

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 27 APRIL 2011**

Present:- Councillor J F Cheetham – Chairman.
Councillors 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, C C Smith and L A
Wells.

Officers in attendance:- M Cox (Democratic Services Officer), K Hollitt (Principal
Planning Officer), M Jones (Planning Officer) C Oliva (Solicitor –
Litigation and Planning), M Ovenden (Head of Development Control)
and A Taylor (Divisional Head of Planning and Building Control)

DC94 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors E C Abrahams, J I
Loughlin and J Salmon.

Members declared the following personal interests:-
Councillor Menell in application 1984/10/FUL Littlebury as a member of
Littlebury Parish Council.
Councillor Perry and Councillor Eden in applications 0323/11/FUL,
0580/11/FUL and 0510/11/FUL Saffron Walden as a member of Saffron
Walden Town Council.
Councillor C Dean, E J Godwin and J F Cheetham in application
0459/11/DFO Takeley (Stansted Airport) as a member of SSE and for
Councillor Cheetham also as a member of NWEIPA.

DC95 MINUTES

The Minutes of the meeting held on 6 April 2011 were received, confirmed and
signed by the Chairman as a correct record.

DC96 APPLICATIONS WITHDRAWN

It was noted that agenda item 5 – ESS/65/06/UTT Easton Park Estate,
extraction of gravel, deed of variation had been withdrawn. This was because of
a possible threat of judicial review of the planning permission granted by ECC.
A further report would be prepared once the position was clearer.

DC97 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.

0459/11/DFO Takeley (Stansted Airport) –details following outline application 0557/09/OP (landscaping) for erection of a 300 bed 4 storey hotel with ancillary car parking and landscaping. Outline application with details of access, appearance, layout and scale – South Gate Hotel Site, Thremhall Avenue for Mr T Jurdon.

0510/11/FUL Saffron Walden – first floor extension – Tabbycat, 85 Thaxted Road for Mr J Millership.

(b) Refusal

RESOLVED that the following application be refused for the reasons stated in the officers report

0323/11/FUL Saffron Walden – erection of 27 retirement apartments, communal facilities and car parking – former Bell College Language School, South Road, Saffron Walden for MCarthy & Stone retirement Limited.

Mr Bendinalli spoke in support of the application.

(d) Planning Agreement

1984/10/FUL Littlebury – Demolition of warehouses and offices and erection of 14 dwellings with garages, parking, landscaping and new vehicular and pedestrian access – The Sidings, Peggy’s Walk for Weston Homes PLC.

RESOLVED that the Divisional Head of Planning and Building Control, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officer’s report and the completion of an agreement under Section 106 of the Town and Country Planning Act to provide education contributions.

Sam Sproul (Littlebury PC) spoke against the application. Ian Davis spoke in support of the application.

0580/11/FUL Saffron Walden - Variation of condition C.90L of UTT/0580/11/FUL to read as follows: prior to the occupation of the 30th dwelling of the development hereby permitted the provision of a zebra crossing on the Peaslands Road shall be made at the location shown on the drawing C451/C1 between Hop Fields and the Lord Butler Leisure Centre and shall be constructed in accordance with the drawing numbered C452/C1 unless otherwise agreed in writing by the Local Planning Authority – Land East of the former Bell Language School, Peaslands Road for David Wilson Homes.

RESOLVED that the Divisional Head of Planning and Building Control, in consultation with the Chairman of the Committee, be authorised to approve the above application, subject to the conditions set out in the officer’s report and the completion of an agreement under Section 106 of the Town and Country Planning Act to tie the permission to the previous

application to retain the package of measures negotiated under that permission.

It was further agreed that a letter be sent to ECC advising that the proposed location of the pedestrian crossing was controversial locally.

**DC98 LAND WEST OF DUCK STREET AND SOUTH OF CHINNEL LANE
WENDENS AMBO**

The Committee considered a report which related to a piece of land which a previous land owner had decided 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 current owners had asked for the obligation to be amended to enable them to retain some of the land. The Committee accepted the request subject to confirmation that the rest of the land would be transferred to Wendens Ambo Parish Council.

