

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 1 JULY 2009**

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

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

DC14 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors C A Cant, J F Cheetham and C D Down.

Councillors Eden and Perry declared personal interests and Members of Saffron Walden Town Council.

Councillor Menell declared a personal interest as a tenant of the farming partnership owned by Lord Braybrooke.

DC15 MINUTES

The Minutes of the meeting held on 10 June 2009 were received, confirmed and signed by the Chairman as a correct record.

DC16 LITTLE BARDFIELD VILLAGE DESIGN STATEMENT

The Committee received a copy of the Little Bardfield Village Design Statement that had been adopted by the parish council in May 2009. The parish council had now asked for it to become supplementary planning guidance and used as a reference in the consideration of all future development proposals affecting the parish.

RESOLVED that the Council adopts the Little Bardfield Village Design Statement as Council Approved Guidance in determining planning applications in the Parish and as background evidence in the preparation of all future proposals affecting the parish.

DC17 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.

0147/09/FUL Felsted – variation of condition C.90L of planning permission UTT/2152/04/REN – Oakwood Park for Enodis

0538/09/FUL Quendon and Rickling – demolition of single storey garage/store and erection of two storey side/front extension, replacement garage – Woodview House, Brick Kiln Lane. Rickling Green for Mr P Scales.

0522/09/FUL Saffron Walden – variation of condition C.90B on planning approval UTT/0123/09/FUL – former Gas Works, Radwinter Road for Rydon Homes Ltd.

0504/09/FUL Saffron Walden – Change of shop frontage to folding doors – 48 High Street for Mr I Yildirim.

b) Site Visits

1) 464/09/FUL & 0465/09/LB Wendens Ambo – conversion of long barn and former Piggery Units with associated gardens and car parking – the long barn and Piggery Wendens Hall Farm for Braybrooke Settled Estate

Reason: to assess the impact of the development on the conservation area.

Geoffrey Lewis and Patrick Smith (parish Council) spoke against the application. Mark Russell spoke in support of the application.

1) 0409/09/FUL & 2) 0410/09/LB Radwinter – 1) single storey extension 2) single storey rear extension, replacement of window to rear elevation with doors and removal of door to side elevation to match existing wall – 1 Church View Cottages for Mr T Chamberlain and Ms L Macfarlane.

Reason: to assess the impact of the extension on the conservation area.

Mrs Chamberlain spoke against the application.

DC19

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Lyndfields Bannister Green Felsted	Appeal against refusal to grant planning permission for demolition of the existing property and outbuildings and erection of	8 May 2009 ALLOWED	The Inspector concluded that the mix of dwelling sizes was appropriate; the site is capable of accommodating seven dwellings without harm to the character of the area, neighbours or the listed building; traffic would not be

	seven 2-, 3- and 4-bedroom two storey dwellings		increased by a material degree; and it would generally be in accordance with the Development Plan. An associated application for costs against the Council was rejected except in as far as an administrative error involving failure to notify third parties of the hearing. The amount has yet to be agreed but is likely to be small. (GB)
Hall Farm Church Road Great Hallingbury	Appeal against refusal to grant listed building consent for conversion to B1 and B8 uses	22 Apr 2009 ALLOWED	The Inspector concluded that works to the listed building were in keeping and minor. (AW). NB The Council had no objection to the works other than that they were unnecessary given the planning refusal (see appeal B)
Hall Farm Church Road Great Hallingbury	Appeal against refusal to grant planning permission for change of use to B1 and B8 uses	22 Apr 2009 DISMISSED	The Inspector concluded that works would change the character of the site; the intensity and variety would detract from the area's rural character; travelling to the site would be overwhelming by private car; the buildings would require substantial rebuilding (AW)
Land adj to the Barn Tye Green Elsenham	Appeal against refusal to grant planning permission for change of use of land to use for storage containers and outside storage	20 May 2009 DISMISSED	(Note: This appeal was only on the ground that the period for complying with the enforcement notice was too short.) The Inspector concluded that appellant's claims for a longer period were not supported by any evidence and wholeheartedly supported the Council's view that the appellant's conflicting claims about the amount of storage undermined the company's claim for a longer period. (NB)
Bluebell Cottage Priory Barn The Street Little Dunmow	Appeal against refusal to grant planning permission for change of use of annexe to Priory	18 May 2009 DISMISSED	The Inspector concluded that the location was unsustainable and there was insufficient evidence that non residential uses had been fully investigated as required

	Barn to separate dwelling		by Policy H6. (JC)
5 London Road Great Chesterford	Appeal against refusal to grant planning permission for demolition of existing dwelling and erection of two dwellings (semi-detached)	5 May 2009 DISMISSED	The Inspector concluded that the design would give rise to poor living conditions of the occupiers of the new dwellings but thought that 1 space per dwelling was acceptable here. (PJ)
5 London Road Great Chesterford	Appeal against refusal to grant planning permission for erection of a dwelling and new access to station approach	5 May 2009 ALLOWED	The Inspector concluded that the new bungalow was acceptable – a view the Council had come to in granting permission for the subsequent application. (PJ)
27 Tenterfields Great Dunmow	Appeal against refusal to grant planning permission for erection of a 2 metre high fence	21 May 2009 ALLOWED	The Inspector concluded that the fence and reduced grass verge would be in keeping with other parts of the estate. (CW)
Road Farm Barn Thaxted Road Little Sampford	Appeal against refusal to grant planning permission for barn conversion to a dwelling	20 May 2009 DISMISSED	The Inspector concluded that insufficient marketing of the barn for non residential uses had been undertaken but fundamentally that the location was unsustainable and therefore inappropriate for a new dwelling. (JC)
Cherry Tree Farm Cherry Green Broxted	Appeal against refusal to grant planning permission for the demolition of existing agricultural buildings and replacement with 2 single storey buildings to provide short term holiday lets accommodation	10 June 2009 DISMISSED	The Inspector concluded that the removal of the existing buildings would be a plus but they are of a type in keeping with agriculture and are not harmful. The new buildings would be harmful and no satisfactory justification had been shown to justify new building in the countryside. (RM)
Springwell Nursery Springwell Road Little Chesterford	Appeal against refusal to grant planning permission for erection of a mobile home for nursery	17 June 2009 DISMISSED	The Inspector concluded that the mobile home would be harmful to the countryside and that the appellant had failed to show that there was a functional need for a

	worker		second dwelling on the holding. (RM)
1 Burgess Cottages Pound Hill Little Dunmow	Appeal against refusal to grant planning permission for side extension to private house	17 Jun2 2009 DISMISSED	The Inspector concluded that the design would have a harmful effect on the host dwelling. (RM)

The meeting ended at 3.00pm.