

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 5 NOVEMBER 2008**

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

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

**DC63 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillor C D Down.

Councillor Abrahams declared a prejudicial interest in application application 1546/08/FUL Quendon and Rickling as his family had done business with the applicant.

Councillor Menell declared a prejudicial interest in application 1546/08/FUL Arkesden as she had previously lived next door to the applicant and knew the owners of the builder's yard.

Councillor Cheetham declared a personal interest in application 1546/08/FUL Quendon and Rickling as she knew the applicant.

**DC64 MINUTES**

The Minutes of the meeting held on 15 October 2008 were received, confirmed and signed by the Chairman as a correct record.

**DC65 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.

1546/08/FUL Arkesden – Change of use of builders yard to residential and erection of dwelling – site adj. Tallis Cottage, Hampit Road for Mr J Kiff.

Subject to additional conditions for hours of work and slab levels.  
Also to add an informative note that the builders should clean up any mud or materials on the road.

*Councillor Menell having declared a prejudicial interest, made a statement and then left the meeting for the consideration of this item.*

*Mt Lathan and a representative of Arkesden Parish Council spoke against the application. Mr Christian spoke in support of the application.*

**1) 1025/08/FUL & 2) 1026/08/LB Wicken Bonhunt** – alteration and conversion of barn to single dwelling, new roof, car parking and access arrangements – Barn 2 Wicken Hall for Mr A Mullucks..

*Mrs Perry spoke in support of the application*

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

**b) Deferment**

**1428/08/FUL Quendon and Rickling** – 3 affordable bungalows – Land to the rear of Coney Acre for Flagship Housing Group.

Reason: to obtain additional information as to the history and ownership of the land and to look at the the re siting of the houses to provide more parking spaces.

*Gemma Brown spoke in support of the application.*

**DC66 ENFORCEMENT REPORT**

The Committee noted the list of outstanding enforcement cases.

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**DC67 APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
River Bank London Road Great Chesterford	Appeal against refusal to grant planning permission for Domestic bungalow and garage	2 October 08 DISMISSED	The Inspector concluded that the arrangements for the access would give rise to unacceptable levels of disturbance to adjacent residents. (LG)
Great Canfield Park Canfield Road Takeley	Appeal against refusal to grant planning permission for the erection of a	2 October 08 DISMISSED	The Inspector concluded that the additional buildings would have an unacceptable effect on the character of the countryside.(CN)

	building for the stabling of horses, storing hay and farm machinery		
The Red Barn Little Canfield	Appeal against refusal to grant planning permission for the conversion of a traditional agricultural building to a residential dwelling	3 October 08 DISMISSED	The Inspector concluded that the building would require substantial reconstruction, the building itself was of little merit and inadequate information had been provided about bats.(LG)
The Bourn Duck Street Wendens Ambo	Appeal against refusal to grant planning permission for 1. Change of use of land (outlined in red) from scrubland to garden. 2. New vehicular access into Duck Street. 3. The construction of an open double garage and store, a green house and garden shed	2 October 08 DISMISSED	The Inspector concluded that the works would undermine the rural character of this part of the village. (LG)
13 Redgates Lane Sewards End	Appeal against refusal to grant planning permission for alternative layout for cowshed conversion and new access road, proposed cart lodge, proposed change of use of land from agricultural to residential use	6 October 08 ALLOWED	The Inspector concluded that revised scheme for the cowshed should be considered in the context of the extent permission and was acceptable. (JP)
13 Redgates	Appeal against	6 October 08	The Inspector concluded that the

Lane Swards End	refusal to grant planning permission for alternative layout for cowshed conversion and new access road, proposed cart lodge, proposed change of use of land from agricultural to residential use	DISMISSED	works would be harmful to the character of the countryside and setting of the listed building. (JP)
Land at Barlee Close Clavering	Appeal against refusal to grant planning permission for 7 dwellings; the construction of new pedestrian and vehicular access; alterations to existing dwelling, erection of garage and car port	2 October 08 ALLOWED	The Inspector concluded that the additional dwelling over that previously approved overcame previous concerns, would be in keeping with the surroundings and not materially affect the amenity of neighbours. (LG)
The Druries The Street High Roding	Appeal against refusal to grant planning permission for exterior staircase to first floor.	30 Sept 2008 DISMISSED	The Inspector concluded that the proposed staircase would be detrimental to the amenity of the neighbour even though they had not objected. (KP)
Oaklands House Lower Road Little Hallingbury	Appeal against refusal to grant planning permission for additions and alterations to existing dwelling	9 October 08 DISMISSED	The Inspector concluded that the application/appeal plans were so poor that she could not determine that the proposal would not undermine the character of the greenbelt. (SH)
1 Blamsters Rise Duton Hill Great Dunmow	Appeal against refusal to grant planning permission for double storey side extension to accommodate	7 October 08 DISMISSED	The Inspector completely supported the Council's view that the extension would be dominant, prominent and fail to comply with the adopted SPD. (SH)

	bedrooms, study and living space		
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**APPLICATION AT LYNDHURST FELSTED**

*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 Councillor C M Dean liaise with officers regarding the statement and be authorised to attend the hearing on behalf of the Committee.

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The meeting ended at 3.35pm