

**DEVELOPMENT CONTROL COMMITTEE held at COUNCIL OFFICES
LONDON ROAD SAFFRON WALDEN at 2.00 pm on 6 APRIL 2011**

Present:- Councillor J F Cheetham – Chairman.
Councillors C A Cant, R Clover, C M Dean, C D Down, K L Eden, 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), M Jones (Planning Officer) C Oliva (Solicitor –
Litigation and Planning), M Ovenden (Head of Development Control),
S Nicholas (Senior Planning Officer), A Taylor (Divisional Head of
Planning and Building Control) and Maria Tourvas (Principal
Planning Officer).

DC83 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

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

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 2012/10/FUL &
2013/10/CA Saffron Walden as a member of Saffron Walden Town Council.

Councillors Smith, Miller and Clover in application 0235/11/FUL Great
Dunmow as a member of Great Dunmow Town Council.

Councillor Salmon in application 0226/11/FUL Stansted as a member of
Stansted Parish Council.

Councillor C Dean declared a prejudicial interest in application 0208/11/FUL
Little Easton as a Trustee of the Gardens of Easton Lodge Preservation
Trust.

DC84 MINUTES

The Minutes of the meeting held on 9 March 2011 were received, confirmed
and signed by the Chairman as a correct record.

DC85 STANSTED PARISH PLAN

The Committee received the Stansted Parish Plan which had been prepared by
the parish council and described how the community could be developed over
the coming years. The plan had looked at 16 areas of village life and for each,
set out the context, current position and way forward. The views of residents
had been obtained through an open day and a questionnaire. The plan had
been approved by the Parish Council in October 2010 and members were now

asked to accept it as a material consideration in determining planning applications.

Ray Woodcock, a resident of Stansted, spoke to the committee and referred to an important local issue concerning the location of the proposed new health centre, and was disappointed that this matter had not been raised in the report. Councillor Dean said that the Parish Council was working with the PCC to find a suitable site for the health centre and the plan reflected this situation.

RESOLVED that the Stansted Parish Plan be adopted as Council approved guidance in determining planning applications in the parish and as background evidence in the preparation of the Local Development Framework.

DC86

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.

2012/10/FUL & 2013/10/CA Saffron Walden – 1) 2012/10/FUL – single storey extension to existing store, replacement decked car park and extension over service area, relocation of roof mounted plant, replacement staircase and lift block and landscaping including removal of trees on the southern boundary and works to trees on the western boundary and ancillary café. 2) 2013/10/CA - demolition of decked car park to rear of store including vehicle ramp, lift and stair block adjacent to store entrance – Waitrose Hill Street for Waitrose Ltd .

Subject to

- i) An amendment to condition 20 to require details of the transport service and the signage for the provision of this service.
- ii) The application being referred to the DCLG.
- iii) The applicant to enter into a unilateral undertaking as follows:
Essex County Council require a fee of £3000 for checking and monitoring the Travel Plan which should be received via an appropriate legal agreement.

Frances Deutch spoke against the application. Malcolm Domb spoke in support of the application.

0316/11/FUL Takeley - variation of condition C.90A of application
UTT/1524/10/FUL – Plots 4 & 5 Lot 1 Priors Green Road for David Wilson Homes.

It was RESOLVED to vary the condition for Monday – Friday only, hours of use to be extended to 9am – 6pm. The hours for Saturdays, Sundays and bank holidays to remain as 10am – 4pm.

Carol Pratt (Takeley Parish Council) spoke against the application. Peter Biggs spoke in support of the application.

0226/11/FUL Stansted – Erection of 5 dwellings - 66A Cambridge Road Stansted for Foxley Builders Limited.

Subject to an additional condition omitting speed bumps from the scheme.

Mark Mann spoke in support of the application.

2408/10/FUL Clavering – conversion and extension of former Methodist church to form a dwelling, erection of detached garage, change of use of agricultural to garden Land – former primitive Methodist Church, Hill Green for Mr C Stinger.

Subject to the following conditions

- Time limit for commencement of development.
- To be implemented in accordance with approved plans.
- Scheme of landscaping to be submitted and agreed.
- Implementation of landscaping.
- Details of materials to be submitted agreed and implemented.
- Excluding extensions and freestanding buildings without further permission.
- Excluding conversion of garages.
- Details of external ground and internal floor levels to be submitted agreed and implemented.
- Restriction of hours of operation.
- Surface water disposal arrangements.
- Avoidance of overlooking.
- Accessibility measures
- Construction parking/turning to be provided.
- Informatives about landscaping and materials.

Chris Stinger spoke in support of the application

0235/11/FUL Great Dunmow – erection of dwelling – Land adj Down House North Street for Mr and Mrs I Reijs.

0208/11/FUL Little Easton – prefabricated building for serving refreshments and retrospective application for the positioning of two toilet units for a period of five years – part of Gardens of Easton Lodge, Park Lane for the Trustees of the Gardens of Easton Lodge.

Subject to the removal of the hours of use condition.

Councillor C Dean having declared a prejudicial interest made a statement in support of the application and then left the room for the consideration of this item.

