

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 6 FEBRUARY 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,  
D G Perry, J Salmon and C C Smith and L A Wells.

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

**DC102 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor M Miller.

**DC103 MINUTES**

The Minutes of the meeting held on 16 January 2008 were received,  
confirmed and signed by the Chairman as a correct record.

**DC104 BUSINESS ARISING**

**i) Minute DC98 – Tree Preservation Orders 7/07 & 14/07 Saffron  
Walden**

Councillor Menell asked about the work that had recently been carried out to  
the spinney in the grounds of the Friends School. She was advised that the  
undergrowth had been cleared for conservation purposes and the trees had  
been thinned in the interest of the safety of the pupils. The work had been  
carried at the appropriate time of year.

*Councillor Eden declared a prejudicial interest as a neighbour of the site.  
Councillors Menell and Cheetham declared personal interests as they knew a  
governor and teacher at the school.*

**DC105 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.

**2205/07/DFO Takeley** – parade of shops comprising a convenience store  
(class A1) 5 further units for use class A1, A2, A3, A5 or class D1, associated  
hard and soft landscaping, car and cycle parking, vehicular and pedestrian  
access.- Priors Green Community Centre Site for Henry Davidson Dev. Ltd.

Subject to the following changes to the conditions:-

Deletion of condition 3

Amendment to condition 7 for hours of opening to read 06:00 – 22:00hrs.

An additional condition for landscaping adjacent to Jacks Lane.

*Richard Croft spoke in support of the application.*

**2207/07/DFO Little Canfield** – 4 units for use class B1 (office) or class D1 (health facilities), hard and soft landscaping, car and cycle parking, new vehicular and pedestrian access - Prior's Green community centre site for Henry Davidson Developments Ltd.

Subject to the deletion of conditions 2 and 3.

*Richard Croft spoke in support of the application.*

**(b) Refusals**

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

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

*Mr Bevan spoke in support of the application.*

**2273/07/FUL Leaden Roding** – Four dwellings and garages – Windmill Café, Stortford Road for Devere Homes.

**2238/07/FUL Felsted** – 8 dwellings with associated garages, new vehicular access and alteration to existing access, demolition of existing dwelling – Lyndfields, Bannister Green for Jenny Moody Properties Ltd.

Subject to additional reasons for refusal:-

The effect on the field maple tree.

The development would not meet the lifetime homes requirement.

*Lee Prowse spoke against the application*

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

RESOLVED that the Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the following application, subject to the deletion of condition 4, the amendment of condition 8 to read “bin” storage and the submission of an amended scheme for the dimensions of the hall.

**2204/07/DFO Takeley** – Community hall together with associated landscaping, car and cycle parking – Prior's Green community centre site for Henry Davidson Developments Ltd.

*Richard Croft spoke in support of the application.*

DC106

**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
Endova The Street Takeley	Appeal against refusal to grant planning permission for replacement roof, first floor accommodation and 2 storey side extension	14-JAN-2008 ALLOWED	The Inspector concluded that there was sufficient variation in the designs of dwellings in the locality to permit this alteration. He stated that it did not comply with the adopted SPD relating to house extensions but still took the view that it was satisfactory.
The Granary Littlebury Green Littlebury	Appeal against refusal to grant planning permission for two storey rear extension	14-JAN-2008 DISMISSED	The Inspector concluded that the scale of the extension was such that it would dominate the listed building to the detriment of its character.
The Granary Littlebury Green Littlebury	Appeal against refusal to grant planning permission for two storey rear extension	14-JAN-2008 DISMISSED	

DC107

**PLANNING AGREEMENTS**

The Committee noted the schedule of outstanding Section 106 agreements.

The meeting ended at 3.30pm