

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 16 JANUARY 2008**

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, M
Miller, D J Perry, J Salmon and C C Smith and L A Wells.

Officers in attendance:- K Benjafield, M Cox, M, J Mitchell, C Oliva and M
Ovenden.

DC93 DECLARATIONS OF INTEREST

Councillor Abrahams declared a personal interest in application 1708/07/FUL
& 1711/07/LB Wicken Bonhunt as he knew the applicant.

DC94 MINUTES

The Minutes of the meeting held on 19 December 2007 were received,
confirmed and signed by the Chairman as a correct record.

DC95 APPLICATIONS WITHDRAWN

It was noted that applications 1712/07/FUL & 1713/07/FUL Wicken Bonhunt
had been withdrawn.

DC96 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.

1)1708/07/FUL & 2)1711/07/LB Wicken Bonhunt-1)+2) Alteration and
conversion of barn to single dwelling including extensions, replacement roof,
new car port, parking and access Barn 1 Wicken Hall for Mr & Mrs A Mullucks

Subject to an additional condition requiring revised plans to show reduced
garage ridge height.

*Mr Wild spoke against the application, Mr Mithum spoke in support of the
application.*

1995/07/FUL HENHAM - Erection of Barn/Grain store -Parsonage Bury Farm
for J F Pimblett & Sons

*Councillors J Salmon and C Dean declared a personal interest in this
application as they knew the applicant.*

1893/07/FUL Great Easton -Change of use from agricultural land to residential garden land -Land rear of 1 Blamsters Rise Duton Hill for D Johnson.

1956/07/DFO Takeley -Details following outline permission UTT/1042/02/OP for erection of 35 dwellings with associated access and parking - PG23, Priors Green Land north of Dunmow Road for Barratt Eastern Counties.

Subject to the following amendments to the conditions

- i) the removal of recommendation condition 1
- ii) ECC highway conditions – wheel wash when leaving the site, site splays, no unbound surfaces within 6m of the road, road constructed up to base level prior to occupation.
- iii) Additional conditions to ensure some dormers have pitched roofs and supplementary planting along A120 frontage.

(b) Refusals

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

1) 1950/07/FUL & 2) 1951/07/LB - Wicken Bonhunt- 1) +2) Barn Conversion, alternative scheme to that approved under UTT/0054/07/FUL & UTT/0056/07/LB- Wicken Hall Barn for Daniel Wild.

Mr Wild spoke in support of the application.

1909/07/FUL Hatfield Heath - Two storey rear extension and single storey side extension –Pellhurst, Sawbridgeworth Road for Mr M Ring.

(c) Planning Agreements

1861/07/FUL Saffron Walden - Loft conversion with dormer to rear. Change flat roof to pitched -25 Highfields for Mr Kevin Cordall

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 ensure that the development is implemented concurrently with the extension to the adjoining property, number 27.

1860/07/FUL Saffron Walden - Loft conversion with dormer to rear. Change flat roof to pitched -27 Highfields. For L Davis

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 ensure that the development is implemented concurrently with the extension to the adjoining property, number 25.

(d) Site Visit

Members agreed to visit the following site on Wednesday 6 February 2008.

1625/07/FUL Margaret Roding -Replacement dwelling - Mayes Cottage Chelmsford_Road for Mr & Mrs D Bevan.

Reason: to assess the impact of the development on the countryside and the green belt.

Mr Bevan spoke in support of the application

DC97

UTT/0402/06/FUL - LOCAL EQUIPPED AREA FOR PLAY AT OAKWOOD PARK LITTLE DUNMOW

The Committee was asked to agree to amend the original S106 agreement relating to the provision of community facilities to remove the requirement to provide a full sized Local Area for Play (LEAP) and accept in its place the smaller playground that had been constructed in the previous year.

The original outline planning permission had required the provision of a LEAP for children aged 4-8. An application had been submitted for a playground on the former bus circle in 2006. The size of the play area had been reduced from the required 400sqm to 244sqm in order for it to be further away from residential properties. Officers had thought that the playground was additional to the other planned facilities but the applicant had since made it clear that it was instead of a full sized LEAP previously proposed elsewhere. The playground had been approved subject to a S106 agreement for future maintenance payments. The playground had now been built but the applicant had not wanted to enter the agreement as it argued that it had not been a requirement of the original S106 obligation. A sum of £7,000 had now been negotiated and was considered to be acceptable.

