

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 19 DECEMBER 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 I Loughlin, J E Menell,
D J Perry, J Salmon and L A Wells.

Officers in attendance:- M Cox, M Ford, K Hollitt, A Howells, J Mitchell, C
Oliva and M Ovenden.

DC86 APOLOGIES

Apologies for absence were received from Councillors M Miller and C Smith.

DC87 DECLARATIONS OF INTEREST

Councillor Cant declared a personal interest in application 1586/07/FUL Stebbing as a member of the parish council but stated that she had taken no part in the debate on this item.

Councillor Loughlin declared a personal interest in application 2048/07/FUL Stansted as a member of Stansted Parish Council.

Councillor Clover declared a personal interest in application 1829/07/FUL and 1830/07/CA Great Dunmow as a member of Dunmow Town Council.

Councillor Perry declared a personal interest in application 1788/07/OP Saffron Walden as a member of Saffron Walden Town Council.

Councillor Salmon declared a personal interest in application 2048/07/FUL Stansted as a resident of Bentfield Green.

DC88 MINUTES

The Minutes of the Extraordinary meeting held on 21 November 2007 and the meeting held on 28 November 2007 were received, confirmed and signed by the Chairman as correct records.

DC89 SCHEDULE OF PLANNING APPLICATIONS

(a) Approvals

RESOLVED that planning permission and listed building consent be granted for the following development, subject to the conditions, if any, recorded in the officer's report.

1788/07/OP Saffron Walden – Outline application for mixed used redevelopment comprising Class B1 office, class B1, B2, B8 industrial storage

and distribution and trade park, retail warehouse park and landscaping, access and internal roads and cycle/footways, access to existing and proposed adjoining uses, demolition of all existing buildings – site at Thaxted Road (existing civic amenity site/granite building and adjacent land) for Granite Property Development.

Subject to the following amendments to the conditions

- i) renumber conditions 24-27 to 24- 28
 - ii) revised wording to conditions 20 and 21 as follows:
- 20 Prior to *occupation* the implementation of the Highway Works and Estate Road Works A as contained within the Section 106 agreement dated 12 September 2007 between Granite Property Developments Saffron Walden Ltd, Granite Thaxted Road Ltd, Granite Estates (Cheltenham) Ltd, Essex County Council and MN Rothchilds and Sons Ltd.

Reason: In the interest of highway safety and efficiency under ECC Highways and Transportation Development Control Policy P1.1 General and Uttlesford District Council Local Plan Policy Gen1 Access.

- 21 Prior to development the provision of suitable access arrangements between the application site and service road/B184 Thaxted Road, in connection with the demolition/construction operations, to include traffic management and visibility splays to maintain highway safety, wheel washing facilities (for the duration of the development) to prevent the deposition of mud and debris onto the internal estate roads/public highway, and turning and off loading facilities for delivery/construction vehicles within the limits of the site together with an adequate parking area for those employed in developing the site. Details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: in the interest of highway safety during construction/demolition under ECC Highways and Transportation Development Control Policy P1.1 General.

- iii) Condition 25 be amended to read “occupation” rather than “development”.
 - iv) Conditions 6, 23 and 24 be amended to refer to drawing no 010P.
 - v) Condition 11 be amended to read:
- 11 C.6.1. Excluding future changes of use within further permission (amended). The premises hereby permitted shall be used for the stated purposes and for no other purpose (including any other purposes in Classes A1/B1/B2/B8 (as appropriate) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Retain Unit 1 and Divisible Retail Units: A1 limited to the sale of DIY goods, furniture, floor coverings, 'leisure and garden' products, motor accessories, electrical, home wares and other non-bulky goods, but not including fashion wear items or fashion footwear.

Units B1-B5: Class B1 Business/Class B2 General Industrial or Class B8 Storage or Distribution.

Units C1-C10: Class B1 Business/Class B2 General Industrial

Reason: In the interests of amenity and to ensure the development is compatible with the character of the surrounding area.

vi) Condition 12 be amended to read:

12 The permission hereby granted shall not relate to any retail or trade counter sales from units B1-B5 or C1-C10.

Reason: The layout of the site would be likely to result in conflict between pedestrians and service vehicles, compromising the safety of pedestrians to an unacceptable degree.

vii) Additional conditions preventing a) agglomeration of the units to create a large single unit space b) providing cycle parking for the units at the rear and the offices and c) an informative note requiring mature planting of the site.

Paul Garland spoke against the application, Tony Tapley spoke in support of the application.

1667/07/FUL Barnston – Three industrial units as approved under UTT/0743/06/OP – Mawkinherds Farm, Wellstye Green for Mr H Jaggard.

