

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 23 SEPTEMBER 2009**

Present:- Councillor E J Godwin – Vice Chairman in the Chair.
Councillors E C Abrahams, C A Cant, C D Down, 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), R Harborough (Acting Director of Development), K Hollitt (Principal Planning Officer), S Nicholas (Senior Planning Officer), C Oliva (Solicitor – Litigation and Planning), M Ovenden (Head of Development Control).

DC39 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors J F Cheetham and C M Dean.

Councillors Eden and Perry declared a personal interest in applications 0828/09/FUL and 1015/09/FUL Saffron Walden as a member of Saffron Walden Town Council.

Councillor Loughlin declared a personal interest in application 0828/09/FUL Saffron Walden as her husband had professional dealings with the housing association representative.

Councillor Smith declared a personal interest in application 0986/09/FUL Great Dunmow as a member of Great Dunmow Town Council.

DC40 MINUTES

The Minutes of the meeting held on 2 September 2009 were received, confirmed and signed by the Chairman as a correct record.

DC41 BUSINESS ARISING

i) Minute DC35 - Wind Farm Application

At a recent meeting South Cambridgeshire District Council had decided that if it had determined the wind farm application it would have been refused.

DC42 ARKESDEN PARISH PLAN

The Committee received a copy of the Arkesden Parish Plan which had been adopted by the parish council in July 2009. The plan had been submitted to the District Council with a request that it became supplementary planning guidance and used as a reference in the consideration of all future development proposals affecting the parish.

Councillor Menell asked if there was any added value in planning terms for a parish council to produce a village design statement as well as a parish plan. It was explained that the parish plan contained more community issues and could assist in the council's local policy work, whereas a village design statement contained design issues which would be more relevant to the development control area.

RESOLVED that the Council adopts the Arkesden Parish Plan as Council Approved Guidance in determining planning applications in the parish, and as background evidence in the preparation of the Local Development Framework (LDF).

DC43

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.

0569/09/DFO Little Canfield – construction of spine road and public open space with associated landscaping of phase 11 Priors Green – Priors Green Takeley for Countryside Properties.

It was also agreed that a note should be sent to Essex County Council requesting that action be taken in respect of Jacks Lane.

1015/09/FUL Saffron Walden – insertion of window, 3 roof lights, stairs and removal of condition C.6.6.on planning permission UTT/0426/08/OP (the development hereby permitted shall be only one storey in height with no rooms in the roof) – site to the rear of 125 Thaxted Road for Mr N Buckler.

0986/09/FUL Great Dunmow – first floor front extension – 1 Doctors Pond for Mrs A Cherry.

(b) Planning Agreement

0828/09/FUL Saffron Walden – conversion and redevelopment to provide 62 new dwellings, 58 bed care home, retention of children's nursery, including landscaping and associated infrastructure – former Bell Language School South Road for Ashwell Homes (East Anglia) Ltd.

RESOLVED that the Acting Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application subject to additions conditions

- i) additional parking spaces
- ii) a washing/drying area,

and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to include the following heads of terms:-

- Affordable housing provision - 25 apartments: 13 social rented (6 no one

bed flats and 7 no two bed flats) and 12 intermediate rent with flexibility to convert to shared ownership under Homebuy (6 no one bed flats and 6 no two bed flats).

- A financial contribution towards public open space
- A financial contribution towards highways and transportation improvements, which may include:
 - i) necessary Traffic Regulation Orders/Road Markings to prevent parking on South Road adjacent to the development;
 - ii) the provision and implementation of Travel Information Packs for sustainable transport;
 - iii) the provision of a bus stop, to include raised kerbs, flag and pole in South Road for north bound services and a bus shelter in Peaslands Road for west bound services;
 - iv) town centre improvements
- An education contribution unless there has been a transfer of the Nursery and site and buildings to ECC on terms to be agree between ECC and the landowners.

0644/09/FUL Great Dunmow - 6 affordable flats in association with the scheme approved under UTT/1434/FUL for erection of 6 garages adjacent to 33-37 Waldgrooms. Amendment to withdraw application UTT/1435/08/FUL – site adjacent to 17 Waldgrooms for Flagship Housing Group Limited

RESOLVED that the Acting 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 provision of affordable housing.

DC44

EXCLUSION OF PRESS AND PUBLIC

RESOLVED that the press and public be excluded on the grounds that the following matter contains Exempt Information within the meaning of s1001 and Schedule 12A paragraph 4 Local Government Act 1972.

RESOLVED that planning permission be granted for the following development, subject to the conditions, if any, recorded in the officer's report.

0935/09/GD Wimbish – 3 storey temporary accommodation block – site at Carver Barracks for Ministry of Defence

The press and public were then readmitted to the meeting.

DC45

BUDGET MONTORING 2009/10

The Committee received the budget monitoring for the committee services in line with the budget reporting mechanism. It was noted that the committee's

expenditure was forecasted to be below budget due to the delay in the G2 Inquiry, these budgets would be transferred to the Planning Department reserve and be available to spend as required.

Members commented that they would like to see more detailed figures included in future reports.

RESOLVED that the report be approved.

DC46 **PLANNING AGREEMENTS**

The Committee received a list of outstanding Section 106 Agreements.

DC47 **APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
8 Churchill Corner Stansted	Appeal against refusal to grant planning permission for the erection of a boundary fence	14 May 2009 DISMISSED	The Inspector concluded that the proposed fence would be an inappropriate and discordant urbanizing feature in the street scene. (JG)
Muntjack Nurseries Puddlewart Lane Ashdon	Appeal against Enforcement Notice issued for breach of planning control siting of a mobile home and residential use of the land without the benefit of planning permission	17 Aug 2009 ALLOWED	The Inspector concluded that since the last appeal the business had attained both a financial capacity and functional requirement to justify a temporary permission for the residential mobile home to allow the business three years to become established. (KW)
Hillside Chelmsford Road Hartford End Felsted	Appeal against refusal to grant planning permission for relocation of a garage approved under planning permission UTT/1922/06/FUL	25 Aug 2009 DISMISSED	The Inspector concluded that the position of the new garage left inadequate space for turning facilities without which there would be significant highway inconvenience and dangers. (RH)