

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 24 SEPTEMBER  
2008**

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

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

**DC49 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor E J Godwin, M Miller  
and C Smith.

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

Councillors Perry and Eden declared personal interests in the Saffron  
Walden applications as members of Saffron Walden Town Council.  
Councillor Eden also had a personal interest in application 1293/08/FUL  
Saffron Walden as a Director of Saffron Walden Museum Society Ltd.

Councillor Loughlin declared a personal interest in application 0976/08/FUL  
Stansted as the applicant was a fellow member of Stansted Parish Council.

Councillors C Dean and J Loughlin declared a personal interest in  
application 0976/08/FUL Stansted as the applicant was a fellow member of  
Stansted Parish Council.

Councillor Cheetham declared a personal interest in application  
0976/08/FUL Stansted as the applicant had been a fellow candidate at the  
last District Council elections.

**DC50 MINUTES**

The Minutes of the meeting held on 3 September 2008 were received,  
confirmed and signed by the Chairman as a correct record, subject to the  
inclusion of the fact that the Interim Head of Development Control had left  
the meeting during the consideration of application applications  
0601/08/FUL and 0608/08/CA Great Dunmow.

**DC51 BUDGET MONITORING REPORT**

The Committee received the second budget monitoring report for the  
financial year 2008/09. It was noted that overall the Committee's net

spending to the end of August was under spent by £72,155 and the report explained the reasons for this. A further report would be submitted to the committee in November and Heads of Division with budgets 10% higher or lower than the profiled budget would report to the committee as to where the overspends would be funded from.

## DC52 **APPLICATIONS WITHDRAWN**

It was noted that applications 1031/08/FUL Saffron Walden and 112/08/FUL Stansted had been withdrawn.

## DC53 **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.

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

*Councillor Salmon left the meeting for the consideration of this item.*

### (b) **Refusals**

**1295/08/DFO Saffron Walden** – Details following outline permission UTT/0426/08/OP for erection of new dwelling – site to the rear of 125 Thaxted Road for Acorn Developments.

Reason: poor design.

*Brian Christian spoke in support of the application. Brian Watson (Town Council) spoke against the application.*

### (c) **Authority to Director of Development**

**1124/08/DFO Takeley** – Details following outline planning permission UTT/0816/00/OP for the construction of 38 dwellings comprising 30 affordable housing and 8 private for sale units associated landscaping – Phase 9, Priors Green Dunmow Road for Countryside Properties.

RESOLVED that the Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to notifying adjacent neighbours of the revised plans and additional conditions relating to secured by design and the omission of the footpath link through the buffer zone.

*Margaret Duke spoke against the application. Pat Stroud spoke in support of the application.*

**(d) District Council Application**

RESOLVED that pursuant to the Town and Country Planning (General) Regulations 1992, permission be granted for the development proposed subject to the conditions recorded in the officer's report.

**1293/08/DC & 1294/08/LB Saffron Walden** – Demolish and rebuild section of retaining wall – Saffron Walden Museum, Museum Street for Uttlesford District Council

**(e) Site Visits**

**0998/08/FUL Great Canfield** – Long stay caravan pitch for one gypsy family – Canfield Drive, Canfield Road for Mr T Boswell.

Reason: to assess the impact on the surrounding area.

*Mr Vincent (Parish Council) spoke against the application.*

DC54

**APPEAL DECISIONS**

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Little Poplars White Roding	Appeal against refusal to grant planning permission for Erection of a two storey side extension	18 July 2008 ALLOWED	The Inspector concluded that the extension for the house was of a better design than one that has a live permission. The Inspector made adverse comments about the condition requiring costs effective energy saving measures and did not impose it. (RH)
CE Funston Ltd Arkesden Road Clavering	Appeal against refusal to grant planning permission for the change of use and new building to form 11 no. light industrial and office units without complying with conditions 13 and 16 attached to planning permission ref UTT/1463/07/FUL dated 12 Aug 2008	18 July 2008 DISMISSED	The Inspector concluded that the proposed external storage would be harmful to the character of the village and the proposed parking and turning arrangements would be unacceptable.(RH)

