

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 3 SEPTEMBER 2008**

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

Officers in attendance:- K Benjafield (Senior Planning Officer), M Cox
(Democratic Services Officer), T Morton (Principal Planning
Officer), M Ovenden (Interim Head of Development Control)
and M Perry (Assistant Chief Executive).

DC44

APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor C A Cant.

Councillor Loughlin declared a prejudicial interest in application
1148/08/FUL Stansted as she knew the objectors and lived in Blythwood
Gardens. She also declared a personal interest in application 0976/08/FUL
Stansted as the applicant was a fellow member of Stansted Parish Council.

Councillor Salmon declared a prejudicial interest in application 0976/08/FUL
Stansted as the applicant was a personal friend.

Councillor C Dean declared a personal interest in application 0976/08/FUL
Stansted as the applicant was a fellow member of Stansted Parish Council
and in application 1148/08/FUL Stansted as the objectors were known to
her.

Councillor Clover and Councillor Smith declared a personal interest in the
Dunmow applications as members of Great Dunmow Town Council.

Councillor Miller declared a prejudicial interest in application 1105/08/FUL &
1106/08/CA Great Dunmow as he was the applicant.

The Interim Head of Development Control stated that he had relatives that
lived close to the site of application 0601/08/FUL Great Dunmow. He had
not been involved with the scheme and would leave the room whilst the
application was being considered.

DC45

MINUTES

The Minutes of the meeting held on 13 August 2008 were received,
confirmed and signed by the Chairman as a correct record, subject to the
inclusion of Councillor Smith in the list of apologies.

DC46

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.

1) 0601/08/FUL & 2) 0608/08/CA Great Dunmow – 1) demolition of 39 the Causeway and erection of 1 2-bedroom and 6 3-bedroom houses 2) demolition of 39 the Causeway – 39 the Causeway and land rear of 37 & 41-49 the Causeway for Niro Developments Ltd.

Subject to an amendment to condition 27 to restrict the obscure glass to the upper floor of the north elevation, and additional conditions; to widen the access to enable fire engine access and for details of the bin store.

Bob Osborn spoke in support of the application.

1) 1105/08/FUL & 2) 1106/08/CA Great Dunmow – demolition of barn and erection of building with undercroft parking – Land rear of 11 Market Place for Mr M Miller.

Councillor Miller left the meeting for the consideration of this item.

1148/08/FUL Stansted – new garage to side of existing dwelling, vehicular access and new dwelling to rear of existing property – 66 Silver Street for Mr A McPherson.

Subject to a cross section condition.

Councillor A Dean and Mr Archer spoke against the proposal. Mr McPherson spoke in support of the proposal.

Councillor Loughlin left the meeting for the consideration of this item.

(b) Refusals

0926/08/FUL Takeley – demolition of semi detached dwelling and ancillary buildings and erection of 14 dwellings, vehicular access and associated works – 1 & 2 Broadfield Villas, Dunmow Road for David Wilson Homes Ltd.

Peter Biggs spoke in support of the application.

(c) Deferment

0976/08/FUL Stansted – Front, side and rear extension and demolition of existing garage – 27 Brewery Lane for Mr J Rich.

Reason: for the preparation of conditions to accompany a recommendation for approval at the next meeting

Mr Rich spoke in support of the application.

Councillor Salmon left the room for the consideration of this item

(c) Planning Agreements

RESOLVED that the Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to an amendment to condition 14 to require a scheme of mitigation for bats; additional conditions in relation to barn owls and archaeological recording and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure barn 2 being tied to barn 1 with the prevention of separate sale and barn 3 being tied to Lakehouse Farm with the prevention of separate sale or use as a separate dwelling.

DC47 PLANNING AGREEMENTS

The Committee noted the schedule of outstanding Section 106 agreements.

DC48 APPLICATION 0184/08/FUL - HARMANS YARD GREAT DUNMOW

The Chairman agreed to the consideration of this item on the grounds of urgency because the papers for the appeal had to be submitted before the next meeting of the Committee.

The Committee was informed that the applicant had appealed against the refusal of this application and had requested that the case be heard by means of an informal hearing. As the application had been refused contrary to the officer's recommendation it was necessary for a member to attend the hearing and explain the reasons for the Committee's decision.

RESOLVED that Councillors Godwin and Smith liaise with officers regarding the statement and either member be authorised to attend the hearing on behalf of the Committee

i

The meeting ended at 4.40pm