

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 14 OCTOBER 2009**

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

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

DC48 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams, J F
Cheetham, K L Eden and C C Smith.

DC49 MINUTES

The Minutes of the meeting held on 23 September 2009 were received,
confirmed and signed by the Chairman as a correct record.

DC50 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.

0645/09/OP Felsted – redevelopment and conversion of former brewery site to a
well being village of 34 care home rooms, 50 assisted living apartments, 3 guest
bedrooms and wardens flat with restaurant, shopping, recreational facilities,
landscaping and parking – Hartford End Brewery, Mill Lane, Hartford End for
Hartford End Development Ltd.

Subject to the removal of published condition 16 limiting the number of parking
spaces to sixty five.

0838/09/OP Stansted – 3818sqm of B1 space, 107 car parking spaces,
landscaping and access roads – Site B M11 Business Link, Parsonage Lane for
FREP (Stansted) Ltd.

It was also agreed to write to ECC asking for notices at the end of Birchanger
Lane advising HGV vehicles that there is no access to Parsonage Farm.

1007/09/OP Takeley – outline application for 7 dwellings – 1 & 2 Broadfield
Villas Dunmow Road for Mr I and A Parish.

0922/09/FUL Birchanger – 16 dwellings with associated roads, paths, parking
and garages – north-west corner of phase 2A Foresthall Park, Forest Hall Road
for Persimmon Homes Essex.

The Committee was advised that a signed Unilateral Undertaking had been submitted by the applicant to amend the original S106 agreement removing the need for a new or revised S106 Agreement to achieve the pro rata increase in funding for highway improvements and community facilities.

Michael Smith spoke in support of the application.

b) Refusals

RESOLVED that the following application for planning permission be refused.

0985/09/FUL Saffron Walden replace existing school hall with auditorium/concert/theatre hall and ancillary facilities and a new entrance – Saffron Walden County High School, Audley End Road for the Governors of Saffron Walden.

Reason: Inadequate car parking provision, layout of car parking areas and internal roads and the affect on the amenity of the residents of Copperfields.

Andrew Oliver and Malcolm White (Town Council) spoke against the application.

Councillor Menell declared a personal interest as she had a godchild who attended the school. Councillor Perry declared a personal interest as a member of Saffron Walden Town Council.

c) Authority to the Director of Development.

0671/09/FUL Little Chesterford – change of use to residential and creation of new vehicular access – Coach House, Walden Road for Julian, Rosalind and Richard Mash.

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 conditions recorded in the officer's report on the expiry of notification of revised plans to the neighbours, Parish Council, Highways Authority and local Councillor.

d) Planning Agreement

1823/08/09 High Roding – 25 dwellings including access – Land at Meadow House Nursery, the Street for Mr R Coxeter.

RESOLVED that the Acting Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application following the expiry of the notification period (15 October) concerning revised plans subject to additional conditions to retain the boundary hedge and to submit a landscaping scheme and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to include the following heads of terms:-

- Provision of 10 dwellings as affordable dwellings.
- No occupation of any dwelling house shall take place unless a financial contribution has been paid towards the cost of an uncontrolled crossing on the B184 in the vicinity of the site.
- Financial contribution for educational provision.

Rebecca Flood spoke in support of the application.

1842/08/FUL Great Hallingbury – two storey and single storey rear extension to form additional bedrooms and meeting facilities –Woolcott House for East Anglia Developments.

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 prevent the erection of the commenced two storey side extension as well as the rear extensions proposed under this application.

Councillor Wells declared a personal interest in this application as the applicant was known to her.

DC51

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Ward Cottage Duddenhoe End	Appeal against refusal to grant planning permission for a two-storey rear extension	9 Sept.2009 DISMISSED	The Inspector concluded that the large extension would detract from the character of the dwelling and the area and also dominate the next door dwelling. (CT)
15 Market Row Saffron Walden	Appeal against refusal to grant planning permission for proposed is a fascia sign	11 Sept 2009 DISMISSED	The Inspector concluded that the sign (now removed) detracted from the character of the conservation area and nearby listed buildings and gave the area a cluttered appearance.
Hillener House Chelmsford Road Margaret Roding	Appeal against refusal to grant planning permission for steel building to be erected to a maximum ridge height of 4 metres, the footprint of the existing concrete foundations but set back further from the highway than Hillenor House	23 Sept 2009 DISMISSED	The Inspector concluded that the building would be prominent, incongruous and represented inappropriate development in the greenbelt and openness would be reduced further harming the greenbelt. There were no 'very special circumstances'. (HH) An award of costs was made to the Council for the appellant's pursuit of an appeal that 'flew in the face of national policy' and failure to provide oral or written evidence which addressed the reasons for refusal.

The meeting ended at 4.00pm.