

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 15 OCTOBER 2008**

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

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

**DC56 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors C A Cant, C M Dean, J I Loughlin and C Smith.

Councillor Abrahams declared a prejudicial interest in application 1317/08/FUL Clavering as the applicant was relative.

Councillor Cheetham declared a personal interest in item 6 Transfer of land at Churchfield Ashdon as she knew the applicant.

**DC57 MINUTES**

The Minutes of the meeting held on 24 September 2008 were received, confirmed and signed by the Chairman as a correct record, subject to the amendment of the application number in minute DC52 to read 1112/08/FUL Stansted.

**DC58 BUSINESS ARISING**

**Minute DC54 Appeal Decisions**

It was confirmed that officers would be writing to the Planning Inspectorate regarding the Inspector's comments about the condition requiring cost effective energy saving measures.

**DC59 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.

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

Subject to the deletion of condition 5

Amend condition 6 to exclude outside storage

Additional conditions:- i) submit details of divisions of garden/other land, ii) submit details of surfacing of parking and turning area iii) retention of trees to relate to all boundaries.

*Tricia Clifton (Great Canfield Parish Council) spoke against the application. Mr Boswell spoke in support of the application.*

**1437/08/FUL Quendon and Rickling** – Rear conservatory – 5 Hallfield for Mr G Morrison.

*Mr Reeve spoke against the application*

**1317/08/FUL Clavering** – change of use from agricultural to garden land – 2 Butts Cottages for Mr Paul Abrahams.

*Councillor Abrahams left the meeting for the consideration of the above application.*

**(b) Refusals**

**1261/08/OP Saffron Walden** – Proposed dwelling – 95 Radwinter Road, Saffron Walden for Mr W Dew.

With the inclusion of “contrary to GEN1” in the 4<sup>th</sup> reason for refusal

*Mr Chinnock spoke against the application.*

**1397/08/OP Takeley** – outline application for 4 detached dwellings with all matters reserved and relocation of 2 vehicular accesses – Avondale and Ferndown, the Street for Mr M Clark and Mr C Furrer.

DC60

**TRANSFER OF LAND AT CHURCHFIELDS ASHDON**

Further to the meeting on 11 June 2008, the Rural Housing Trust had asked this matter to be returned to the committee to clarify whether the Council required Ashdon Parish Council to enforce all the provisions that were outstanding in the section 106 agreement, in particular the requirement for metal posts between the chain link fencing.

Councillor Chamberlain as the local member spoke to the Committee putting the Parish Council's views. He said this case had a long history and needed to be resolved today. There had been confusion over the decision in relation to the Section 106 agreement; the parish council had been under the impression that it would not be responsible for enforcing the agreement in relation to the fence. The equipment was already on site and the Parish Council was happy to accept the site with the existing wooden fencing. He

suggested that on the final transfer of the land there could be an inspection to ensure that the fence was satisfactory.

Anne Bishop of the Rural Housing Trust explained that the wooden posts had been put in so that they would match the design of the nearby development. She confirmed that all the other requirements of the agreement would be attended to. Although she accepted that the wrong type of posts had been erected it did not seem sensible to change them at this stage.

It was suggested that the land could be transferred to the Parish Council without the need to enforce the agreement in relation to the metal poles. However it was important that all the other requirements in the agreement should be implemented and it was agreed that it would be useful for a site meeting to be held prior to the transfer of the land.

RESOLVED that

- 1 the land be transferred to Ashdon Parish Council with the condition that the Section 106 agreement is enforced with the exception of the requirement for metal poles between the chain link fencing.
- 2 The Head of Legal Services in consultation with the Chairman be authorised to deal with any outstanding issues in relation to the Section 106 Agreement.

DC61 **PLANNING AGREEMENTS**

The Committee noted the list of outstanding Section 106 agreements.

DC62 **BONNINGTONS FARM HATFIELD BROAD OAK ADVANCED REPORT**

The Committee was advised of the details of Planning Application UTT/1331/08/FUL for the erection of 9 dwellings and garaging at Bonningtons Farm, Hatfield Broad Oak. Members were asked if there were any additional points that they would like to be taken into account prior to drafting the final report for the next meeting. The following issues were raised

- i) Contamination from former scrap yard
- ii) Asbestos in the buildings.
- iii) Tree coverage and preserved trees.
- iv) Measurement of the quality of the design.

The meeting ended at 3.25pm