

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 7 NOVEMBER 2007**

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

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

**DC59 APOLOGIES**

An apology for absence was received from Councillor K L Eden.

**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 C Dean declared a personal interest in application 1536/07/FUL Stansted as the applicant had done work for Stansted Parish Council.

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.

**DC65 MINUTES**

The Minutes of the meeting held on 17 October 2007 were received, confirmed and signed by the Chairman as a correct record subject to the heading of minute DC62 (f) being amended to read “request for a scoping opinion.”

**DC66 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.

**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.

*Alan Williams and Ruth Clifford (Stansted Parish Council) spoke against the application. Michelle Bolger 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.*

**1599/07/FUL Newport** –retrospective application for use of offices in connection with the building use for non commercial storage purposes for commercial offices as defined within class A2 of the Use Classes Order 2005 – the Green Garages, Cambridge Road for Mr Stephen Bulling.

Subject to an additional condition controlling working hours from 8am – 6pm weekdays, 9am -1pm Saturdays and at no other time.

**1612/07/FUL Newport** – retrospective application for security gates and hard standing adjacent to the northern flank elevation of the building – Green Garages, Cambridge Road for Mr Stephen Bulling.

**b) Planning Agreement**

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

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to additional conditions regarding archaeology and details of materials and the preparation of an agreement under Section 106 of the Town and Country Planning Act 1990 to prevent open storage of material machinery equipment or chattels of any kind or the parking of vehicles in the area of land to the north of the existing range of outbuildings, consisting of those approved in 1989 under reference UTT/0008/89 FUL at Little Chesterford Manor.

*Howard Hughes spoke in support of the application.*

D67

**ADVANCED REPORT FOR APPLICATION UTT/1788/07/OP SAFFRON WALDEN**

The Committee received an advanced report of issues relating to the following application - UTT/1788/07/OP outline application for mixed use redevelopment to comprise: Class B1 offices, Class B1/B2/B8 industrial, storage and distribution and trade park, retail warehouse park and associated landscaping, access and internal roads and cycle/footways, including the provision of access to existing and proposed adjoining uses. Demolition of all existing buildings - Site at Thaxted Road (existing Civic Amenity Site/Granite building and adjoining land), Saffron Walden

The Committee asked that the following additional issues to be taken into account before the final report, with a recommendation, was submitted to a future meeting.

- The design should be suitable for the gateway to an historic town;
- less stark design; the Granite building is a good example of a building in a landscape,
- imaginative use of changes of levels
- move all car parking to the rear
- walkways through the car park
- cycle track issues
- landscaping, especially along the byway
- contamination
- nature of goods sold
- careful treatment of frontage buildings and a high standard of design
- correct mix of retail and commercial development
- access by public transport and non-car users
- sustainable construction
- sequential test in relation to alternative sites at Elizabeth Way and Shire Hill
- speed limit of 30mph
- avoid any live-work units.
- control over lighting.

DC68

## **GREAT DUNMOW CONSERVATION AREA APPRAISAL**

The Committee received a copy of the draft conservation area appraisal and management proposals for Great Dunmow. A well attended public meeting had been held and had generally supported the document. The report set out the comments made at the meeting and the other representations received.

The Committee congratulated officers on the work that had gone into producing this excellent document. Members questioned progress with outstanding appraisals and were advised that the ground work for Stebbing and Henham had been completed; the next stage would be to organise a public meeting when resources permitted. There were no plans at present to survey any new area in the district.

RESOLVED that

- 1 the report be approved and used to assist in the process of determining planning applications and for implementing management proposals
- 2 the Great Dunmow Conservation area boundaries be formally amended
- 3 the additional planning controls in the form of Article 4 Directions be initiated.

