

**PLANNING AND DEVELOPMENT COMMITTEE held at COUNCIL OFFICES GREAT DUNMOW at 7.30 pm on 23 MARCH 2000**

Present:- Councillors Mrs J F Cheetham - Chairman.  
Councillors W F Bowker, Mrs C A Cant, R P Chambers, R J Copping, Mrs C D Down,  
D M Jones, Mrs C M Little and R W L Stone.

Officers in attendance:- Mrs L J Crowe, R Harborough, Mrs J Postings  
and B D Perkins.

**I. APOLOGIES**

Apologies for absence were received from Councillors R A E Clifford, Mrs D M Haggerwood, R C Smith and A R Thawley.

**I. DECLARATIONS OF INTEREST**

Councillor R W L Stone declared a pecuniary interest in planning application 1271/99 Wimbish and Councillor Mrs Cheetham declared a non-pecuniary interest in planning application 0339/99/FUL Hatfield Broad Oak as she knew the applicant.

**I. MINUTES**

The Minutes of the meeting held on 3 February 2000 were received, confirmed and signed by the Chairman as a correct record.

**I. BUSINESS ARISING**

**(i) Minute 330 - Urgent Item**

In connection with the letter Members had received from BAA Stansted, requesting an open dialogue with the local community on further development at Stansted Airport, the Corporate Director - Development informed Members that the four most affected authorities would be meeting on 30 March to discuss the general issues. Following this meeting there would be a report back to Members.

**I. DEVELOPMENT CONTROL SUB-COMMITTEE**

RESOLVED that the Minutes of the meetings of Development Control Sub-Committee held on 7 and 28 February 2000 be approved and adopted.

**I. ESSEX AND SOUTHEND-ON-SEA REPLACEMENT STRUCTURE PLAN - PROPOSED MODIFICATIONS**

Members received a report advising them of the Joint Structure Plan Authorities (JSPAs') proposed modifications.

Councillor Copping expressed concern at the proposed increase in the housing provision in Uttlesford and wondered if there were going to be more houses built in the Uttlesford District than were actually needed. Councillors were also concerned that Landscape Character Assessments would be replacing the concept of Special Landscape Areas. They were of the view that the designation of Special Landscape Areas was important in protecting the countryside from development. In answer to a question, the Principal Planning Officer confirmed that it was only proposed to increase the employment land provision in Southend-on-Sea in response to the Examination in Public panel report. It was

RESOLVED that no objections be raised to the proposed modifications to the deposit Draft Replacement Structure Plan with the exception of modification 18 Policy NR4 Special Landscape Areas on the basis that Special Landscape Areas should be retained and defined in adopted local plans to identify countryside which has special landscape value.

**I. APPRAISAL FRAMEWORK FOR AIRPORTS IN THE SOUTH-EAST AND EASTERN REGIONS OF ENGLAND - CONSULTATION DOCUMENT**

Members received a report which set out comments on general issues and specific matters that could be submitted to DETR in connection with the consultation document on the appraisal framework for airports in the south-east and eastern regions of England. Following discussion it was

RESOLVED that the comments, as set out in the report, be submitted to DETR, subject to the decision process being modified to ensure that options at least one new greenfield site and one-off shore site should be considered in the second stage of analysis to ensure detailed consideration of a full range of options.

**I. EQUAL OPPORTUNITIES SERVICE STATEMENTS**

Members received a report seeking approval to the adoption of Equal Opportunity Service Statements for Building Surveying, Development Control and Local Plan and Conservation Business Centres.

Councillor Jones asked whether the wording under the heading 'objectives' should read "to ensure that" rather than "to endeavour to ensure". Members felt that this would be a more positive statement.

RESOLVED that the Equal Opportunities Service Statements for Building Surveying, Development Control, Local Plan and Conservation Business Centres be approved, subject to the modification of the wording agreed for the objectives.

**I. PLANNING AND DEVELOPMENT BUDGET MONITORING REPORT 1999/2000**

Members received a third budgetary control report for this Committee for 1999/2000. In answer to a question from Councillor Copping the Corporate Director - Development said that a report on how the grants were expended would be included in the next committee cycle of meetings.

**I. INDUSTRIAL DEVELOPMENT AT THE SAUSAGE FACTORY SITE CARTERS FARM CAGE END HATFIELD BROAD OAK FOR MR ROGER SIMONS UTT/0339/99/FUL**

Members received a report setting out details of a planning application which had been referred to this Committee on 21 October 1999. The Committee had resolved to grant planning permission subject to a Section 106 Agreement. The application had been referred back to this Committee for reconsideration of the terms of the agreement and the planning conditions.

In answer to Members' questions, the Head of Legal Services explained that it would be more appropriate to impose conditions on the use permitted than in relation to the operating company. It was

RESOLVED that

- 1 planning permission be granted, subject to the conditions originally agreed, with the amendment to Condition 15, and subject to a Section 106 Agreement requiring all manufacturing and commercial use of the premises at Cage End Barn to cease and not recommence without the granting of planning permission,
- 2 the owners of the land be released from the covenants contained in the Section 52 Agreement made 19 April 1982.

**I. AEC ECONOMIC DEVELOPMENT SEMINAR**

The Corporate Director - Development informed Members that an AEC Economic Development Seminar would be held at County Hall in Chelmsford on Friday 14 April 2000. Any Councillor who was interested in attending this seminar should contact the Corporate Director - Development's Secretary.

**I. LAST MEETING**

The Chairman thanked the Members and officers for their support during the last year.

The meeting ended at 8.25 pm.

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