

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 20 MAY 2009**

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

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

**DC1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors M Miller and L A Wells.

Councillor Perry declared a personal interest in application 0302/09/Thaxted as he was involved with a disabled group whose members might use the facility.

Councillors Clover and Down declared personal interests in application 1801/08/FUL Elsenham as they had family members who played at the Elsenham Golf Club. Councillor Menell declared an interest in the same application as she opened the centre when she was Chairman of the Council.

**DC2 MINUTES**

The Minutes of the meeting held on 29 April 2009 were received, confirmed and signed by the Chairman as a correct record.

**DC3 WIND TURBINE LINTON FARM GREAT CHESTERFORD – ADVANCED REPORT**

The Committee received a report setting out the main issues that were relevant to a major application for a wind turbine on land at Linton Farm Great Chesterford. Members were asked if there were any additional points that they would like to be addressed in the final committee report containing a recommendation. The following issues were raised

- Obtain comments from the British Zoological Society.
- What weight should be given to the efficiency of wind energy
- Information on loss of energy overnight and the use of other energy sources
- Obtain specialist advice from independent experts
- Exact distance to all nearby dwellings
- Does the distance between the turbines effect efficiency.
- Ensure the photo montage shows all proposed turbines
- Assess the degree of flicker on nearby houses
- Obtain expert opinion on noise issues.

- Would the turbines interfere with television reception
- Obtain Information on the level of noise from main roads/ M11
- Officer comments on the landscape assessment
- Would a less prominent position be as effective.

*Jim Heathcote representing the Stop Linton Wind Farm Action Group spoke in relation to the application.*

DC4

## **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.

**0302/09/FUL Thaxted** - Shorts Break Centre for up to 8 residents – site to the rear of Little Maypole, Newbiggen Street for Rescu.

Subject to an addition to condition C4.1 to include heavy or semi mature, mature planting along/near to the southern boundary”.

Also a note to the applicant

- i) to take advantage of ground levels to set the building into the site.
- ii) To take account of neighbours in relation to lighting.
- iii) Details to be provided as regards insulation.

*David Mcpherson spoke against the application. Debbie Steven spoke in support of the application.*

**0045/09/FUL Stansted** – change of use for up to 1,900 sqm of existing floor area from B1 (light industrial) to B8 (storage and distribution) or B1 (light industrial).

*Hanne Puttonen spoke in support of the application.*

### **b) Refusals**

RESOLVED that the following applications be refused for the reasons set out in the chief officer's report.

**0286/09/FUL Great Dunmow** – 12 residential units, including garages and parking – Dunmow Salesroom, Chequers Lane for Trustees of J M Welch Will Tru.

Reason: lack of appropriate parking and turning space contrary to the requirements of policy GEN8.

**1801/08/FUL Elsenham** – New health facility, swimming pool, squash courts, badminton courts, reception, 40 parking spaces and ancillary works – Elsenham Golf Centre, Henham Road for Mr Colin Pharoah.

*Colin Pharoah spoke in support of the application.*

**c) Site Visit**

The Committee agreed to visit the site of the following application on Wednesday 10 June 2009.

**0303/09/FUL Elmdon** – change of use from scrubland to garden land, retention of replacement stables/storage and addition of open sided firewood store and photo voltaic array. Retention of commenced drive and gateway, commenced pond evacuation and bridge, undertaking of landscaping, building owl box, greenhouse and walled garden – Highwood House, formally Windrush, Langley Road for Mr R Wilson.

Reason: To assess the impact of the application on the open countryside.

*Mr Wilson spoke in support of the application.*

DC5

**APPEAL DECISIONS**

The Committee considered the appeal decisions that had been received since the last meeting.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Carters Farm Duck End Stebbing	Appeal against a condition limiting the use to a temporary period (permission for change of use to B1).	27 April 2009 ALLOWED	The Inspector concluded that there was no need for a second temporary period to assess the effect of the activities. He judged that the effect on the landscape was acceptable. (MS)
Battailes Cottage Dunmow Road Great Easton	Appeal against refusal to grant planning permission for two storey rear extension with a side single storey link to form kitchen & utility areas with a bedroom above	28 April 2009 ALLOWED	The Inspector concluded that the extension would be satisfactory; he noted the 'fall back position' afforded by the 'generous' revised pd rights and was not persuaded that the energy efficiency condition was appropriate. (MS)
Field adjacent to the pond Bentfield Green Stansted	Appeal against refusal to grant planning permission	5 May 2009 DISMISSED	The Inspector concluded that the development would harm the rural setting and the immediate transition

	<p>change of use from agricultural land to playing field and erection of changing room/club house facility</p>	<p>from settlement to countryside. He felt that the activities and associated comings and goings would harm the tranquil character of the area. He stated that the character of the conservation area would be harmed. He was not persuaded that non car travel would be a reality although noted the Highways Authority's lack of objection and was unhappy with the effect of roller shutters on the doors and windows when not in use. He noted the benefits of the proposal but concluded that they did not out weigh the harm. (RF)</p>
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DC6

**PLANNING AGREEMENT**

The committee received the list of outstanding Section 106 agreements.

The meeting ended at 4.35pm