

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 27 FEBRUARY 2008**

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

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

DC108 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E C Abrahams and D G Perry.

DC109 MINUTES

The Minutes of the meeting held on 16 January 2008 were received, confirmed and signed by the Chairman as a correct record subject to an amendment to Minute DC104 – application 2205/07/DFO Takeley, for the hours of work in condition 7 to read 06:30 to 22.00hrs.

DC110 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.

0118/08/FUL & Wendens Ambo -1) change of use from agricultural land to residential, two detached and a pair of semi-detached dwellings– site on the corner of Duck Street and Rookery Lane for Pelham Structures Ltd

Subject to

- 1 amendment of condition 11 to include the retention of existing trees and planting of indigenous trees
- 2 additional conditions including:-details of tree fencing during construction, porous surface for driveways, parking on site during construction, details of drainage, removal of PD rights, details of arrangements for bin collection
- 3 additional highway conditions
 - i) A turning space to enable a car to enter and leave the highway in a forward gear
 - ii) No unbound material within 6 metres of the highway boundary with the site.
 - iii) Any gates at the vehicular access shall only open inwards and be set back a minimum of 4.8m from the nearside edge of the carriageway.

- iv) The access gradient to not exceed 4% for the first 6 metres from the highway boundary and not exceed 8% thereafter
- v) Details of the means to prevent the discharge of surface water onto the highway
- vi) All single garages to have minimum internal measurement of 6m x 3m.

Patrick Smith. Wendens Ambo Parish Council spoke against the application. Seb Valance spoke in support of the application

0126/08/FUL Wendens Ambo - change of use from agricultural land to residential and 6 semi detached dwellings – site on the corner of Duck Street and Rookery Lane for Pelham Structures Ltd

Subject to

- 1 amendment of condition 11 to include the retention of existing trees and planting of indigenous trees
- 3 additional conditions including:-details of tree fencing during construction, porous surface for driveways, parking on site during construction, details of drainage, removal of PD rights, details of arrangements for bin collection
- 3 additional highway conditions
 - i) A turning space to enable a car to enter and leave the highway in a forward gear
 - ii) No unbound material within 6 metres of the highway boundary with the site.
 - iii) Any gates at the vehicular access shall only open inwards and be set back a minimum of 4.8m from the nearside edge of the carriageway.
 - iv) The access gradient to not exceed 4% for the first 6 metres from the highway boundary and not exceed 8% thereafter
 - v) Details of the means to prevent the discharge of surface water onto the highway
 - vi) All single garages to have minimum internal measurement of 6m x 3m.

Patrick Smith. Wendens Ambo Parish Council spoke against the application. Seb Valance spoke in support of the application

2265/07/DFO Birchanger – reserved matters application for 208 dwellings and associated works following outline permission UTT/1123/01/OP – land at Rochford Nurseries Forest Hall Road for Croudace Homes Ltd.

Colin Viret spoke in support of the application

1) 2049/07/FUL & 2)2050/07/LB Wendens Ambo – 1) & 2) two –storey rear extension – 2 Church Street, Wendens Ambo for Mr R Fulford.

Subject to additional conditions for a slab level agreement and details of protection for the flint wall.

John Grayson spoke in support of the application. Robert Sucher spoke against the application.

2256/07/FUL Great Sampford – detached dwelling with vehicular access – land at Willets Field for Mr E J Bishop.

Subject to an additional condition to exclude PD rights.

(b) Planning Agreements

0058/08/DFO Little Dunmow – details following outline application under appeal reference APP/C1570/A/96/273656 for multi purpose community hall – Oakwood Park for Enodic PLC and Enodis Property Development.

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 internal surfaces, slab levels, to submit details of materials, details of the treatment to the larch and oak, details of lighting, and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to reflect change in materials from those specified in the original planning obligation, including a payment of £10k for increased maintenance associated with the new materials.

Jill McGregor spoke in support of the application.

0045/08/FUL Elsenham – Conversion of garage to annexe – Orchard House Gaunts End for Mr S Harvey. -

RESOLVED that the Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to an additional condition for obscure glass to the bedroom side elevation and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to prevent the separation of the annexe and garage and to prevent the sale of one without the other.

DC111 **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
1 Ravens Crescent Watch House Green Felsted	Appeal against refusal to grant planning permission for Erection of two bedroom dwelling	31-JAN-2008 DISMISSED	The Inspector concluded that the house would be out of character with the scale and rhythm of development and have a pinched appearance
Community Arts Centre	Appeal against refusal to grant	31-JAN-2008 DISMISSED	The Inspector concluded that the

Unit 1 Haslers Lane Dunmow	planning permission for extended hours at the Community Arts Centre from 9am – 9pm to 7.30am – 11.30pm		current hours were compatible with the patterns of activity associated with nearby residential development
Cromwells Watch House Green Felsted	Appeal against refusal to grant planning permission for garden room extension	24-JAN-2008 ALLOWED (subject to the following conditions)	The Inspector concluded that the extension of this converted barn would be acceptable
14 Oxney Villas Watch House Green Felsted	Appeal against refusal to grant planning permission for two bedroom detached bungalow	25-JAN-2008 ALLOWED (subject to the following conditions)	The Inspector concluded that the bungalow would be compatible with the character of the area and would not give rise to disturbance caused by additional vehicle movements

DC112 ENFORCEMENT REPORT

The Committee noted the progress report on outstanding enforcement cases.

DC113 OAKWOOD PARK LITTLE DUNMOW

The Chairman agreed to the consideration of this item on the grounds of urgency as it was necessary to appoint a member before the next meeting of the committee.

It was reported that the applicant had lodged an appeal against the committee's decision to refuse application UTT/0862/07/DFO for a community hall at Oakwood Park Little Dunmow. The decision had been against the officer's recommendation so it was necessary for a member of the committee to attend the hearing to explain the reasons for refusal.

RESOLVED that Councillor Cant be appointed to attend the hearing and present the Committee's reasons for refusal.

The meeting ended at 4.15pm