

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 2 JULY 2008**

Present:- Councillor E J Godwin – Vice Chairman in the Chair.  
Councillors EC Abrahams, C A Cant, 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:- M Cox (Democratic Services Officer), N Ford  
(Senior Planning Officer), M Perry (Assistant Chief Executive) M Ovenden  
(Interim Head of Development Control) and A Webb (Interim Director of  
Central Services).

**DC24 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors R Clover, J F  
Cheetham and J E Menell.

Councillors C M Dean declared a prejudicial interest in agenda item 8 as  
she was the owner of the property in which the tree was situated. She also  
declared a personal interest in item 4 as a member of SSE and the National  
Trust.

Councillors Godwin declared a personal interest in agenda item 4 as a  
member of SSE.

**DC25 MINUTES**

The Minutes of the meeting held on 11 June 2008 were received, confirmed  
and signed by the Chairman as a correct record.

**DC26 STANSTED G2 APPLICATIONS REQUEST FOR FURTHER  
INFORMATION**

The Committee was asked to give delegated authority for officers to seek  
further information from the applicants about the environmental effects of the  
G2 planning applications and related proposals.

RESOLVED that the Interim Chief Executive and Director of  
Development be authorised to issue a notice under Regulation 19 of  
the Town and County Planning (Environmental Impact Assessment)  
England and Wales) Regulations 1999 requiring further information  
from the applicants BAA Ltd and Stansted Airport Ltd in respect of the  
Environmental Statement forming part of the Generation 2 planning  
applications and related proposals.

**DC27 BUDGET MONITORING 2008/09**

The Committee received the first budget monitoring report for the financial  
year 2008/09. There was currently a projected under spend on the  
committee budget but members noted that it was early in the financial year

and more meaningful monitoring figures would be produced as the year progressed.

It was noted that the budget for planning enforcement would be removed from this committee as enforcement was now to be provided from a central unit. Members expressed some concern about the effect that this would have on the provision of the planning enforcement service. The Assistant Chief Executive said that the skills of the officers in the team could be applied to all areas of the Council's enforcement. An additional member of staff was being recruited and he felt that a central unit would be an effective way of providing the enforcement service.

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.

**0865/08/FUL Leaden Roding** – 5 dwellings and garages – The Windmill Café Stortford Road for Devere Homes Ltd.

Subject to additional conditions for details of bin storage and submission of details of landscaping.

**0686/08/FUL Margaret Roding** – detached dwelling – White Hall Chelmsford Road for Mr T Whirledge.

**0675/08/FUL Radwinter** – agricultural building for agricultural storage and demolition of existing grain bins – Great Brockholds Farm for Mr A Cavey.

### **(b) Refusals**

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

**2287/07/FUL Takeley** – Demolition of two semi detached houses and erection of 14 dwellings with parking, new pedestrian access and alteration of vehicular access – 1 & 2 Broadfield Villas, London Road for David Wilson Homes.

**2288/07/OP Takeley** – 12 dwellings – Willow Tree Cottage Broadfield Road for Go Homes Ltd.

Reason: inadequate access, overdevelopment due to poor access.

**0704/08/FUL Hatfield Heath** – new dwelling – Stonebridge farm Chelmsford Road for Mr S King.

*Ann King spoke in support of the application*

**(c) Planning Agreements**

**0776/08/FUL Great Dunmow** – 3 Storey extension for 38 bedrooms and restaurant – Travelodge, Hoblongs Industrial estate, Chelmsford Road for Travelodge/Aldis of Barking.

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

- Submission and implementation of landscaping scheme
- Wheel washing during construction
- A footpath along the front of the site
- Parking for powered 2 wheeler and bicycles.

and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to achieve a financial contribution of approximately £25,923 towards improvements to the junction of the B184 & A130.

It was further RESOLVED that a letter be sent to ECC emphasising that the road improvements to the junction should be an urgent priority and suggesting that there should be measures to deter lorry parking on the site.

*Councillors Smith and Miller declared personal interests as members of Great Dunmow Town Council.*

DC19

**TREE IN GROUND OF 49 RECREATION GROUND STANSTED**

*Councillor C Dean left the meeting for the consideration of this item*

A request had been received to fell an acacia tree in the grounds of 49 Recreation Ground Stansted. The tree had been inspected and was found to be in poor general health. It was not considered to be of an amenity value worthy of being given protection under a tree preservation order.

RESOLVED that no objection be raised to the felling of the acacia tree at 49 Recreation Ground Stansted.

DC20

**ADVANCED REPORT OF ISSUES RELATING TO PLANNING APPLICATION UTT/0615/08/OP LITTLE CANFIELD**

An application had been received for a new village hall and associated parking, play space, village Green, services allotment and residential development at Little Canfield Village Hall. Members were asked if there were additional matters that they would like to be considered before the drafting of a final committee report with a recommendation. The following issues were raised:-

- The possible provision of a roundabout at the access to the site.
- Consider swapping the position of the car park and the village hall.

- Impact on the trees and clarification of the trees to be retained.
- The number of car parking spaces for the village hall.
- Juxtaposition of the affordable units and car park.
- Take account of the village referendum.
- Obtain opinion of Housing department on the tenure and size mix required in Takeley/little Canfield.
- Impact on back gardens facing the road
- Impact of large development on small area
- Sustainability
- Intended purpose of car park use
- Consider the density of the housing element of the site.
- Ask for guidance from ECC about speed limit on the road
- Impact on the houses on the opposite side of the road

## DC21 **APPEAL DECISIONS**

The Committee noted the following appeal decisions which had been received since the last meeting.

