

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 19 MARCH 2008**

Present:- Councillor J F Cheetham – Chairman.
Councillor E C Abrahams, C A Cant, R Clover, C M Dean,
C D Down, E J Godwin, J I Loughlin, M Miller, D G Perry, J
Salmon, C C Smith and L A Wells.

Officers in attendance:- M Cox, T Morton, C Oliva and M Ovenden.

DC114 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors K L Eden and J E Menell. Members sent their best wishes to Councillor Menell who was currently in hospital following a fall.

Councillor Cant declared a personal interest in agenda item 6 as a member of Stebbing Parish Council and the Andrewsfield Consultative Committee.

Councillor Abrahams declared a prejudicial interest in application UTT/0159/08/FUL Clavering as he had relations who lived near to the site.

DC115 MINUTES

The Minutes of the meeting held on 27 February 2008 were received, confirmed and signed by the Chairman as a correct record subject to the inclusion of Councillor Loughlin in the list of apologies

DC116 ITEMS WITHDRAWN

It was noted that application 0169/08/OP Little Canfield had been withdrawn

DC117 SCHEDULE OF PLANNING APPLICATIONS

(a) Approvals

RESOLVED that planning permission and listed building consent be granted for the following development, subject to the approval of conditions at the next meeting of the Committee.

0028/08/FUL Newport – demolition of building and erection of 14 dwellings, access drive and related development – former Newport Highways Depot, Bury Water Lane for David Wilson Homes.

Mr Arscott, Trevor Dodkins and Christine Griffin (Parish Council) spoke in support of the application.

(b) Refusals

RESOLVED that planning permission and listed building consent be refused for the following development for the reasons set out in the officer's report.

0159/08/FUL Clavering – 7 dwellings and new pedestrian and vehicular access, erection of garage and car port to existing dwelling – land at Barlee Close for Andrew Martin Associates

Councillor Abrahams left the room for the consideration of this item.

DC118

SCOPING OPINION RELATING TO PROPOSED DEVELOPMENT AT BOXTED WOOD STEBBING

The Council had received a request for a scoping opinion concerning a new settlement in Stebbing Parish. The report set out the issues that should be included in an Environmental Statement, if and when the planning application was submitted. The Committee was asked if there were other points that they would like to have included. Councillor Cant raised the following issues

- Impact on the countryside of such urbanisation
- Impact of high density urban development on the village structure.
- Impact of a large urban development on ancient grassland.
- The impact on the wood, the site and its inhabitants and people children dogs and cats who use it as an amenity.
- Impact of the development on the flooding problems at Stebbing Green given that the site slopes down towards the green.
- Impact of the urban development on the fragile water courses in the area in relation to proposed water features and reed beds as they affect the residents of Stebbing Green and the River Ter.
- Impact of the loss of visual amenity for walkers cyclists and runners.
- Impact of the effect of urban development on the diminishing dark sky areas particularly in respect of badgers and other nocturnal animals.
- Impact of continually forcing wildlife out of its natural habitats.
- A more detailed bus survey needs to be done on moving people sustainably.
- A detailed study of travelling habits and local congestion in relation to access to public services is required.
- Implications of large urban development on social cohesion in Stebbing
- Implications of development in two districts with very different identities.
- Impacts to development of nuisance which has been avoided by Consultative Committee and resultant flying over Botted Wood.
- Implications of noise etc for Stebbing and surrounding area if the owner (same as land) decides to close airfield due to redevelopment.
- Impact on the curtilage of listed buildings and the buildings themselves of such a large urban development.
- Impact on the historic centre from such a large urban development.
- Impact of development not just here but in Braintree, Colchester and feeder roads onto B1256.
- Implications of further unbalancing the community by building predominance of large homes

- Sustainability appraisal on implications for area if proposed employment does not materialise.
- Implication of not carrying out a full archaeological survey for an area of importance, more than just local.
- Sufficient water availability.

Other members raised the following issues

- The impact on other secondary schools in the district
- Sustainability of the construction of the development
- The need to retain a village theme and a mix of houses

RESOLVED that the scoping opinion comments identified in the report and the additional points made by members be forwarded to the applicant.

DC119

INTRODUCTION OF 1 APP NATIONAL PLANNING APPLICATION FORM-VALIDATION REQUIREMENTS

The Committee was informed that from 6 April 2008 the Government would be launching 1APP, the standard planning application form, to replace all existing types of planning application forms within England. As part of the process there would be new rules for the validation of applications and local authorities were required to adopt their own validation check lists of documents to be submitted with the application. A draft list had been prepared and put out for consultation and the Committee was advised of the comments received and the amendments that had been made.

RESOLVED that the Committee agree to the content of the validation check lists and adopt them as a formal requirement for validation of applications submitted under the new 1APP system.

DC120

HADSTOCK PARISH PLAN

The Committee received a copy of Hadstock Parish Plan that had been adopted by the parish council in June 2007. It had now been submitted to the District Council to become supplementary planning guidance and used in the consideration of all future development proposals affecting the parish.

Members commented that the plan covered more issues than just planning matters and asked that a copy be made available to relevant departments within the council

RESOLVED that the Council adopt the Hadstock 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.

DC121

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
Widdington House Wood End Widdington	Appeal against refusal to grant planning permission for erection of a 2.75m high galvanised core plastic covered chain link fence (dropping to 0.9m high for approx 13m) to enclose an area measuring not greater than 35m x 18m.	6-FEB-2008 DISMISSED	The Inspector concluded that the proposed tennis court would be outside the curtilage of the dwellinghouse and would intrude into open countryside where it would adversely affect the open rural character of the area.
Broomhill Cottage Latchmore Bank Great Hallingbury	Appeal against refusal to grant planning permission for described as betterment of existing access and provision of turning and hard standing area	20-FEB-2008 DISMISSED	The Inspector concluded that the change of use, provision of car parking and entrance walls and gates would be inappropriate development in the greenbelt. No 'very special circumstances' had been demonstrated to balance such harm.

DC122 PLANNING AGREEMENTS

The Committee noted the progress of outstanding Section 106 agreements.

The meeting ended at 3.55pm