visual character should be demonstrated by the use of photomontages from selected view points, the location of these viewpoints should be agreed in writing with the Local Planning Authority before they are used. At the time of making the planning application an onsite demonstration of the actual maximum height of the proposed turbine should be provided by an appropriate method, possibly the use of a tethered balloon.

Noise and vibration should be assessed by reference to measured background noise levels immediately outside all residential properties within 1 kilometre of the proposed turbine.

The planning application should be accompanied by 10 printed copies of the Environmental Statement and by an electronic copy submitted on CD in TIF format with each chapter presented as a separate file clearly titled with the chapter number and name.

*Councillor Chamberlain and Mike Barnard spoke in relation to this item.*

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## APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Jet Petrol Station 82 Cambridge Rd Stansted Mountfitchet	Appeal against refusal to grant planning permission for 12.5 metre street works structure supporting 3 antennas and associated equipment cabinets	21-SEP-2007 DISMISSED	The Inspector concluded that the appellant had failed to provide evidence to show that mast or site sharing had been properly investigated and demonstrate why it was not possible. Consequently the proposal failed national and local planning policies.
Hill Cottage Feather	Appeal against refusal to grant planning	20-SEP-2007 PART DISMISSED	(Split decision) The Inspector concluded that the proposed house

Hill Hatfield Broad Oak	permission for first floor rear extension, single storey rear extension, internal alterations and single storey extension to garage	PART ALLOWED	extension would combine with a previous addition to dominate the original building. The modest extension to the garage would be acceptable. The Inspector exercised his power (which is not available to planning authorities) to allow part and dismiss the other part of the proposal.
Prior's Green (Phase 5) Little Canfield	Appeal against refusal to accept the submitted landscaping scheme required by condition C90E.	20-SEP-2007 DISMISSED	The Inspector concluded that there was a need to protect the amenity of existing residents and based on the information he had available to him he could not be certain that the landscaping scheme rejected by the Council would satisfy this need.

Wicken Hall Barn Wicken Bonhunt	Appeal against refusal to grant planning permission for barn conversion, alternative scheme to that approved under UTT/0733/06/FU L	19-SEP-2007 DISMISSED	The Inspector concluded that the proposed new roof would adversely affect the character of the existing building and dominate the adjacent dwelling to the detriment of its occupant's amenity.
Wicken Hall Barn Wicken Bonhunt	Appeal against refusal to grant planning permission for barn conversion, alternative scheme to that approved under UTT/0734/06/LB	19-SEP-2007 DISMISSED	
Land adj to Glebe Cottage Royston Road Wendens Ambo	Appeal against refusal to grant planning permission for erection of a dwelling and garage	20-SEP-2007 DISMISSED	The Inspector concluded that the proposal was contrary to policies which seek to protect the countryside from development and there were insufficient reasons for setting aside such policies.

Land at Barlee Close Clavering	Appeal against refusal to grant planning permission for 8 dwellings; construction of new pedestrian and vehicular access; alterations to existing dwelling including an erection of garage and car port	17-SEP-2007 DISMISSED	The Inspector concluded that this scheme had similar failings to the other schemes on the site (see below) and in addition some of the house types were of poor and inappropriate design.
Land at Barlee Close Clavering	Appeal against refusal to grant planning permission for 8 dwellings; construction of new pedestrian and vehicular access; alterations to existing dwelling including an erection of garage and car port	17-SEP-2007 DISMISSED	The Inspector noted the extant permission for six dwellings and concluded that this scheme would be too intense, urban and out of character with the surroundings. The parking area would be poorly located and prominent.
Land at Barlee Close Clavering	Appeal against refusal to grant planning permission for 8 dwellings; construction of new pedestrian and vehicular access; alterations to existing dwelling including an erection of garage and car port	17-SEP-07 DISMISSED	The Inspector concluded that this scheme was based on the approved scheme but included two additional dwellings these would create a development that would be too intense and adversely affect the amenity of neighbours.
Land adj to Asmara Debden Green Saffron Walden	Appeal against refusal to grant planning permission for erection of one dwellinghouse and garage;	13-SEP-07 DISMISSED	The Inspector concluded that the previous dismissal on this site remained the appropriate response to proposals to develop the site; it was not an infill site; it was remote from any

