

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 9 FEBRUARY 2011**

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

DC71 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

Members declared the following personal interests:-

Councillor Perry in application 213210/FUL Saffron Walden as a member of
Saffron Walden Town Council and as the ward member.

Councillors Smith and Salmon in application 2116/10/FUL and 2117/10/LB
Great Dunmow as a member of Great Dunmow Town Council.

Councillors Loughlin and Salmon in application 2285/10/FUL & 2286/10/CA
Stansted as a member of Stansted Parish Council.

Councillor Godwin in application 1125/10/FUL Birchanger as a member of
Birchanger Parish Council.

DC72 MINUTES

The Minutes of the meeting held on 12 January 2011 were received, confirmed
and signed by the Chairman as a correct record.

DC73 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.

1) 2116/10/FUL & 2) 2117/10/LB Great Dunmow – 1) conversion of former
District Council offices to offices, apartments and cottages and erection of
cottages and associated demolition. 2) conversion of former District Council
Offices to offices, apartment and cottages and associated demolition and

internal and external alterations – former Council Offices, 46 High Street for Foxley Builders Associates.

Andrew Stevenson spoke in support of the application.

Councillor Miller declared a personal interest in this item as he knew the agent for the application.

2285/10/FUL & 2286/10/CA Stansted – change of use from residential (C3) and shop (A1) to restaurant (A3), hotel (C1) and drinking establishment (A4) single storey side and rear extensions and rear porch – 1&3 Silver Street for Hill House Associates.

Subject to i) Amend condition 11 to state 11.00 pm to 7.00 am. ii) remove condition 12 iii) an additional condition for details of accessibility measures into the building.

Ray Woodcock spoke against the application.

2266/10/FUL White Roding – retrospective application for change of use of farm buildings to B1 (offices) and B8 uses (storage/distribution) – Marks Hall, Marks Hall Lane for Mr Gerald Haigh.

Subject to

- i) An amendment to condition 5 to restrict hours to 0800 to 1800 Monday to Friday – no working on Saturday and Sunday. No HGV deliveries outside 0900 to 1600 Monday to Friday; no more than 5 HGV's (10 movements per week).
- ii) An additional condition for no outdoor working.
- iii) A condition to required details of lighting to be submitted within a specified period.

It was further RESOLVED that the enforcement team should investigate the non conforming uses.

Hugh Brown (parish Council) spoke against the application. Gerald Haigh spoke in support of the application.

2132/10/FUL Saffron Walden – conversion of garage to provide enlarged living area and study – 18 Summerhill Road for Mr and Mrs Treanor.

Councillor Menell declared a personal interest as she knew one of the objectors.

Dr Ogle spoke against the application. Matt Kimber spoke in support of the application.

1976/10/FUL Takeley – construction of 7 dwellings, two attached garages and one detached garage building, demolition of existing garage, new vehicular and pedestrian access – 1 & 2 Broadfield Villas, Dunmow Road for Stonebond Properties Ltd.

Subject to the removal of condition 27 referring to the requirement for a financial contribution as an island site.

(b) Refusals

RESOLVED that the following application be refused for the reasons set out in the officer's report.

1125/10/FUL Birchanger – New access from Birchanger Green Service Area onto A120 roundabout. Additional 84 car parking spaces and 7 caravan parking spaces – Welcome Break Birchanger Green Motorway Service Area Junction 8 M11 Motorway Old Dunmow Road for Ms K McKechnie.

(c) Planning Agreements

2150/10/FUL Takeley – amendments to 26 dwellings including change of house types and other associated works from that approved under UTT/0515/10/DFO – PG23 Priors Green, Land north of Dunmow Road for Barratt Eastern Counties.

RESOLVED that the Director of Public Services, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officers report and a revised condition for planting scheme (not to include recent landscaping scheme as approved drawing) and the completion of an agreement under Section 106 of the Town and Country Planning Act to ensure that the Section 106 agreement dated 14 November 2006 relating to the Priors Green site and this application site and planning permission UTT/1042/02/0P applies also to this application.

2168/10/FUL Great Chesterford – variation of condition C.90A of UTT/1861/08/FUL to read “the annexe (known as Hawthorn House) shall not be occupied at any time other than for purposes ancillary to the use of the dwelling known as Thorpe Lea and Hawthorn House and Thorpe Lea shall not be sold into separate ownership. At no time shall the annexe be occupied as a separate dwelling house. The use of the structure known as Hawthorn House hereby permitted shall be discontinued on or before 6 December 2013 unless a further consent has been granted by the local planning authority” UTT/2168/10/FUL Hawthorn House for Mr J R Walker.

RESOLVED that the Director of Public Services, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officers and the completion of an agreement under Section 106 of the Town and Country Planning Act to prevent the separation of the annexe and ancillary building known as Hawthorn House from the dwelling known as Thorpe Lea and to prevent the sale of one without the other.

James Walker spoke in support of the application.

DC69

ENFORCEMENT PROGRESS REPORT

The Head of Development Control updated the committee on outstanding enforcement cases.

DC70

APPEAL DECISIONS

The following appeal decisions had been received since the last meeting. It was agreed that representations should be made to the Planning Inspectorate about recent appeal decisions specifically in relation to comments made about the energy efficiency condition.

LOCATION	DESCRIPTION	APPEAL DECISION & DATE	SUMMARY OF DECISION
Phoenix Cottage Crawley End Chrishall	Appeal against refusal to grant planning permission for two storey rear extension	19 Jan 2011 ALLOWED	The Inspector concluded that the extension would be traditional in design and subservient in nature to the original thatched house. He decided it would not be harmful to the dwelling or the wider area. He thought that energy efficiency measures would be onerous and unreasonable.
Alfred's Schott Ickleton Road Elmdon	Appeal against refusal to grant planning permission for extensions	7 Jan 2011 ALLOWED	The Inspector noted that the proposal did not comply with the SPD with regard to scale but made the point that the document is only guidance; the extension would improve the appearance of the property and would be only a little bit taller than the existing. He noted the big extensions permitted in the past; he quoted the LPA saying that the original dwelling had been engulfed by extensions; the lack of harm created now – no overlooking, overshadowing etc - and thought that size shouldn't be of over riding importance. He felt the extension would not damage the countryside. Imposed 10 conditions including landscaping and energy efficiency.

The meeting ended at 5.00 pm