(b) Refusal

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

2222/10/FUL Elsenham – three interlinked buildings containing 11,148sqm of offices and 1,393.5sqm of ancillary retail and restaurant floor space with underground parking, renewable energy infrastructure and landscaping. New access onto Hall Road and alterations to existing access – Tri Sail Water Circle, Elsenham Meadows for Cheergrey Properties Ltd.

Subject to the removal of refusal reasons 4 and 5.

Oliver Creasey and Michael Johnson spoke in support of the application. Philip Pope spoke against the application.

(c) Deferment

RESOLVED that the following application be deferred

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.

Reason: for further negotiation regarding layout and design and the provision of affordable housing.

Sam Sproul and Peter Farnsworth (parish council) spoke against the application.

(d) Planning Agreement

2310/10/FUL Felsted – redevelopment and conversion of former brewery complex to provide mixed development of apartments and town houses, change of use from B2 (brewery) to B1a (office space) and car parking – Hartford End Brewery, Mill Lane – for Hartford Developments Ltd.

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 under the following heads of terms

- A financial contribution of £70,150 for education provision.
- A financial contribution of £5,000 towards the advertisement of a speed limit reduction to 40mph along the B1417.
- A financial contribution of £2000 towards the advertisement of a bus clearway restriction.
- A financial contribution towards off –site provision of affordable housing (sum to be agreed).

0337/11/FUL Takeley – erection of 2 dwellings and carport, amended house design to that approved under application UTT/0515/10/DFO – plot 116 to 117 PG23 Priors Green, Land North of Dunmow Road for Barratt Eastern Counties.

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 an additional condition for details of the replacement hedge to be submitted and the completion of an agreement under Section 106 of the Town and Country Planning Act to tie the application to the outline approval.

Carol Pratt (Takeley Parish Council) spoke against the application. Peter Biggs spoke in support of the application.

0338/11/FUL Takeley – Erection of 5 dwellings and garages. amended house design to that approved under application UTT/0515/10/DFO – plots 120 to 124 PG23 Priors Green Land North of Dunmow Road for Barratt Eastern Counties.

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 an additional condition for details of the replacement hedge to be submitted and the completion of an agreement under Section 106 of the Town and Country Planning Act to tie the application to the outline approval.

DC87

PLANNING ENFORCEMENT STRATEGY

The Committee received the draft enforcement strategy which had been updated to take account of issues raised by Councillors at a recent planning workshop. The document would be subject to a six week consultation, at the end of which a report setting out comments and suggested changes would be prepared and subject to member approval and adoption.

RESOLVED that a six week consultation on the Planning Enforcement Strategy be undertaken to invite comments on the document from town and parish councils.

DC88

ENFORCEMENT PROGRESS REPORT

The Committee received the schedule setting out the outstanding enforcement cases.

DC89

APPEAL DECISIONS

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

LOCATION	DESCRIPTION	APPEAL DATE & DECISION	SUMMARY OF DECISION
5 London Road Great Chesterford	Appeal against refusal to grant planning permission for demolition of the existing bungalow and the erection of three dwellings	14 March 2011 DISMISSED	The main issue was the suitability of parking and access. The Inspector accepted one space per unit but not the size of spaces which fell below the new standards; there were no exceptional circumstances to justify under sized spaces. He agreed that it could create on street parking; despite no highway authority objections it would result in highway dangers. He contradicted a previous inspector by concluding that rear access and a near parking space was preferable to level access. The cramped parking would be too close to the window of one of the units. (CG)
Great Greenfields, Gransmore Green, Felsted	Appeal against refusal to grant planning permission for change of use from agricultural land to garden and provision of tennis court	23 March 2011 DISMISSED	The Inspector concluded that the site is highly prominent from a wide arc of public viewpoints and the proposal would be out of keeping with the open arable landscape. The field appeared readily useable as part of an agricultural field. The proposed mesh fencing would be unsightly and landscaping would not adequately mitigate its harm. It would harm the setting of the listed building. He noted other tennis courts that the appellant had referred to but considered this proposal on its merits to be unacceptable. (CG)

The Head of Development Control reported three more cases, all of which had been dismissed. He mentioned the application relating to Endeavour House Stansted where the Inspector had supported the Council's wish for preserving "an airport in the countryside."

DC90

TREES AT THE DELLES LITTLE CHESTERFORD

The Committee considered a request to fell 1 Horse Chestnut tree and repollard 3 Lime trees in the grounds of the Delles, Carmen Street Great Chesterford.

RESOLVED that consent be granted for the felling of the horse chestnut tree subject to a suitable replacement being planted and for the repollarding of the lime trees.

DC91 **TREES AT THE GABLES LITTLE CHESTERFORD**

The Committee considered a notification to fell a horse chestnut tree, within a conservation area at the Gables, Carmel Street, Little Chesterford.

RESOLVED that no objection be raised to the felling of the horse chestnut tree.

DC92 **EXCLUSION OF THE PUBLIC**

RESOLVED that under section 100I of the Local Government Act 1972 the public be excluded for the following item of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraphs 1 and 2 of part 1 schedule 12A of the Act

DC93 **ENFORCEMENT CASE**

The Committee was advised of the details of an enforcement case.

RESOLVED that action be postponed due to the personal circumstances of the owner until such time as these circumstances alter.

The meeting ended at 6.20 pm