

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 12 AUGUST 2009**

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

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

DC27 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams, C M Dean, C D Down, E J Godwin and J E Menell.

Councillor Cheetham declared a personal interest in agenda item 5 (UTT/0535/09/FUL Hatfield Broad Oak) as she knew the person who was donating the land.

Councillors Clover and Smith declared a personal interest in application 0750/09/FUL Great Dunmow as members of Great Dunmow Town Council.

DC28 MINUTES

The Minutes of the meeting held on 22 July 2009 were received, confirmed and signed by the Chairman as a correct record.

DC29 BUSINESS ARISING

i) DC20 - Minutes

It was reported that an appeal has been lodged against the refusal of the wind farm application and it was expected that a public inquiry would be held during the early part of 2010. In terms of South Cambridgeshire District Council's response, it was reported that it had received an appeal against non determination of its application and would be holding a meeting on 2nd September to confirm what its decision would have been if it had determined the application within the 16 week period.

ii) DC21 –Great Dunmow Town Design Statement

Councillor Smith questioned the status of the design statement in the preparation of the Local Development Framework. It was agreed that the local plans team would advise Councillor Smith on the matter.

DC30 APPLICATION UTT/0535/09/FUL HATFIELD BROAD OAK

The meeting on 22 July 2009 had approved the application for change of use of open pasture land to public amenity space at land to the north west of the junction of High Street and Dunmow Road Hatfield Broad Oak. It had

subsequently been realised that permitted development rights could be exercised on the site as an indirect result of this permission and this had not been brought to the committee's attention. This information would have had an influence on the conditions attached to the decision notice. Officers outlined the types of permitted rights that it would be appropriate to remove and suggested a suitable condition. The parish council had indicated its agreement to this approach.

RESOLVED that the following additional condition be attached withdrawing some of the permitted development rights which could otherwise be exercised on the site by the parish council.

Notwithstanding the provisions of the Town and country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no development within Part 12 Class A (a) of Schedule 2 of the Order shall take place.

REASON: to protect the openness of the site from uncontrolled development.

DC31

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.

0640/09/FUL Arkesden – replacement dwelling and alteration to existing vehicular and pedestrian access – Orchard Cottage, Wenden Road, Arkesden.

Steve Coltman (parish council) spoke against the application. Brian Christian spoke in support of the application.

0750/09/FUL Great Dunmow – change of use of Dunmow sales room to 12 residential units including amenity area, garaging and parking. New vehicular and pedestrian access (alternative scheme to planning reference UTT/0286/09/FUL) - Dunmow Salesrooms, Chequers Lane for Trustees of JM Welch Will Trust.

Nicola Bickerstaff spoke in support of the application.

DC25

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
35 Normansfield Great	Appeal against refusal to grant	15 July 2009 DISMISSED	The Inspector concluded that the dwelling would provide unacceptable

Dunmow	planning permission for single dwelling with associated parking		living conditions for future occupiers of the proposed dwelling. (JA)
11 Hill Top Lane Saffron Walden	Appeal against enforcement notice requiring removal of sheds and resultant materials from site.	9 July 2009 DISMISSED	The Inspector concluded that sheds were objectionable and harmful to the street scene. (IC)
11 Hill Top Lane Saffron Walden	Appeal against refusal to grant planning permission for retention of existing sheds (retrospective application for erection of three sheds)	9 July 2009 DISMISSED	The Inspector concluded that sheds were objectionable and harmful to the street scene. (IC)

The meeting ended at 2.35 pm.