DC69

## **APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Land adjacent to Radwinter House Radwinter	Appeal against refusal to grant planning permission for removal of former commercial buildings and the construction of 1 detached dwelling and garage	3-OCT-2007 DISMISSED	The Inspector concluded that the proposed house was not in a sustainable location and that the removal of agricultural outbuildings did not justify a departure from the strict policies governing the provisions of new houses in the countryside
Saracens Filling Station Mill End Thaxted	Appeal against refusal to grant planning permission for are display units	11-OCT-2007 DISMISSED	The Inspector concluded that the advertisement would be detrimental to amenity
Site 4a Southgate London Stansted Airport Takeley	Appeal against refusal to grant planning permission for pole sign	11-OCT-2007 DISMISSED	The Inspector concluded that the proposed MacDonald's sign would be detrimental to amenity
30 Barnston Green Barnston	Appeal against refusal to grant planning permission for two-storey side extension and porch	3-OCT-2007 DISMISSED	The Inspector concluded that the proposed extension would be of poor design and of harm to the overall appearance of the area
2A Malting Mead Causeway End Felsted	Appeal against refusal to grant planning permission for erection of garden shed	8-OCT-2007 DISMISSED	The Inspector concluded that the scale of the shed (3.6m x 9.33m x2.7m high) would be harmful to the appearance of the area
Lees Farm Salts Green Margaret Roding	Appeal against refusal to grant planning permission for change of use from storage of building materials to passenger service vehicles	3-OCT-2007 DISMISSED	The Inspector concluded that the development would be inappropriate in the Green Belt and the number of traffic movements at 12 per hour would be detrimental to road safety
Land at Mill Race Barn Bran End	Appeal against refusal to grant planning	15-OCT-2007 DISMISSED	The Inspector concluded that the development would be unsustainable and

Stebbing	permission for one dwelling		harmful to the appearance of the countryside
31 Wicken Road Newport	Appeal against refusal to grant planning permission for alterations and extensions to provide a 2-storey side extension to bedroom and attached side garage and utility room – residential	15-OCT-2007 DISMISSED	The Inspector concluded that the extension would unbalance the proportions of the original house and not respect its scale and appearance
15 Buryfields Felsted	Appeal against refusal to grant planning permission for front single storey extension to the existing dwelling	15-OCT-2007 DISMISSED	The Inspector concluded that the extension would harm the character of the existing dwelling and the surrounding area
3 Birdbush Avenue Saffron Walden  (Costs Decision)	As above	18-OCT-2007 ALLOWED	Partial Costs were awarded against the Council because of an administrative failure to dispatch the notification letters which gave rise for the need to reconvene the hearing at a later date
Griffin Farm Great Canfield	Appeal against refusal to grant planning permission for extension and alteration to existing dwelling	19-OCT-2007 DISMISSED	The Inspector concluded that the extension would detract from the character of the host building and its surroundings
Former Dairy Pipelines Shire Hill Saffron Walden	Appeal against some of the conditions of planning permission for change of use from B2 to B1, B2, B2 and B8 uses	19-OCT-2007 ALLOWED	The Inspector concluded that some of the conditions could be varied or deleted but that this did not affect the overall character of the scheme or its effect on amenity
Porridge Hall Cottage Bustard Green Lindsell	Appeal against refusal to grant planning permission for single storey side extension, pitched roof conversion to garage/store and new cart-lodge	22-OCT-2007 ALLOWED	The Inspector concluded that the cart lodge would be appropriate to a rural area and would not harm the setting of the listed building

Land at Duck Street Wendens Ambo	Appeal against refusal to grant planning permission for outline application for the erection of 4 detached dwellings	23-OCT-2007 DISMISSED	The Inspector concluded that the development would be unsympathetic with the form of development nearby and of too high a density in relation to the character of the area. The provisions of an unsigned unilateral undertaking for the dedication of land for open space was not a material consideration and the Council was at fault in including it as a reason for refusal
Land at Duck Street Wendens Ambo (Cost Decision)	As above	23-OCT-2007 ALLOWED	A partial award of costs was given against the Council for pursuing the provisions of the unilateral undertaking as a reason for refusal. It is unusual, and most disappointing, to be awarded costs when an appeal has been dismissed. While possibly challengeable, the costs of mounting any challenge would exceed those to which the Council would be liable.

## DC70 FORTHCOMING MEETINGS

The next meeting would be the extraordinary meeting on 21 November 2007 to consider the Friends School application. A site meeting would be held in the morning with the meeting starting at 2.00pm as usual. Prior to the next scheduled meeting on 28 November, the Committee would visit the site at Thaxted Road, Saffron Walden.

## DC71 BUDGETARY CONTROL REPORT

*The Chairman agreed to consider this item on the grounds of urgency as members required the information before the next meeting of the committee.*

Members noted details of the committee's spending and income compared to budget for the period 1 April to 31 August 2007.

The meeting ended at 4.15 pm. Page 6