

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES  
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 16 DECEMBER 2009**

Present:- Councillor J F Cheetham – Chairman.  
Councillors E C Abrahams, C A Cant, R Clover, C M Dean, C D  
Down, K L Eden, E J Godwin, 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), C Oliva (Solicitor – Litigation and Planning),  
M Ovenden (Head of Development Control).

**DC64 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors J I Loughlin and C C  
Smith.

**DC65 MINUTES**

The Minutes of the meeting held on 25 November 2009 were received, confirmed  
and signed by the Chairman as a correct record.

**DC66 GREAT CANFIELD VILLAGE DESIGN STATEMENT**

The Committee received a copy of the Great Canfield Village Design Statement  
which had recently been approved by the Parish Council. It had now been  
submitted to the district council to be approved as supplementary planning  
guidance and used as reference for all future developments affecting the parish.  
Councillor Menell commented on the amount of work that went into preparing  
these plans and questioned their standing within the planning process. It was  
explained that the parish council should refer to the statement when commenting  
on planning applications and officers in turn would take it into account as part of  
their assessment of the case.

RESOLVED that the Council adopt the Great Canfield Village Design  
Statement as Council approved guidance in determining planning  
applications in the parish and as background evidence in the  
preparation of the Local Development Framework.

**DC67 SCHEDULE OF PLANNING APPLICATIONS**

**(a) Approvals**

**1344/09/FUL Great Dunmow** – variation of planning permission UTT/1185/FUL  
for erection of 2 retail units, 9, 2 bedroom apartments with access onto White  
Hart Way, car parking, bin and cycle store – former Dunmow Inn, High Street for  
Taylor Wimpey.

Subject to

- i) Amendment to condition 22 to remove the reference to “soft hand made” bricks.
- ii) Additional highway conditions for a clear temporary access, wheel washing and travel packs for occupiers.

**1280/09/REN Great Dunmow** – renewal of planning approval UTT/1457/FUL for single storey rear extension with two roof lights – 30 Tenterfields for Mr and Mrs Walls

**(b) Planning Agreement**

**1161/09/FUL & 1162/09/LB White Roding** - 1) replace barn doors and windows to rear and side elevations and alterations to provide annex living accommodation, alteration to garage/store 2) replace barn doors with windows and new window, to rear and side elevations and internal alterations and alteration to garage/store - Warwicks for Mr and Mrs Maidman.

RESOLVED that the Director of Development, in consultation with the Chairman of the Committee, be authorised to approve the above application subject to the conditions set out in the report and the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 to avoid the annexe being sold separately to the main dwelling house.

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**APPEAL DECISIONS**

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Widdington Hall Widdington	Appeal against refusal to grant planning permission for Removal of condition C.14.4 to consent UTT/0289/03/F UL (conversion not occupied other than for purposes ancillary to the use of Widdington Hall	4 Nov 2009 DISMISSED	The Inspector concluded that the creation of a separate dwelling would leave occupiers with reliance on private car use for day to day needs and the use of the building as a separate dwelling would be clearly discernable and harmful in the countryside.
Nutlands Warehouse Road Stebbing,	Appeal against enforcement notice requiring separate	26 Nov 2009 DISMISSED	The Inspector concluded that building would provide unsatisfactory accommodation. The Inspector was satisfied that

	residential occupation of annexe to cease		the braches in procedure relating to the service of the notice were minor. The time for compliance was increased from 3 to 6 months
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**SITE VISITS**

Members asked that site visits be arranged to the sites of the Tesco and Sainsbury's applications at the relevant time.

The meeting ended at 2.25pm