RESOLVED that Assistant Chief Executive – Legal be given delegated authority to execute a deed of release for the Unilateral Undertaking when it is satisfied that the transfer of the land to Wendens Ambo Parish Council has taken place.

DC99 PLANNING AGREEMENTS

The Committee noted the schedule of outstanding section 106 agreements.

DC100 APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
Lorne Cottage/West View Cutlers Green Thaxted	Appeal against refusal to grant planning permission for demolition of the existing cottages and the erection of two detached dwellings with attached garages, with alterations to the existing access	31 Mar 2011 DISMISSED	The Inspector concluded that the proposal was contrary to policies S7, H7 and the SPD concerning replacement dwellings. The dwellings would be much larger than the existing ones and the extant permission. The personal preference for detached dwellings does not out weigh the SPD/policy requirement for semis to be replaced with semis. (CG)
Dovecote Restaurant,	Appeal against refusal to grant	31 Mar 2011	The Inspector concluded that it would be inappropriate

Lower Road, Little Hallingbury	planning permission for side and rear extension to restaurant, with associated parking and terraced seating area	DISMISSED	development in greenbelt and affect the purposes of designating the greenbelt. He saw no very special circumstances to permit the development. Concerned about unresolved plan to relocate footpath and did not accept the reliance on landscaping to 'cover up' the development. (CG)
Endeavour House Cooper's End Road Stansted Airport	Appeal against refusal to grant planning permission for erection of an office building and associated car parking without complying with a condition attached to planning	4 April 2011 DISMISSED	The Inspector concluded that there were merits in allowing the temporary use of the building for non airport related purposes. However he considered that it would inevitably be seen as a precedent for allowing similar proposals. It would be difficult to resist a further temporary period if circumstances persisted after the initial six year period. By accretion significant floorspace might become used for non airport uses turning the area into a business park rather than a self contained airport in the countryside. (CG)
Granary Court Haslers Lane Dunmow	Appeal against refusal to grant planning permission for construction of an extension to provide a block of 9 one-bedroom flats with lift access and re-arrangement of the car parking layout	8 April 2011 DISMISSED	The Inspector concluded that the proposal would provide inadequate amenity space for occupiers and the density of the scheme was indicative of overdevelopment. (SB) An application for an award of costs was made by the appellant against the Council. In determining this application the Inspector concluded that the Council had behaved reasonably. It gave a reasoned argument for claiming that the amenity space would be inadequate. The Inspector noted that the previous Inspector's calculations of garden space were unclear and the Council was right to pursue

			the issue, particularly in the changed circumstances of the appeal proposal. The reference to the 'new' parking standards was appropriate even though it had not been part of the reason for refusal. The appellant had received the opportunity to comment on it but not taken it up. The application for costs failed.
Bradburys, Walden Road Stocking Green, Radwinter	Appeal against condition attached to listed building consent relating to submission of details of windows	7 April 2011 ALLOWED	The Inspector concluded that it was important for details of the windows to be submitted but thought it appropriate to broaden the terms of the condition to allow the appellant to submit details he thought were satisfactory, although of a type the original wording of the condition would not permit. The planning authority retains the ability to refuse unacceptable details. (TW)
Land south west of Appledore, Bran End, Stebbing	Appeal against refusal to grant planning permission for change of use from agricultural to garden land.	7 April 2011 DISMISSED	The Inspector concluded that the proposal would erode the openness of the site to the detriment of the character of the area and therefore be contrary to Policy S7. (TW)

DC101

LAST MEETING OF THE COMMITTEE

As this was the last meeting of this Council term the Chairman wished Councillors Abrahams, Dean, Down, Smith and Miller, who would not be standing for re election in May, a very happy retirement. She thanked all members and officers for the support they had given her over the past for years and hoped to see many familiar faces following the May elections. In reply members thanked the Chairman for the competent and fair way in which she had conducted the meetings.

The meeting ended at 3.30 pm