

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 10 JUNE 2009**

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

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).

DC7 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors C A Cant, R Clover, E J Godwin and J I Loughlin.

DC8 MINUTES

The Minutes of the meeting held on 20 May 2009 were received, confirmed and signed by the Chairman as a correct record subject to the inclusion of Cllr Dean' s personal interest in application 1801/08/FUL Elsenham as she had family members who played at the Elsenham Golf Club.

DC9 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.

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 and bridge, landscaping, building owl box, greenhouse and walled garden – Highwood House, formally Windrush, Langley Road for Mr R Wilson.

Subject to conditions including: time limit for commencement of the development, submission and implementation of landscaping scheme, no free standing structures or chattels, removal of permitted development rights, revised plan condition concerning the bridge and entrance.

Brian Barrow spoke in support of the application.

0327/09/FUL Hatfield Broad Oak – two story side extension – 10 Dukes Orchard for Mr and Mrs M Haddon.

b) Refusals

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

0395/09/FUL Henham – sheltered housing development of 12 one bedroom bungalows, 8 two bedroom bungalows, communal facilities, parking and new vehicular and pedestrian access – land adjacent Grind Hall Wood End Green for Mr Lee Bowden.

Subject to the amendment and reordering of the reasons for refusal to reflect policies S7, GEN2 and PPS7.

Jeff Gardiner (parish council) spoke against the application. Mark Cotton spoke in support of the application.

0341/09/FUL Takeley – variation of condition 4 of application 1344/91 to read ‘the premises shall not be used for the purposes hereby permitted other than between 11.30 hours and 14.30 hours and 16.30 hours and 22.30 hours, Monday to Saturday and between 11.30 hours and 14.30 hours and 16.30 hours and 22.00 hours on Sunday – Red Chilli Takeaway, Rookies, Dunmow Road for Mr Abdul Manick Makmed Miah.

DC10

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Site Adjacent to The White House Dunmow Road Takeley	Appeal against refusal to grant planning permission for the erection of 3 terraced, two semi detached and three detached houses and eight garages	14 May 2009 DISMISSED	The Inspector concluded that there was no reason for development in the Countryside Protection Zone contrary to policy. The space forms a valuable gap in development between Takeley and Smiths Green. The height of the dwellings would be out of scale with surroundings.
Field adjacent to the pond Bentfield Green Stansted	Appeal against refusal to grant planning permission for change of use of land from	5 May 2009 DISMISSED	The Inspector concluded that the introduction of a playing field, building, car park and access would be urbanising features eroding the countryside.

Mountfitchet	agriculture to playing fields and the erection of changing facilities, toilets and a club house		The noise and disturbance of vehicles would harm amenity. The proposal would harm the setting of the Conservation Area. The social benefits did not outweigh the harm identified.
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The meeting ended at 3.45pm.