

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 11 JUNE 2008**

Present:- Councillor Cheetham – Chairman .
Councillors R Clover, C M Dean, C D Down, K L Eden, J I
Loughlin, M Miller, D G Perry, J Salmon, C C Smith and L A
Wells.

Officers in attendance:- K Benjafield, M Cox, N Ford, T Morton, C Oliva
M Ovenden and R Proctor.

DC15 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E C Abrahams, C A
Cant, E J Godwin and J E Menell.

Councillors Eden and Perry declared a personal interest in applications
0385/08/FUL and 0778/08/LB Saffron Walden as a member of Saffron
Walden Town Council.

Councillors Clover and Miller declared a personal interest in applications
1910/07/FUL, 0406/08/FUL and 0399/08/FUL Great Dunmow as a member
of Great Dunmow Town Council.

DC16 MINUTES

The Minutes of the meeting held on 21 May 2008 were received, confirmed
and signed by the Chairman as a correct record.

DC17 LAND AT CHURCH FIELD ASHDON

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

The Rural Housing Trust had been granted a number of planning
permissions for affordable housing on Council-owned land at Ashdon. This
had been subject to a S106 legal agreement part of which required that land
transferred to the District Council should be laid out as public open space.
Once this had been carried out to an acceptable standard the District
Council would cede the land to the Parish Council.

It was reported that in a number of respects the work had not been carried
out to the standard required. The District Council was progressing
enforcement of the S106, but the Parish Council still wanted to take on the
land in its current state.

Gail Skillings from Ashdon Parish Council spoke to the Committee. She said
that she had met officers on site in February and the only mention at that

time had been the requirement for tree clearing and wooden posts. The Parish Council had spent months raising £35,000 to put play equipment on the site and any delay would increase the cost of this by another £3,000.

The legal officer explained that officers had waited until 20 May to inspect the site as that was the deadline for the housing association to carry out the work. She said that the land could be transferred to the Parish Council with a condition that it enforced the agreement.

In answer to a question from Councillor Loughlin it was confirmed that once transferred the land would be entirely the responsibility of the Parish Council. The only possible implications for the District Council could be a challenge to the Council's decision to transfer the land.

Members commented that there did not appear to be much work required at the site and the Parish Council would certainly have the safety of the children as its main concern. However, they would like to ensure that the dip in the area around the balancing pond was made safe.

RESOLVED that the land be transferred to the Parish Council with the condition that the Section 106 agreement be enforced to ensure the satisfactory completion of the necessary works.

DC18

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.

0854/08/FUL Stansted – 4 one bedroom flats – Garage Site Land adjacent 54 Manor Road for Flagship Housing Group.

1910/07/FUL Great Dunmow – 6 dwellings with garages and highway works – Sector 1 Emblems 2, Land to the North of Godfrey Way, Woodlands Park for Wickford Developments Co. Ltd

Subject to an additional condition requiring protective fencing around the trees and hedges during construction.

0406/08/FUL Great Dunmow – 34 affordable dwellings, car parking, cycle and bin stores, boundary treatment, landscaping, foul and surface drainage and amendment to planning permission UTT/0392/05/DFO – Sector 3 Woodlands Park for Wickford Development Company.

Subject to an additional condition requiring the provision of a bin store/collection point.

0399/08/FUL Great Dunmow – 17 dwellings and associated estate roads, footpaths, garages, car spaces, foul and surface drainage, boundary

treatment and landscaping including provision of landscape margin to north west by-pass.

0430/08/DFO Takeley – Details following outline application (UTT/1000/01/OP) for erection of aircraft maintenance hangar with ancillary office and training facility, warehouse and associated parking and landscaping – Land part of Site D long border road for Ryanair Ltd

0786/08/FUL Ashdon – change of use from agricultural land to community playing field – land adjacent All Saints Close for Mr D Green.

0778/08/LB Saffron Walden – secondary glazing to windows – 56 Gold Street for Mr J Roos.

(b) Refusals

RESOLVED that the following applications be refused for the reasons set out in the officers report

0385/08/FUL Saffron Walden – redevelopment to provide 88 dwellings, pocket park and associated open space, car parking, landscaping and new access – land to the east of the former Bell Language School, Peaslands Road for British and Foreign Society.

Subject to an additional reason for refusal: the application failed to provide a satisfactory solution to surface water drainage on the site.

Councillor Ketteridge and Steve Morgan spoke against the application. Peter Biggs spoke in favour of the application.

0356/08/FUL Great Hallingbury – erection of 10 bedroom accommodation as part of existing hotel – Great Hallingbury Manor Hotel – Escape Hotels (UK) Ltd.

0799/08/FUL Felsted – 7 dwellings, new vehicular access and alteration of existing access and demolition of existing building – Lyndfields, Bannister Green for Mr S Wheelhouse.

Reasons: Over intensification of the site. Impact on the quiet lane and impact on the hedge.

Councillor Bellingham-Smith and Lee Prowse spoke against the application.

0375/08/FUL Great Hallingbury – alterations and extensions to existing hotel, alteration to vehicular and pedestrian access – Yew Tree Farm, TileKiln Green for Mr L Marcelo.

0243/08/FUL Clavering – erection of detached four bay cart lodge and store – Barnsford Further Ford End for Mr and Mrs Baker.