	change of use of land		meaningful services; and its development would affect the character of the area.
Land adj to Asmara Debden Green Saffron Walden	Appeal against refusal to grant planning permission for erection of two dwellinghouses and garages; change of use of land	13-SEP-07 DISMISSED	The Inspector concluded that the previous dismissal on this site remained the appropriate response to proposals to develop the site; it was not an infill site; it was remote from any meaningful services; and its development would affect the character of the area.
Rosewood House Cutler Green Thaxted	Appeal against refusal to grant planning permission for change of use from agricultural to garden cartilage of Ewans and Rosewood House	27-SEP-07 DISMISSED	The Inspector concluded that the proposal would have a serious detrimental effect on the character of the countryside.
5 Lea Hall Bungalows Dunmow Road Hatfield Heath	Appeal against refusal to grant planning permission for replacement of the existing 3-bed dwelling due to asbestos content and inferior layout	24-SEP-07 DISMISSED	The Inspector concluded that the proposed replacement dwelling would be materially larger than the existing one and therefore would be contrary to PPG2 and the replacement dwelling local plan policy.
Keyham House High Street Henham	Appeal against refusal to grant planning permission for two-storey rear extension and replacement garage	26-SEP-07 DISMISSED	The Inspector concluded that the proposed extension would dominate the existing dwelling and the replacement of the existing garage with a much larger one would not enhance the conservation area.
Keyham House High Street Henham	Appeal against refusal to grant planning permission for two-storey rear extension and replacement garage	26-SEP-07 DISMISSED	The Inspector concluded that the difference between this proposal and the one above (Appeal A) was minimal and this proposal would be unacceptable for the same reasons.
Pyres	Appeal against	24-SEP-07	The Inspector concluded

Farm Hill Green Felsted	refusal to grant planning permission for change of use of former agricultural buildings to B8 storage with distribution	ALLOWED	that the proposal would give rise to only modest traffic movements and subject to a separation of "in and out" accesses it represented an acceptable reuse of rural buildings.
8 Fitzpiers Saffron Walden	Appeal against refusal to grant planning permission for alterations and extensions to convert 8 Fitzpiers into private leisure complex for Castle Hill Cottage	28-SEP-07 PART ALLOWED / PART DISMISSED	(Split decision) The proposal involved the conversion of two dwellings into one and extensions front and rear. The Inspector concluded that the front extension was unacceptable but that the rear extension, internal works and use of the building were acceptable. The Inspector exercised his power (which is not available to planning authorities) to allow some parts and dismiss another part of the proposal.
8 Fitzpiers Saffron Walden	As above	28-SEP-07 ALLOWED	The Inspector found that the Council were wrong to include as a reason for refusal the loss of one dwelling involved in the conversion of two units into one as this element did not amount to development requiring permission. The Council then compounded the error by persisting with its objection despite a more recent decision to grant a Certificate of Lawfulness confirming that such works did not require permission. For these reasons the appellant was put to the unnecessary expense of addressing this part of the refusal and are invited to apply to the Council to recover the costs of this element of their appeal work.
Howlands	Appeal against	1-OCT-07	The Inspector concluded



Bakers Lane Felsted	refusal to grant planning permission for a single storey rear extension providing a garden/music room	DISMISSED	that previous extensions had already overwhelmed the historic building and that this proposal would add to and introduce some complex building forms which would be alien to the character of both historic and more recent parts of the building.
Howlands Bakers Lane Felsted	Appeal against refusal to grant planning permission for single storey rear extension with access from a later addition to the property	1-OCT-07 DISMISSED	As above
Tall Trees Mobile Home Park Old Bury Lodge Lane Stansted	Appeal against refusal to grant planning permission single storey detached dwelling and garage – alternative design to that approved	28-SEP-07 DISMISSED	The Inspector concluded that the resultant dwelling would be significantly larger than the permitted on and consequently would be inappropriate development in the greenbelt.

The Director of Development reported that the planning performance statistics for the last quarter were 100% for major applications, 92% for minor applications and 95/96% for other applications. Overall these were the best figures for all authorities in the Eastern region and showed a tremendous commitment by staff. The Committee asked that congratulations be passed to all members of the Planning Department.

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### **EXTRAORDINARY MEETING**

Members were informed that an extraordinary meeting of the Committee would be held on 21 November 2007 to consider the Friends School application.

The meeting ended at 4.55 pm.