Members were advised that the responsibility for the play area would be transferred to the District Council and might eventually be transferred on to the Parish Council. Some Members were disappointed with this situation and concerned that the sum of £7,000 was insufficient for the future maintenance of the site. However, the residents had accepted the play area and were now keen to resolve this matter so that the other community facilities could be provided on this site.

RESOLVED that the Committee agree to amend the S106 agreement dated 25 February 1998 to permit acceptance of the playground as it had been constructed in place of the LEAP and to note that a sum of £7000 will be provided by the applicant for the future maintenance of the playground.

DC98

TREE PRESERVATION ORDERS 7/07 & 14/07 SAFFRON WALDEN

Councillor Eden declared a prejudicial interest in this item as he was a neighbour of the School and left the meeting for the consideration of the item.

Councillors Cheetham and Menell declared personal interests as they knew a teacher and governor at the school.

The Committee was advised that provisional tree preservation orders had been served in respect of trees in the grounds of the Friends School, Saffron Walden, having been inspected by the Landscape Officer and considered to be of sufficient amenity value. An objection had been received from the Friend's School on the grounds that the orders conflicted with the development proposals at the school. However, as the planning application for the development had recently been refused the objection was considered to be negated.

RESOLVED that Tree Preservation Orders 7/07 and 14/07 be confirmed

DC99 APPEAL DECISIONS

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

LOCATION	DESCRIPTION	DATE & APPEAL DECISION	SUMMARY OF DECISION
4 Strawyard Lindsell	Appeal against enforcement notice for erection of buildings, fencing and use of building for second hand book business.	14-DEC-2007	The Inspector concluded that all the works required planning permission except for a small length of fencing and all were unacceptable other than the low key use of a small building for the personal use of the appellant in conjunction with a mail order second hand book business. The enforcement notices were amended to reflect these findings.
Field No 9260 North East of Little Blossom Braintree Road Stebbingford	Appeal against refusal to grant planning permission for proposed is the erection of stables and tack/store room	7-DEC-2007 DISMISSED	The Inspector concluded that the large building would harm the rural character of the locality.
81-83 The Street Manuden	Appeal against refusal to grant planning permission for the erection of two dwellings	7-DEC-2007 ALLOWED	The Inspector concluded that the proposed dwelling on Plot 1 would be acceptable in the streetscene and that the dwelling on Plot 2 although large would not give rise to any particularly problems. On balance he considered the development to be the good

			reuse of previously developed land within a settlement.
The Mill Stortford Road Hatfield Heath	Appeal against refusal to grant planning permission for conversion of the existing building into 4 apartments, Rev A and 06/093/5 Rev A franked 29 May 2007	5-DEC-2007 DISMISSED	The Inspector concluded that there was no evidence to justify why continued commercial use was not possible, that the best way of preserving the building was likely to be for a use similar to its original or last use; the loss of 530 m ² of sustainably located floorspace would be unacceptable as would the degree of overlooking of neighbouring properties created.
Pond Farm Duck End Stebbing	Appeal against refusal to grant planning permission for the erection of 3 No. horse stables livestock housing and feed store without complying with a condition attached to planning permission Ref.UTT/1185/06/F UL	12-DEC-2007 ALLOWED (Subject to the conditions)	The Inspector concluded that permitting livery use in the stables would not materially affect the amenity of neighbours or highway safety.

DC100 **ENFORCEMENT REPORT**

The Committee received the schedule of outstanding enforcement cases.

GENERAL FUND BUDGET 2008/09

The Chairman agreed to the consideration of the following item on the grounds of urgency as a decision was required before the next meeting of the Committee.

The Committee received the detail of the draft revenue Budget for the Development Control Committee for 2008/09 together with the revised budget for 2007/08 The figures did not yet include proposals for savings that had been agreed at the Finance and Administration Committee nor did it assume a growth in fee income or take into account grants that had not yet been received. This prudent approach was being taken given the council's current financial situation. The measures agreed at the recent meeting of the Finance and administration committee would have implications for the Development Control service with the deletion of some vacant posts within the section.

Members were concerned at the effect that this might have on the level of service that could be provided. The situation would continue to be monitored.

RECOMMENDED that the Committee approves and submits to the Finance and Administration Committee

- 1 the revised Revenue budget for the Development Control Committee for 2007/08 as set out in appendix 1
- 2 the draft Revenue Budget in the Development Control for 2008/09 as set out in appendix 1.

The meeting ended at 4.30pm