

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 26 NOVEMBER 2008**

Present:- Councillor J F Cheetham – Chairman.
Councillors E C Abrahams, C A Cant, C M Dean, C D Down,
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), N Ford
(Principal Planning Officer), K Hollitt (Senior Planning Officer),
T Morton (Principal Planning Officer) M Ovenden (Interim
Head of Development Control) and C Oliva (Solicitor -Litigation
and Planning).

DC69 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor R Clover.

Councillor Eden declared a personal interest in application 1551/08/FUL
Saffron Walden as he knew the applicant and the neighbours.

Councillor Perry declared a personal interest in applications 1551/08/FUL
and 1466/08/FUL Saffron Walden as a member of Saffron Walden Town
Council.

Councillors Smith and Miller declared a prejudicial interest in item 6,
Dunmow Town Square as members of Dunmow Town Council.
As a member of the Town Council, Councillor Smith also declared a
personal interest in the Great Dunmow applications.

DC70 MINUTES

The Minutes of the meeting held on 5 November 2008 were received,
confirmed and signed by the Chairman as a correct record subject to an
amendment to minute DC63 that Councillor Abraham's interest was in
application 1)1025/08/FUL & 2)1026/08/LB Wicken Bonhunt.

DC71 APPLICATIONS WITHDRAWN

It was noted that application 1616/08/OP Birchanger had been withdrawn.

DC72 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.

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

The Committee asked that the Housing Officers discuss the parking arrangements with the residents.

1466/08/FUL Saffron Walden -79 bedroom care centre to replace existing nursing Home, alternative scheme to that approved under UTT/0920/08/FUL – Stanley Wilson Lodge, Four Acres for Excelcare Equities Ltd.

1531/08/FUL Great Dunmow - erection of 2 flats and garage for 2 Hoblongs Cottages – 2 Hoblongs Cottages, Chelmsford Road for Mr Warren Brown.

1550/08/FUL Debden – siting of static caravan on existing hardstanding for permanent domestic use – Mathews, Hamperden End, Debden Green for Mr William Camp.

1690/08/FUL Stansted – radio base station with 17.5m column supporting 6 O2 antennas and ground based equipment cabinet and protection barrier – land at Long Border Road Stansted Airport for Telefonica O2 UK Ltd.

Subject to an additional condition for the submission and implementation of landscaping details.

b) Refusal

RESOLVED that the following applications be approved for the reasons set out in the Officer's report

1438/08/DFO Great Dunmow – reserved matters for details of siting, design, external appearance, landscaping and cycle path/footpath link for 39 dwellings – land south of Springfields for Mr P Donohoe.

1551/08/FUL Saffron Walden – retrospective application for erection of three sheds – 11 Hill Top Lane for Mrs A Pearce.

Mrs Pearce spoke in support of the application.

DC73

USE OF S106 CONTRIBUTION FOR GREAT DUNMOW PROJECT

Councillors Miller and Smith left the meeting for the consideration of this item.

The Committee was advised that work on the New Heart for Dunmow project had progressed to the stage where the project was ready to start and the assets were to be transferred to the Town Council. It was noted that the District Council held capital resources from a planning obligation in 1989 relating to a development at Ongar Road and it was proposed that the interest that had accumulated amounting to £34,700 should be released to

part fund the project. A further sum of £3,000 was available through the unspent part of the S106 contribution to the Eastern Sector development.

The Town Council had now formally requested that these monies be transferred and it was understood that securing this capital was a key element in determining whether the scheme could proceed. The Committee was delighted that after so many years this development had finally come to fruition.

RESOLVED that subject to consent of the developer party to the Section 106 agreement dated 10 March 1989 between Countryside Properties and Uttlesford District Council, the Council agrees to release £38,000 towards the capital costs of implementing the proposed New Heart for Great Dunmow Project.

DC74 **FEES AND CHARGES**

Members considered the fees and charges that were covered by this Committee and noted the increases that were proposed as part of the budget process. It was noted that the fees for Building Control and Public Rights of Way had been dealt with by other committees and were therefore not to be determined by this committee. It was explained that the Government had introduced a VAT rate of 15% to commence on 1 December 2008 and this would have implications for the final figures.