LOCATION	DESCRIPTION	DATE & APPEAL DECISION	SUMMARY OF DECISION
Land to the north of Debden Road and Newport Fire Station Newport	Appeal against refusal to grant planning permission for single storey dwelling with detached double garage	27 May 2008 DISMISSED	The Inspector concluded that the appellant's claim that the site should have been within development limits was misplaced as the position should be determined by local plan review and not ad hoc applications, nor was appropriate to permit a new dwelling in the floodplain.
5 Crix Green Villas Felsted	Appeal against refusal to grant planning permission for erection of an extension to existing dwelling	13 Jun 2008 ALLOWED	The Inspector concluded that the extension would not have a material impact on the amenity of the neighbouring property.
Manns Cottage High Easter Road High Easter	Appeal against refusal to grant planning permission for part two storey rear extension with small bay window with a pitched roof	16 Jun 2008 DISMISSED	The Inspector was fully supportive of the Council's policies and the SPD on extensions and concluded that the proposal failed to meet its requirements and was unacceptable.
The Green Garages Cambridge Road	Appeal against refusal to grant planning	13 Jun 2008 ALLOWED	The Inspector appreciated the Council's concern about intensification but concluded that

Newport	permission for use of existing offices, currently used in connection with the building's use for non commercial storage purposes, for commercial offices as defined within class A2 of the Use Classes Order 2005		the very modest floorspace of the building (which is next to the road and the railway line) meant that there would be no material harm caused by removing the condition.
Yew Tree Farm Tile Kiln Green Great Hallingbury	Appeal against refusal to grant planning permission for alteration and extension to existing bed and breakfast hotel with new access and parking area	11 Jun 2008 DISMISSED	The Inspector concluded that the development would have a substandard access which would create highway dangers and the proposal provided inadequate information about the impact on protected species. *
Lovecote lodge Chickney Road Henham	Appeal against refusal to grant certificate of lawful use for occupation of dwelling without complying with agricultural occupancy condition.	10 Jun 2008 ALLOWED	The Inspector concluded that sufficient information had been submitted by the applicant to prove on the balance of probability that the condition had been breached for ten years and therefore a certificate should be granted.
Walthams The Broadway Great Dunmow	Appeal against refusal to grant planning permission for garage court and outbuildings to existing dwelling; widening and improvement of driveway bellmouth to Essex County Council Highway	9 Jun 2008 ALLOWED	The Inspector concluded that the proposed building would not have an adverse effect on the character of the site or the locality.*

	standards		
Green Acres Rickling Green Rd Rickling	Appeal against refusal to grant planning permission for new roof and attic accommodation, side extension, detached garage and rear extension	6 Jun 2008 ALLOWED	The Inspector concluded that the existing building was on no merit, that the proposal was sizeable and was unconcerned about the apparent conflict with policy on extensions and energy efficiency. *
Orchard House Lukins Drive Great Dunmow	Appeal against refusal for proposed is demolition of existing garage, erection of replacement garage and erection of one detached house and garage	9 Jun 2008 DISMISSED	The Inspector concluded that the proposed dwelling would be too big and dominant.*
Quoins Farm Barnston Dunmow	Appeal against refusal to grant planning permission for proposed is a stock tunnel (retrospective)	5 Jun 2008 DISMISSED	The Inspector concluded that the polytunnel was visually intrusive in the countryside, not likely to be mitigated by planting in any reasonable timescale.
Foxreach Stocking Green Radwinter	Appeal against refusal to grant planning permission for add bedroom in new roof space above double garage (approved under UTT/1149/07/F UL)	28 May 2008 ALLOWED	The Inspector concluded that the proposed additions were satisfactory.
Tingates Delfits Lane Tilty Duton Hill	Appeal against refusal to grant planning permission for conversion of redundant barn to residential unit and extension to cart lodge garage	29 May 2008 ALLOWED	The Inspector concluded that design of the conversion was acceptable; that the site is within convenient distance of services in Dunmow and Thaxted. He thought the marketing (to assess demand for non residential uses) was poor but sufficient.
Plot adjacent No	Appeal against	2 Jun 2008	The Inspector concluded that the

3 Butchers Pasture Little Easton	refusal to grant planning permission for side extension to existing approved scheme	DISMISSED	proposed extension would be bulky and harmful to the simplicity of the approved scheme.*
Plot adjacent No 3 Butchers Pasture Little Easton	Appeal against refusal to grant planning permission for revised dwelling	2 Jun 2008 ALLOWED	The Inspector concluded that the proposal was an satisfactory as the approved scheme.*
Lees Farm Cottages Salts Green Good Easter	Appeal against refusal to grant planning permission for alterations to front and side elevation windows	4 Jun 2008 DISMISSED	The Inspector concluded that the proposed window designs would be unacceptably damaging to the character of the listed building.
Hyde Farm Gallows Green Dunmow	Appeal against refusal to grant planning permission for erection of a stable block	6 Jun 2008 ALLOWED	The Inspector concluded that the proposed stable block would be of traditional design and would form a suitable grouping with the main dwelling.
The Cedars Pharisee Green Dunmow	Appeal demolition of existing bungalow and erection of new 1 ½ storey four bedroom dwelling & change of use of land to residential & erection of 3 bay detached cart shed	5 Jun 2008 DISMISSED	The Inspector concluded that the proposed replacement dwelling would be too big and dominant in the countryside and therefore fail the requirements of adopted policy.
The Paddocks Pledgdon Green Henham	Appeal against refusal for one and a half storey extension to form study and guest bedroom	5 Jun 2008 ALLOWED	The Inspector concluded that the proposed extension would be modest unobtrusive and acceptable.

The meeting ended at 4.10 pm