Land at Emson Close Saffron Walden	Appeal against refusal to grant planning permission for residential development (9 flats) and retail floor space (555m <sup>2</sup> )	23 July 2008 ALLOWED	The Inspector concluded that the Council was right to object to the 'random' mix of dormers on each unit and conditioned a more appropriate mix; he also agreed that some elements of the design of the freestanding block were poor but that it could be tidied up by condition. He thought that the new building would improve the barren appearance of the current car park, hide some poor local views and add an interesting building that would safeguard the setting of listed buildings. He thought that the provision of a lift was necessary and because no evidence against its provision had been submitted he required its inclusion by condition. (RT)
Woodview Warren Close Smiths Green Takeley	Appeal against refusal to grant planning permission for two bedroom bungalow	24 July 2008 DISMISSED	The Inspector concluded that the proposed bungalow would appear awkward cramped, erode an important open space and be poorly related to its neighbour (CT)
Applewood Frenches Green Felsted	Appeal against refusal to grant planning permission for alterations to roof spaces to provide additional living area	31 July 2008 ALLOWED	The Inspector concluded that the extension for the dwelling would tidy up previous alterations. The Inspector made adverse comments about the condition requiring costs effective energy saving measures and did not impose it. (RH)

Site adjacent to Michael Cottage Pleshey Road High Easter	Appeal against refusal to grant planning for construction of single dwelling with car port and forming new access for residential purposes	19 Aug 2008 ALLOWED	The Inspector concluded that the design and siting of the dwelling would respect the setting of the adjacent listed building and of this part of the village. The Inspector made positive comments about the Council's stance on lifetime homes and sustainability and imposed appropriate conditions. (MM)
66a Cambridge Road Stansted Mountfitchet	Appeal against refusal to grant planning for proposed is a post mounted warning sign measuring 61cm x 61 cm with a height of 30.5cm to the bottom of the sign	21 Aug 2008 DISMISSED	The Inspector concluded that the sign would be an anachronistic and discordant feature in the locality, adjacent to a listed building.(TE)
Land at 11a Queens Close Stansted Mountfitchet	Appeal against refusal to grant planning for erection of a single private domestic garage	19 Aug 2008 DISMISSED	The Inspector concluded that the building would be poorly related to the dwelling, very prominent and out of character with the area. (AJ)
Trinity The Street High Easter	Appeal against refusal to grant planning for extension and vehicular access to serve existing dwelling	19 Aug 2008 DISMISSED	The Inspector concluded that the depth and height of the extension would make it unduly assertive and incongruous. He made specific reference to the Home Extensions Policy & SPD and said the proposal was in clear breach of these policies. He also took the view that a second vehicular access would add potential danger to pedestrians and vehicular traffic. (MM)
Field No 2537 Bumpstead	Appeal against refusal to grant planning for erection	19 Aug 2008 ALLOWED	The Inspector concluded that the stables would not be

Road Hempstead	of stables (minor revision to that approved under ref. UTT/0660/93/FUL		prominent and in the context of proximity to the neighbours would not be an isolated building but gain some degree of surveillance. (MM)
7 Summerhill Road Saffron Walden	Appeal against refusal to grant planning for convert loft to incorporate bedroom and en-suite shower room with dormers to north and south and small rooflight to north elevation	19 Aug 2008 ALLOWED	The Inspector concluded that the works would be in character with the building and the locality. (AJ)
Longdale 18 Stevens Lane Bannister Green Felsted	Appeal against refusal to grant planning for demolish existing bungalow and erect a pair of semi-detached chalet bungalows	21 Aug 2008 DISMISSED	The Inspector concluded that dwellings would be too bulky and dominant in the street scene. (MM)
Woodstock High Street Henham	Appeal against refusal to grant planning for enclosed staircase to access existing loft space over garage and insertion of glazing in existing roof of garage	20 Aug 2008 ALLOWED	The Inspector concluded that proposed addition would be in character with the development and be in a discrete location. (AJ)
Quendon Hall Quendon Park Estate Quendon	Appeal against refusal to grant planning for extension to marquee to provide a catering area on a seasonal basis (1 May to 31 October) to 2015	27 Aug 2008 DISMISSED	The Inspector concluded that the removal of the marquee for six months a year would give the setting of the grade I listed building necessary relief.(PW)
Quendon Hall Quendon Park Estate Quendon	Appeal against refusal to grant planning for extension to marquee to provide a catering area on a seasonal basis (1 May to 31 October annually) to 2015	27 Aug 2008 DISMISSED	
Wayside	Appeal against	3 Sep 2008	The Inspector

Steventon End Ashdon	refusal to grant planning for demolition of the existing dwelling and the erection of a replacement dwelling and garage without complying with the two conditions on permission ref. UTT/2064/06/FUL dated 5 Feb 2007	DISMISSED	concluded that the removal of the conditions would result in an unacceptable development out of character with its rural surroundings. (HR)
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DC55

**ENFORCEMENT REPORT**

The Committee received details of the outstanding enforcement cases.

The meeting ended at 4.15pm