The Committee was further advised that that the fees and charges given in the reports should read "plus postage and packing"; that charges quoted in the report concerning photocopying related only to black and white A4 copies and that colour and other size copies would be charged at a level to reflect their costs. The reduced level of VAT was only for the period 1 December 2008 to 31 December 2009 after which the fees would rise to reflect the return of the VAT rate to 17.5%

RESOLVED that the Committee agree the proposals for fees and charges for 2009/10 for inclusion in the budget and the Acting Director of Development in consultation with the Chairman of the Committee be authorised to agree the final figures to take into account the change in rate of VAT.

DC75 **PLANNING AGREEMENTS**

The Committee noted the schedule of planning agreements

DC76 **APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Pyes Farm Mole Hill Green Felsted	Appeal against refusal to grant planning permission for Proposed barn conversion to dwelling	23 Oct 2008 DISMISSED	The Inspector concluded that the proposal would not protect the character of the listed building. Significantly the Inspector noted that the local plan requires a lack of demand for business, tourist, community or retail use to be demonstrated before permitting residential conversion. She concluded that the applicant had made no real effort to establish such demand. (ST)
Pyes Farm Mole Hill Green Felsted	Appeal against refusal to grant planning permission for proposed barn conversion	23 Oct 2008 DISMISSED	
Orchard Cottage Wenden Road Arkesden	Appeal against refusal to grant planning permission for replacement dwelling	17 Oct 2008 DISMISSED	The Inspector concluded that proposed dwelling would be too big and erode the site's current spaciousness. (SH)
Joyce's Farm Upper Green Wimbish	Appeal against refusal to grant planning permission for erection of extension at rear; removal of modern porch; modern cement render and replacement with lime-sand render; removal and replacement of modern windows	23 Oct 2008 DISMISSED	The Inspector concluded that the size, design features and loss of visual separation between the dwelling and the barn were unacceptable. Even though the proposal involved some tidying up of the building the Inspector thought it preferable to retain the building as it is rather than to permit the proposal. (ST)
Joyce's Farm Upper Green Wimbish	Appeal against refusal to grant planning permission for erection of rear extension	23 Oct 2008 DISMISSED	
Land to the north of Rose Garth Brickhouse End Berden	Appeal against refusal to grant planning permission for change of use of agricultural land to grazing land. Erection of 3 stables, a tack room and wash room area,. hay barn/implement store and ménage	21 Oct 2008 DISMISSED	The Inspector concluded that the development would be isolated, appear odd in the countryside and detract from the isolation of the listed dwelling which is an important part of its character. (DC)
Bellrope Meadow Sampford	Appeal against refusal to grant planning permission	21 Oct 2008 DISMISSED Page 4	The Inspector concluded that the proposed wording of the appellants suggested replacement

Road Thaxted	for variation/removal of the conditions restricting the properties to live/work units.		live/work conditions would effectively nullify the difference between the development and a conventional residential estate. (DC)
Broadfields Bush Lane Tindon End Great Sampford	Appeal against refusal to grant planning permission for single-storey rear extension, two-storey side canopy with balcony and dormer to rear	29 Oct 2008 DISMISSED	The Inspector concluded that the property had been extended a number of times before and it was time to call a halt to the expansion of the dwelling on order to protect the character of the countryside. (MB)
2 Home Pastures Hatfield Heath	Appeal against refusal to grant planning permission for loft extension, changing storage space into bedroom area	20 Oct 2008 ALLOWED	The Inspector concluded that the dormer window was relatively innocuous. (DC)
Woodside Cottage The Street Takeley	Appeal against refusal to grant planning permission for raise external walls and construct new pitched roof plus new window to existing west elevation	20 Oct 2008 DISMISSED	The Inspector concluded that the proposed extension was too big and would harm the amenity of the neighbour. He suggested that the scope for extending the dwelling was limited. (DC)
White Cottage Copthall Lane Thaxted	Appeal against refusal to grant planning permission for two-storey rear extension	29 Oct 2008 DISMISSED	The Inspector concluded that the size of the extension was excessive and the design would accentuate the change in character of the resultant dwelling. (MB)

The meeting ended at 3.20pm