

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 PM on 28 NOVEMBER 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 G Perry, J Salmon and L A Wells.

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

DC77 APOLOGIES

Apologies for absence were received from Councillors J I Loughlin and C C Smith.

DC78 DECLARATIONS OF INTEREST

Councillor Salmon declared a personal interest in application 1798/07/FUL and 1839/07/FUL Stansted as a member of Stansted Parish Council.

Councillor C Dean declared a personal interest in application 1798/07/FUL & 1839/07/FUL Saffron Walden as she knew the agent.

Councillor Eden declared a personal interest in application 1798/07/FUL & 1839/07/FUL Saffron Walden as a member of the Town Council.

DC79 MINUTES

The Minutes of the meeting held on 7 November 2007 were received, confirmed and signed by the Chairman as a correct record.

DC80 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.

1886/07/FUL Felsted – outbuilding to store machinery and equipment – Potash Cottage, Cobblers Green for Mr G D Moss.

Subject to conditions regarding time limit, landscaping and materials.

Mr Moss spoke in support of the application.

1591/07/FUL Stansted – conversion of building to three dwellings and erection of semi-detached dwellings and new access – the Lime Stables, Cambridge Road for Feeney Brothers Ltd

Subject to the following conditions

- 1 Delete condition 12
- 2 Insert condition C13.9 deleting reference to delivery hours and restricting construction to 8am - 6pm Monday to Friday and 8.30am – 1.00pm on Saturday
- 3 Insert condition C.13.8 delivery hours 9am – 4pm Monday to Friday
- 4 Additional conditions
 - i) provision of compound for construction of workers on the site.
 - ii) Surfacing materials
 - ii) Phasing
 - iii) Prevention of demolition of Lime Stables.
 - iv) To agree the configuration of the parking spaces.

Michael Hendry spoke in support of the application.

b) Planning Agreement

1086/07/FUL Little Canfield– vary condition C90B of UTT/0816/00/OP to increase units by 56 dwellings – Priors Green for Countryside 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 completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to include all existing obligations plus those outlined in the report for education provision, transport, contribution to the fitting out of the community hall, community /sports provision and to maintenance of the structured landscaping in accordance with the Takeley/Little Canfield Local Policy 3 SPG.

1798/07/FUL & 1839/07/FUL Saffron Walden – 1) Demolition of garage and erection of single storey side and rear extension 2) single storey extension – 32 and 34 Victoria Avenue for Mr S Brown.

RESOLVED that the Director of Development in consultation with the Chairman of the Committee be authorised to approve the above application subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to require concurrent construction of both extensions. Neither extension shall be used until the external structure of the other had been constructed

The Committee received a copy of the Radwinter Parish Plan that had been adopted by the parish council in February 2007. Members congratulated Radwinter Parish on its achievement in producing the document.

RESOLVED that the Council adopt the Radwinter Parish Plan as Council approved guidance in determining planning applications in the parish and as background evidence in the preparation of the Local Development Framework.

DC82 APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Former stables building Tooleys Grange Brook End Stebbing	Appeal against refusal to grant planning permission for conversion of part of stables building to B1 use	31-OCT-2007 ALLOWED	The Inspector concluded that the reuse of this small building would achieve sustainable development objectives.
Three Acres Motts Green Little Hallingbury	Appeal against refusal to grant planning permission for roof extension and loft conversion including dormer windows	25-OCT-2007 DISMISSED	The Inspector concluded that the total size of this and previous extensions would be disproportionate for a dwelling in the greenbelt; that the proposal was of poor design which would adversely affect the setting of the adjacent listed building
Three Acres Motts Green Little Hallingbury	Appeal against refusal to grant planning permission for roof extension and loft conversion including dormer windows	25-OCT-2007 DISMISSED	The Inspector concluded that the dwelling although large would be within the range of dwellings in the locality and of acceptable design. It is noted that he attached particular importance to the screening provided by existing vegetation in contrast to the approach often adopted by Inspectors.
Site adjacent to Allington Arkesden Road Clavering	Appeal against refusal to grant planning permission for erection of dwelling and garage	25-OCT-2007 ALLOWED Subject to the following condition	The Inspector concluded that the dwelling although large would be within the range of dwellings in the locality and of acceptable design. It is noted that he attached particular importance to the screening provided by existing vegetation in contrast to the approach often adopted by Inspectors.
Churchills Old Mead Road Henham	Appeal against refusal to grant planning permission replacement dwelling	24-OCT-2007 DISMISSED	The Inspector concluded that the replacement dwelling would fail to comply with policy or the SPD and that it would be

			too large and damaging to the character of the area.
Churchills Old Mead Road Henham	Appeal against refusal to grant planning permission for change of use of commercial kennels to garden and replacement of buildings/workshop by domestic garage/workshop	24-OCT-2007 DISMISSED	The Inspector concluded that the proposed change of use was acceptable (as stated by the Council) but that the proposed building was far too big and more than outweighed the benefit of removing the small kennel structures.

DC83 **ENFORCEMENT REPORT**

The Committee received the schedule of outstanding enforcement cases.

In relation to car parking at the Western Homes site it was confirmed that the enforcement notice would require the submission of a planning application that limited the hours of parking on the site.

It was also noted that there had been the first prosecution for failure to comply with a High Hedges Remedial Notice. This had resulted in a £500 fine and the awarding of costs and members thought that this outcome should be publicised.

DC84 **UTT/O653/OP FRIENDS SCHOOL APPLICATION**

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

Further to the meeting on 21 November 2007, the Committee agreed the wording of the reasons for refusal of the application.

DC85 **HILARY LOCK**

The Committee was informed that Hilary Lock, Head of Development Control, would be leaving the Council in December and this was her last meeting of the Development Control Committee. The Chairman said that she had been a very professional officer and had been a tremendous help to members over the years. Members said that she would be greatly missed and wished her all the very best in her new job.

The meeting ended at 3.15 pm.