Seb Valance spoke in support of the application.

(c) Planning Agreements

0670/08/OP Little Canfield – erection of 6 dwellings (including layout and access) Land adjacent the Rest, Dunmow Road for Goldsand Estates.

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 for a bin collection point, the protection of hedgerow during construction and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure contributions to social, amenity and infrastructure requirements and to link the site with the larger development preventing its development in isolation.

DC19

BARN 1 WICKEN HALL WICKEN BONHUNT

At the meeting on 16 January 2008, Members resolved to grant planning permission for the conversion of a barn to a residential dwelling subject to a condition requiring the ridge height of the garage building to be reduced. A revised drawing had been submitted showing reduction of around 400mm from the scheme previously presented to Members. The revised submission had reduced the pitch to the lowest degree possible to enable the use of traditional roofing materials.

RESOLVED that the Committee agree the revised design and confirm that it meets the requirements of condition C.17.1 imposed on consents granted under references UTT/1708/07 AND UTT/1711/07/LB.

DC20

APPLICATION 1554/07/DFO – LAND SOUTH OF SPRINGFIELDS GREAT DUNMOW

Members were advised that the application was received by the local planning authority on 30 August 2007 but following the failure to determine it within the statutory timescales, the applicant had submitted an appeal to the Planning Inspectorate on the grounds of non-determination. An Inquiry was due to be held later in the year. The report set out the planning issues and Members were asked to consider whether they would have determined the application in accordance with the recommendation in the report.

RESOLVED that if application 1554/07/DFO had come before the Committee to determine it would have been refused for the following reasons

1. The proposed design of the buildings would be unacceptable as through their size, form, shallow roof pitches, wide spans and use of materials would fail to have regard to the local vernacular, the adjacent Conservation Area or the existing buildings surrounding the site.
The layout of the proposal would also be unacceptable, failing to provide a socially balanced scheme, which would segregate the

affordable housing from the market housing. There would be no relationship with the existing housing surrounding the site as a result of the units adjacent to the northern and eastern site boundaries facing into the centre of the site with their rear elevations facing the existing housing.

The properties in general have not been designed to Lifetime Homes Standards and no units are fully wheelchair accessible as required by adopted SPD – Accessible Homes and Playspace. The proposal would therefore fail to provide an environment which meets the reasonable needs of all potential users.

The proposed garden areas to the majority of the market housing would be insufficient in size in relation to four and five-bedroom properties and in relation to some units, would be poor in terms of usability as they would be north facing with significant areas of planting. The proposed two-bedroom flats would have inadequate amenity areas provided for them with only areas of land between the buildings, roads and parking areas available contrary to the provisions of the Essex Design Guide.

The proposed units would result in the loss of privacy by virtue of the overlooking of private garden areas to both existing properties and between proposed properties on the site. In addition the layout of the units on the site would enable views between a number of the proposed properties resulting in a loss of privacy to the occupiers of these units.

The four-storey properties located adjacent to the eastern site boundary would have an overbearing impact when viewed from the existing neighbouring properties at New Street Fields.

In sufficient bin storage areas have been indicated on the plans to accommodate the three bins per unit required for the market housing. This would lead to bins being left out to the front of the units to the detriment of the visual appearance of the development.

For the above reasons the proposal is contrary to the requirements of ULP Policy GEN2 and adopted Supplementary Planning Document – Accessible Homes and Playspace and the Essex Design Guide which has been adopted as Supplementary Planning Guidance.

2. The proposal would fail to provide an affordable housing scheme which would meet the local need. It would not comply with the requirements of the Housing Needs Survey or the criteria of condition 7 attached to the outline permission and would be contrary to the requirements of ULP Policy H9.
3. The level of parking provision for the overall development is unclear due to conflicting information contained in the application however the highest level, which is that indicated on the drawings, is insufficient given the constraints regarding the provision of public transport within the District and the restricted services and employment opportunities available within the Town Centre. The low level of parking provision is not appropriate for this location and would fail to comply with ULP Policy GEN8.
4. The proposed development fails to meet sustainability requirements.

DC21

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
Hunters Moon High Easter Road Barnston	Appeal against refusal to grant planning permission for first floor rear extension to existing dwelling	6 May 2008 ALLOWED	The Inspector didn't share the authority's concern about the size of the extension and concluded that it would be subservient to the existing dwelling and satisfactory.
Bustard House Bustard Green Lindsell	Appeal against refusal to grant planning permission for retrospective application for side/rear extensions and alterations to dwelling	1 May 2008 ALLOWED	(NB This appeal related to the retention of a scheme that was different from that approved in 2005). The Inspector concluded that the design of the as built works was superior to the permitted scheme and was less concerned about the size of the extensions.
Applebees Cottage, Hampit Road Arkesden	Appeal against refusal to grant planning permission for two storey rear extension	21 May 2008 ALLOWED	The Inspector concluded that the size and design of the extension were satisfactory.

DC22

PLANNING AGREEMENTS

The Committee noted the current position regarding outstanding Section 106 agreements.

DC23

ENFORCEMENT OF PLANNING CONTROL PROGRESS REPORT

The Committee noted the report of outstanding enforcement cases.

The meeting ended at 5.15pm