

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 30 APRIL 2008**

Present:- Councillor J F Cheetham – Chairman.  
Councillor E C Abrahams, C A Cant, C D Down, K L Eden,  
E J Godwin, J I Loughlin, M Miller, J Salmon and C C Smith.

Officers in attendance:- M Cox (Democratic Services Officer), N Ford (Senior  
Planning Officer), C Oliva (Solicitor – Litigation and Planning),  
M Ovenden (Interim Head of Development Control).

**DC129 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors R Clover, J E Menell, D  
G Perry and L A Wells

Councillor Cheetham declared a prejudicial interest in application  
0210/08/FUL Stansted as she knew the owner of the land. She would leave  
the room and the Vice Chairman would take the chair for that item

Councillor Salmon declared a prejudicial interest in application 0210/08/FUL  
Stansted as his landlord was the owner of the land.

Councillor Smith declared a personal interest in application 0357/08/FUL Little  
Hallingbury as he had lived next door to the applicant many years ago.

Councillor C Dean declared a personal interest in application 0210/08/FUL  
Stansted as a member of Stansted Parish Council. She clarified that this  
proposal had come before the Parish Council two years previously when she  
had been Chairman. At that time she had not supported it and had asked the  
football club to look for sites elsewhere in the village. With regard to the  
current proposal she had made no statements either for or against, and had  
not predetermined the application.

**DC130 MINUTES**

The Minutes of the meeting held on 9 April 2008 were received, confirmed  
and signed by the Chairman as a correct record.

**DC131 SCHEDULE OF PLANNING APPLICATIONS**

**(a) Approvals**

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

**0238/08/OP Leaden Roding** – erection of two pairs of semi detached dwellings (including details of layout scale and access) – San Remo, Dunmow Road for Mr and Mrs Simpson.

**0308/08/FUL Little Chesterford** – linked research and development buildings – plots 600/700 Chesterford Research Park for Mr M Honour.

Subject to additional conditions for the submission and implementation of a landscaping scheme.

**0313/08/FUL Little Chesterford** – Deposit of soil to create new land forms – land at Chesterford Research Park for Norwich Union Life and Pensions.

Subject to an additional condition for the submission and implementation of a landscaping scheme and details of surface of car parks to aid permeability.

**0321/08/FUL Saffron Walden** – single storey detached dwelling with rooms in roof and attached garage – 23 the Wayback for Mr S Millership.

**0216/08/FUL Great Dunmow** – change of use from school to 3 dwellings and erection of 27 houses with car parking and garages. Demolition of remaining school buildings and construction of new pedestrian access – former Great Dunmow Primary School, Rosemary Lane for Bellwinch Homes Ltd

Subject to additional conditions requiring hand digging only in the area around the Wellingtonia for utilities and submission of details of windows and render for the affordable units.

Also, an informative note suggesting the relocation of the Oak Trees rather than removal.

*Mr Bailey spoke in support of the application.*

**0381/08/FUL Saffron Walden** – loft conversion with 4 dormer windows to front elevation – 1D Church Street for Mr P Menell.

## **(b) Refusals**

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

**0210/08/FUL Stansted** – Change of use from agricultural land to playing field and erection of changing room/club house facility – field adjacent to the pond, Bentfield Green for Stansted Junior Football Club

Reasons: Poor access, unacceptable parking provision, inappropriate development, amenity of neighbours, impact on the conservation area, the Metropolitan Green Belt and the open countryside and the impact of the use the club house in relation to visual appearance and noise.

*Mr Williams and Ruth Clifford spoke against the application. Tom Williams spoke in support of the application.*

*Councillors Cheetham and Salmon left the room for the consideration of this item*

**0357/08/FUL Little Hallingbury** – demolition of commercial building. Erection of dwelling and conversion of existing building into garage/store an new vehicular access – Little Bursteads Farm, Sawbridgeworth Road for Mr S Padfield.

**c) Deferment**

RESOLVED that the following application be deferred.

**2258/07/DFO Takeley** – details following outline UTT/0816/00/OP for 46 affordable units with associated landscaping – Phase 9, Priors Green Dunmow Road for Countryside Properties.

Reason: to report back to a future meeting following clarification on the number of affordable units.

DC132

**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
Land adjacent to the Barn Tye Green Elsenham	Appeal against refusal to grant planning permission for retention of the use of the land for the siting of three containers and storage of builders' materials in association with the occupiers of The Barn	17-MAR-2008 DISMISSED	The Inspector concluded that the use was inappropriate for a rural area and would encourage coalescence in this sensitive area around the airport. He was not persuaded by the points put forward by the appellant in support of the proposal.
The Monkey Puzzle Belmont Hill Newport	Appeal against refusal to grant planning permission for Refurbishment of existing shop and conversion of flat into 2 no. 1	3-APR-2008 ALLOWED  Page 3	The Inspector concluded that parking requirement for the existing use was similar to that of the proposed use and even though there is no on site parking the net impact on roadside parking in the locality would be

	bedroom flats		negligible.
New Farm Waterwick Hill Langley Lower Green	Appeal against refusal to grant planning permission for proposed replacement dwelling	28-MAR-2008 DISMISSED	The Inspector concluded that the proposal was unacceptable, referring to it as large, imposing, a strident feature, and likely to be dominating in the landscape.
New Farm Waterwick Hill Langley Lower Green	Appeal against refusal to grant planning permission for proposed replacement dwelling	28-MAR-2008 ALLOWED	The Inspector concluded that in comparison to appeal A above this proposal was considerably reduced and would be readily absorbed into the countryside.
115 Cambridge Road Stansted	Appeal against refusal to grant planning permission for construction of a new one bedroom bungalow	10-APR-2008 ALLOWED	The Inspector concluded that the small bungalow would not adversely affect the locality or surrounding properties.
115 Cambridge Road Stansted	Appeal against refusal to grant planning permission for erection of a two bedroom detached dwelling formation of access and provision of 2 car parking spaces	10-APR-2008 DISMISSED	The Inspector concluded that proposed dwelling would be prominent, out of keeping and cramped.

**DC133 ENFORCEMENT REPORT**

The Committee noted the list of outstanding enforcement cases

**DC134 PLANNING AGREEMENTS**

Members noted the schedule setting out the current position regarding outstanding Section 106 agreements.

The meeting ended at 4.20pm