

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 15 DECEMBER 2010**

Present:- Councillor J F Cheetham – Chairman.
Councillors E C Abrahams, C A Cant, C M Dean, K L Eden, E J Godwin, J I Loughlin, J E Menell, M Miller, D G Perry and J Salmon and L A Wells.

Officers in attendance:- M Cox (Democratic Services Officer), M Ovenden (Head of Development Control), M Perry (Assistant Chief Executive – Legal) and M Tourvas (Principal Planning Officer).

DC54 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams, R Clover, C D Down and C Smith.

Councillor Eden declared a personal interest in application 1759/10/FUL Saffron Walden as a member of Saffron Walden Town Council and as the Council's representative on the Board of Turpins Indoor Bowling Club. Councillor Perry declared a personal interest in the same item as a member of Saffron Walden Town Council.

Councillor Menell declared a personal interest in agenda item 6, land at Wendens Ambo as the member for the Littlebury Ward.

DC55 MINUTES

The Minutes of the meeting held on 17 November 2010 were received, confirmed and signed by the Chairman as a correct record.

DC56 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.

1759/10/FUL Saffron Walden – installation of 3 lights to existing flood light columns – Saffron Walden Skate Park, Lord Butler Leisure Centre, Thaxted Road for Diana Fairman.

Jane Clark and Richard Freeman (Saffron Walden Town Council) spoke in support of the application,

1877/10/FUL Little Canfield – change of use of existing ripening centre to mixed B8/B1 use and extensions to the south and east elevations – Stansted Ripening Centre, High Cross Lane East for Mr Phil Collins.

Subject to the following amended conditions

- Condition 3 - before reaching damp proof course level details of scheme of landscaping to be submitted and agreed.
- Condition 5 - before reaching damp proof course level details of materials to be agreed and implemented.
- Delete condition 6
- Condition 7 - before reaching damp proof course level control of lighting (details of any exterior lighting).
- Condition 8 – deleted, replace with condition C.8.23 Ground Contamination.
- Condition 14 delete – replacement condition C90E before development commences details of the HGV route to and from the site (including use of the A120) shall be submitted to and approved in writing by the local planning authority. Therefore such vehicular movements to and from the site shall be in accordance with such details unless previously agreed in writing by the Local Planning Authority.
REASON: in the interest of highway safety in accordance with the County Council's Highway and Transportation Development Control policies as originally contained in Appendix G of the LTP 2006-2011 and refreshed by Cabinet member decision on 19/10/07 and policies GEN1 OF THE Uttlesford Local Plan adopted 2005.
- Condition 17 – remove the words 'before the commencement of the development.
- Condition 21 – amended wording to read C.90L The condenser compound shall not be constructed until details have been submitted to and approved by the local planning authority, and thereafter implemented in accordance with approved details.
- In relation to condition 14 (C.90E) HGV vehicles should only access High Cross Lane East via B1256 to the east of High Cross Lane(not via Takeley) and there should be no HGV access to the site from the south of High Cross Lane East. The applicant should ensure that all HGV drivers visiting the site are aware of the desired route to the site.
- In relation to condition 15 (C.90F) Essex County Council shall require a fee of £3000 for checking and monitoring the travel plan.
- In relation to condition 16 (C.90G) there is concern that should the current use cease there would be a general B1/B8 use of the site and this could generate in the region of 60 HGV movements per day, it is considerable by the Highway Authority that a restriction to 100 HGV movements a day is reasonable to enable the current operation to continue

It was noted that the application would be referred to GO East before a decision notice was issued.

Paul Freer spoke in support of the application.

1841/10/FUL Takeley – construction of 2 units to provide airport related drive through Café and class A3 (restaurant) and A5 takeaways use and a mixed use retail building A1 (shops) A2 (financial and professional services) A3 (restaurant) A4 drinking establishments and A5 (takeaways) with associated car parking and landscaping – site 4B Southgate London Stansted Airport for Tabacon Stansted 2 Ltd.

1936/10/FUL Elsenham – single storey side extension – 15 Hailes Wood for N Watts.

b) District Council Application

RESOLVED that pursuant to the Town and Country Planning (General Regulations 1992, permission be granted for the developments proposed subject to the conditions recorded in the Officer’s report.

