

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 2 SEPTEMBER 2009**

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

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

DC33 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors K L Eden, J I Loughlin and
L A Wells.

Councillor Cheetham declared a prejudicial interest in application 0945/09/LB
Takeley as the owner of the property and stated that she would vacate the chair
and leave the room for the consideration of the item.

Councillors Godwin, Cheetham and C Dean declared a personal interest in
application 0945/09/LB Takeley as members of SSE.

DC34 MINUTES

The Minutes of the meeting held on 12 August 2009 were received, confirmed
and signed by the Chairman as a correct record.

DC35 BUSINESS ARISING

i) DC29 – Wind Farm Application

It was reported that South Cambridgeshire District Council's was making its
decision on the wind turbine application today and the recommendation was
refusal. The public inquiry was likely to start early in February and had been
allocated 8 days. The details would be discussed at a pre inquiry meeting in
October and it was expected to be recommended that the applications for the
wind turbines in Uttlesford and South Cambridgeshire be considered together.

DC36 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.

0632/09/FUL Takeley – new hanger facility with ancillary accommodation to
replace an existing hanger – hanger 3, Third Avenue London Stansted for Mr
Raymond Stephens.

Subject to an additional drainage condition.

0945/09/LB Takeley – installation of 2 rooflights to lean-to roof at side – Beech Cottage, Smiths Green for Mr R Cheetham

Councillor Cheetham vacated the Chair and left the room for the consideration of this item.

DC37

UTT/1380/08/FUL LANGLEY UPPER GREEN

At the meeting on 25 February 2009 permission was granted for application UTT/1380/08/FUL for the erection of 8 dwellings on land adjacent to Grange Cottages, Langley Upper Green. This was subject to a Section 106 agreement which had now been signed. It had since come to light that that had been an error in the schedule of conditions attached to the permission. This related to the energy efficiency measures and the condition that had been attached was not appropriate for this type of development. An alternative condition was suggested. It was also pointed out that an amendment was required to the landscaping condition.

RESOLVED that the Interim Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to secure the occupation of the dwellings as affordable dwellings and with amendment to the following conditions.

1. replace condition C.8 28 with condition C.8.29 as follows

C.8 29- Condition for compliance with code level 3 (five or more dwellings)

The development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-construction assessment of the rating of the as-built development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy Efficiency and Renewable Energy Adopted October 2007.

2. Amend the landscaping condition to read

No dwelling shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority.

DC38

TREES IN THE GROUNDS OF THE MUSEUM SAFFRON WALDEN

The committee received a request to fell a sycamore tree in the grounds of the Museum Saffron Walden on the grounds that the tree was in close proximity to the Museum building and had the potential to damage the fabric of the building and an adjacent retaining wall.

RESOLVED that no objection be raised to the proposed felling of the sycamore tree.

The meeting ended at 2.25 pm.