

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 25 NOVEMBER 2009**

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

DC56 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor C C Smith.

DC57 MINUTES

The Minutes of the meeting held on 4 November 2009 were received, confirmed
and signed by the Chairman as a correct record.

DC58 SCHEDULE OF PLANNING APPLICATIONS

(a) Planning Agreement

0969/09/FUL Saffron Walden – redevelopment to provide 86 residential
dwellings, pocket park and associated open space , car parking, landscaping
and new access arrangements- land to the east of the former Bell Language
School, Peaslands Road for the British and Foreign Schools.

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

- i) amendment to condition 23 – original access to be used for
construction vehicles only.
- ii) amendment to condition 25 – details of footway to be submitted
and agreed.
- iii) amendment to condition 31 – All telephone and electrical cables to
be run underground, position of meter boxes to be approved,
masonry wall inset at least 75mm, removal of reference to eaves to
roof to be open with exposed rafters.
- iv) An additional condition for the provision of a bin store/collection
point and the completion of an agreement under Section 106 of the
Town and Country Planning Act 1990 to secure the affordable
housing, the provision of public open space and sports pitches,
residents travel packs, educational contributions and a highways
contribution for improvement works.

DC59 ADVANCE REPORTING – WOODLANDS PARK SECTOR 4

The Committee received a report which set out the main planning issues to be considered in relation to planning application UTT/1020/09/OP Sector 4 Woodlands Park Great Dunmow. Members were asked if there were any additional matters that they would like to be taken into account in the preparation of the final committee report. The following points were noted.

- Details of the number of approved but un-built dwellings at Woodlands Park.
- When the bypass would be completed if planning permission was granted
- Whether blocks of flats are appropriate for the exposed windy site
- Whether Sector 4 is self contained or linked to the rest of the site
- Details of planning permissions for adjacent sites in different ownership
- Details of boundary treatment along bypass and edge of site.
- Comment on coalescence with Little Easton
- The size of the groups of affordable housing
- Details of footpaths and cycle paths
- Consult Sport England
- Details of play areas and play space.
- Provision of utility space
- Effect on Drainage/ water table
- Request a map of the whole of woodland park site with dates of the planning permissions.

DC60 FOUR WEEK CYCLE FOR COMMITTEE MEETINGS

The Committee was asked to consider the adoption of a 4 weekly cycle of meetings to replace the current 3 weekly cycle. The request had resulted from an ongoing trend of a fall in the number of applications on the schedule and a corresponding reduction in the length of the meetings. There were time and cost implications involved in running the Development Control meetings and it was hoped that holding the meetings once a month would increase the number of cases to a worthwhile level. If the situation changed the frequency of the meetings could be reviewed, and extraordinary meetings could continue to be held for larger applications. It was proposed to commence the new system from the meeting on 13th January 2010.

RECOMMENDED to Full Council that the Committee hold its meetings every 4 weeks and the revised dates for the remainder of the Council year be as follows:-

13 January, 10 February, 10 March, 7 April and 5 May 2010.

DC61 PLANNING AGREEMENTS

The Committee noted the schedule of outstanding Section 106 agreements.

DC62 ENFORCEMENT REPORT

The Committee received a report that set out the details of ongoing enforcement cases.

DC63

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Warmans Farm, Burton End, Stansted	Appeal against refusal to grant planning permission for conversion of outbuildings to dwelling	28 Oct 2009 DISMISSED	The Inspector concluded that the conversion works would fail to protect the historic interest of the storage building or the setting of Warman's Farm. The development would be incompatible with the protection of the area's rural character.
Warmans Farm, Burton End, Stansted	Appeal against refusal to grant listed building consent for conversion of outbuildings to dwelling	28 Oct 2009 DISMISSED	He also agreed with the Council that the conversion of the garage would be likely to lead to proposals to erect a replacement elsewhere in the curtilage of the listed building. The appellant's personal circumstances were noted but they could not outweigh the harm of the development. (PW)
Highbanks, Bumpstead Road, Hempstead	Appeal against refusal to grant planning permission for removal of condition restricting use of ancillary accommodation to main dwelling	26 Oct 2009 DISMISSED	The Inspector concluded that the level of activity associated with separate occupation would cause harm to the area's rural character. The appellant's personal circumstances were noted but they could not outweigh the harm of the development. (PW)

The meeting ended at 3.50pm