1711/10/DC Great Dunmow – replacement fence and gates – 2,8,10 Porters yard Church Street for Uttlesford District Council.

2035/10.DC Great Dunmow – erection of willow hurdle fence – 6 Porters Yard, Church Street for Uttlesford District Council.

DC57

LAND TO THE WEST OF DUCK STREET AND SOUTH OF CHINNEL LANE WENDENS AMBO

The Committee considered a report concerning a piece of land which the previous owner had proposed to transfer to the District Council by a unilateral undertaking under section 106 of the Planning Act. The land had not been transferred and the previous owners had requested that the obligation be amended to permit them to retain some of the land. The committee considered the details of the case and felt that further information was required before it could make a decision.

RESOLVED that the item be deferred to a future meeting pending receipt of the contract between the parish council and the landowner.

DC58

ENFORCEMENT REPORT

The Committee was updated on the progress of current enforcement cases.

DC59

APPEAL DECISIONS

The following appeal decisions had been received since the last meeting.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
20 Peggy's Walk	Appeal against refusal to grant	DISMISSED 25 Nov 2010	The Inspector agreed with the authority that some of

Littlebury	planning permission for small single storey front extension (porch); double storey side extension with integral garage; single storey rear extension to form new kitchen/dining room		the extensions proposed were acceptable but that the side extension with a gable front elevation would dominate the house to the detriment of the street scene. If repeated at the adjacent similar properties it would result in terracing. He considered the possibility of a permitting part and dismissing part of the scheme but took the view that the parts were interrelated and so that would be impractical. (ME)
Chestnut Cottage Cambridge Road Ugley	Appeal against refusal to grant planning permission for erection of a garage	DISMISSED 10 Nov 2010	The Inspector concluded that the proposed spacious double garage with room above would be similar in scale to the dwelling at the site. It would consolidate built development in the area and urbanise the countryside.(IR)
The Orchard Station Road Elsenham	Appeal against refusal to grant planning permission for Outline planning application for the demolition of 2 dwelling and the construction of new dwellings and access, with the rest of matters reserved	ALLOWED 25 Nov 2010	The Inspector concluded that the development of this land outside the development limit was contrary to development limit policy; it was no longer defined as previously developed land; a relatively sustainable location; capable of complying with detailed local plan policies and provide 21 units of affordable housing. However a significant factor in favour of the appeal was the Council's inability to demonstrate a five year land supply. (RB)
Jacklyne Cottage Church Lane White Roding	Appeal against enforcement notice requiring, cessation of the use of the land for residential use,	DISMISSED / ENFORCEMENT NOTICE AMENDED 25 Nov 2010	The Inspector concluded that the requirements for the enforcement notice were excessive. He agreed that the use of the building as a dwelling should cease but

	demolition of dwellinghouse and removal of demolition materials.		that as the land was formerly residential prior to the unauthorised works it could revert back without permission and that under permitted development rights the building could be re-erected. Therefore its demolition would be excessive. (RE)
Jacklyne Cottage Church Lane White Roding	Appeal against refusal to grant planning permission for retention of Jacklyne Cottage to be used as an ancillary building to Jacklyne House	ALLOWED 25 Nov 2010	The Inspector concluded that given that permitted development rights would allow its re-erection the building should receive permission subject to its use being limited to incidental purposes and the removal of the fence separating it from the rest of the curtilage. (RE)

DC60

AMENDMENT TO S106 AGREEMENT – GUILDHALL WAY ASHDON

The Chairman agreed to the consideration of this item on the grounds of urgency as a decision was required before the date of the next meeting.

The Assistant Chief Executive – Legal presented a report relating to a section 106 agreement between the District Council and the Rural Housing Trust covering 19 units of affordable housing on land at Guildhall Way, Ashdon. The Committee was recommended to approve a widening of the eligible persons criteria to all persons with connections in Uttlesford in response to market conditions.

RESOLVED that the S106 agreement be amended to permit a sale to a person with a connection with the district of Uttlesford in the event that an eligible buyer within the current criterion cannot be found.

DC61

ANNOUNCEMENTS

The Chairman reported that Tony Ewbanks, one of the Council’s Planning Officers would shortly be leaving the Council. Members thanked him for his hard work over the last 14 months and wished him well for the future.

The Chairman wished all members and officers a merry Christmas and a happy New Year.

The meeting ended at 3.15pm