

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 23 JULY 2008**

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

Officers in attendance:- L Bunting (Democratic Services Officer), T Morton
(Principal Planning Officer), M Ovenden (Interim Head of
Development Control) and Jeremy Pine (Planning Policy/ DC
Liaison Officer)

DC32 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors M Miller and
D G Perry.

Councillor C M Dean declared a personal interest as a member of SSE and
the National Trust.

The Chairman declared non-prejudicial interest in application 0615/08 as
she had attended a meeting where it had been discussed.

Councillors E J Godwin declared a personal interest as a member of SSE.

Councillor C D Down declared a personal interest as a member of CPRE.

Councillor K L Eden declared a non-prejudicial interest in application
0920/08 as it was in his ward.

Councillor J E Menell declared a non-prejudicial interest in application
0652/08 because of her connection with Buffy Bus.

DC33 MINUTES

The Minutes of the meeting held on 2 July 2008 were received, confirmed
and signed by the Chairman as a correct record, subject to the amendment
of the minute numbers which were incorrect.

DC34 BUSINESS ARISING

(i) Minute DC26 – Stansted G2 Applications

The Planning Policy/ DC Liaison Officer reported that the Secretary of State
had called in all applications and orders included under G2. He said that the
timetable for the inquiry was ongoing, with an initially proposed start date of
13 January 2009. The Council had the right to refuse that date and would
make a decision on this after a meeting with counsel later this week. The

Planning Policy/ DC Liaison Officer also reported that any letters or representations from interested parties might need to be resent to the Planning Inspectorate.

The Chairman said that there was an urgent need to publicise about the resending of letters. Councillor Menell said that parish councils would need to be informed as soon as possible because of the tight deadlines. The Planning Policy/ DC Liaison Officer confirmed that information was being sent to all parishes and interested parties this week. He also said that anyone wishing to take part in the inquiry had to complete a registration form by 15 August 2008. Any new representations received up to 26 September would be taken forward to the inquiry.

Members requested that a workshop be arranged to update them on the current situation.

DC35

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.

0920/08/FUL Saffron Walden - Erection of 79 bedroomed care centre to replace existing nursing home – Stanley Wilson Lodge, Four Acres for Excelcare Equities Co.

Subject to applying a note about decanting occupiers and re-occupying the new building.

0652/08/FUL Saffron Walden – Change of use of car parking spaces to hand car valeting operation, siting of a cabin to house water recycling system and canopy plus associated works – Tesco Stored Ltd, Radwinter Road for Tesco Stores Ltd.

(b) Refusals

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

0615/08/FUL Little Canfield - Outline planning application included access for new village hall and associated parking, playspace, village green, service allotments. Residential development – Little Canfield Village Hall, Stortford Road for Miss M Ayton

Subject to including reference to the loss of an oak tree in refusal reason 2.

Mr S Bolden, Mr K Wooding and Mr J Long spoke in support of the above application.

0930/08/OP Little Canfield – Demolition of existing dwelling and motel and erection of a maximum of 14 no. dwellings with all matters reserved – Land at Stansted Motel and 2 Hamilton Road for Dales Development Ltd.

Subject to the inclusion of highways reason concerning entrance from B1256 not Hamilton Road.

0929/08/OP Little Canfield – Outline application for demolition of existing dwelling and erection of maximum 7 no. dwellings with all matters reserved – 2 Hamilton Road for Dales Development Ltd.

Subject to the inclusion of highways reason concerning entrance from B1256 not Hamilton Road.

0827/08/FUL Great Hallingbury – Construction of 2 no. detached dwellings and 4 no. semi detached dwellings. Alteration to access and demolition of 2 no. dwellings – Newlands and Woodland Cottage, Church Road for Mr and Mrs Rawlings.

Subject to the amendment of Building G to Building B.

DC38

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
The Durrells Elsenham Road Stansted	Appeal against refusal to grant planning permission for erection of a single storey extension consisting of utility room, garden room/play room and bathroom with WC	18 June 2008 DISMISSED	The Inspector concluded that the building would appear bulky, incongruous and intrusive in the countryside. The Inspector was not persuaded that a building that could be erected under permitted development rights would be comparable and noted that a permitted development building would need to be significantly lower. (RH)
Muntjack Nurseries Puddlewart Lane Ashdon	Appeal against refusal to grant planning permission for change of use of land for the siting of a mobile home	18 June 2008 DISMISSED	The Inspector concluded that the applicant had failed to demonstrate that there was an essential need for residential accommodation on the site and also that the proposed accommodation would be occupied by someone involved in off site activities. (AP)

DC39 **ENFORCEMENT SCHEDULE**

The Committee received the schedule setting out current enforcement cases.

DC40 **WORKSHOPS AND MEMBERS' TOUR OF THE DISTRICT**

The Chairman said that the workshop today on Planning and Affordable Housing had been very interesting. It was suggested that a workshop on sustainable developments and enforcement might be arranged.

It was also suggested that a Members' tour of the District be arranged to visit some of the developments which had been completed. Members also asked to be updated on developments which were not yet finished, such as Rochford Nurseries, because of stoppages in the building trade. The Interim Head of Development Control agreed to compile a list.

The meeting ended at 3.29 pm