2048/07/FUL Stansted – Four one bedroom flats – Land adjacent 54 Manor Road for Flagship Housing Group.

Subject to additional conditions relating to accessibility and tree protection.

1586/07/FUL Stebbing – Detached dwelling – Green Man, Bran End for Mr E Parsley.

Subject to additional conditions for one additional parking space and sustainable construction for the refurbishment of the garage.

1821/07/FUL Thaxted – Garage and workshop – Recorders House, 17 Town Street for Mr J Starr and Ms K Whitley

Subject to additional conditions requiring the building to be used as ancillary to main use of 17 Town Street and for no trees to be removed, cut back only. .

1356/07/FUL Thaxted – Replacement barn for B1 light industrial use – Blue Gates, Bardfield End Green for Mr T Walker.

1830/07/CA Great Dunmow – Demolition of remaining school buildings – former Great Dunmow Primary School, Rosemary Lane for Bellwinch Homes Ltd

(b) Planning Agreements

1110/07/FUL Little Dunmow –42 flats, four houses, 2 retail units, doctors surgery, public house and related parking – Oakwood Park for Colonnade Residential Ltd.(Members were asked to note that thirty nine of the dwellings were to be affordable units)

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 requiring a scheme of car park use, details of surface materials regarding shared surfaces and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure the provision of the affordable units.

Ray Ricks spoke in support of the application.

(c) Refusals

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

1829/07/FUL Great Dunmow - Change of use from school to three dwellings and erection of 27 dwellings with car parking and garages, demolition of remaining school buildings and construction of new pedestrian access, alteration to existing vehicular and pedestrian access – former Great Dunmow Primary School – Rosemary Lane for Bellwinch Homes Ltd.

Subject to an additional reason for refusal regarding harm to the Wellingtonia tree.

Ian Bailey spoke in support of the application.

(d) 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
Denesyde Thaxted Road Debden	Appeal against refusal to grant planning permission for erection of four dwellings	14-NOV-2007 DISMISSED	The Inspector concluded that the proposed front garage would be incongruous and that the proposal failed to provide a proportion of small dwellings required by the local plan.
Dormers	Proposed variation of use class	24-NOV-	The Inspector concluded

Crawley End Chrishall	of condition C.6.12 of planning permission UTT/0528/97/FUL dated 19-7-1997 to permit occupancy of the annexe by persons other than dependant relatives of Dormers	2007 DISMISSED	that the proposal would lead to a situation where an additional dwelling would be created outside of the development limit, adversely affecting rural character and the amenities of the existing dwelling.
Hillview Radwinter	Appeal against refusal to grant planning permission for is described on the planning application as "the demolition of garage, put new steeper roof on existing bungalow and insert bedrooms in the roof space, extend main roof over	19-NOV-2007 DISMISSED	The Inspector concluded that the proposal would be bulky, prominent and excessively dominant, harming the character of the surrounding area.

DC90

NEWPORT CONSERVATION AREA APPRAISAL AND DRAFT MANAGEMENT PROPOSAL

The Committee received the Newport Conservation Area Appraisal and draft management proposal which had been prepared and discussed with Newport Parish Council. The proposals in the document had been widely consulted within the parish and a public meeting had been held. The report summarised the representations that had been received during the consultation period and set out officer's comments. The Committee noted that there had been some opposition to the removal of parts of the village from the conservation area, but agreed that there should be a uniform criteria for designation throughout the district and only areas of the highest quality should be included within a conservation area.

The Committee thanked the Conservation Officer and her team for the hard work that had gone into producing this document. It was hoped that when resources were available action would be taken to pursue and implement the proposals.

RESOLVED that

- 1 the report be approved and used to inform the determination of planning applications.
- 2 The management proposals be implemented.

- 3 The Newport conservation area boundary be formally amended.
- 4 Additional planning controls in the form of Article 4 directions be initiated as described in the report.

DC91

**PROPOSED NEW CONSERVATION AREA AT BENTFIELD GREEN
STANSTED**

The Committee was advised that the conservation area appraisal for Stansted Mountfitchet had recommended that Bentfield Green be designated as a separate conservation area. This had been supported by the parish council and a full consultation programme had been undertaken. It was considered that Bentfield Green was an attractive area of considerable environmental merit.

RESOLVED that the report be approved and that the Committee designate a new conservation area at Bentfield Green, Stansted.

DC92

PLANNING AGREEMENTS

The Committee noted the current position regarding outstanding Section 106 agreements.

DC93

CHRISTMAS GREETINGS

The Chairman wished Members and officers a Merry Christmas and a Happy and Healthy New Year.

The meeting ended at 4.45 pm.