

Committee: Development Control Committee
Date: 6 April 2005
Agenda Item No: 6
Title: Advanced report of issues relating to major planning applications – Rochford Nurseries, Birchanger / Stansted
Author: Jeremy Pine (01799) 510460

Summary

- 1 This report concerns an application for approval of reserved matters that is defined in planning legislation as a major application. At this stage, Officers seek the advice of Members on whether there are additional matters that require consideration prior to drafting a conventional committee report containing a recommendation. Members are reminded they should not offer an opinion at this stage.

Background

- 2 As Members are aware, in order to improve the authority's performance in determining major applications within the 13 week target set by Government it has been agreed that Officers will prepare reports outlining the main issues relating to specific major applications prior to final determination. This will allow Members to identify additional planning issues they consider require investigation prior to determining the applications.
- 3 The report relating to this application is attached to this item.

Background Papers: None.

UTT/0204/05/DFO – BIRCHANGER/STANSTED

Reserved matter application for erection of 315 dwellings pursuant to conditions C.1.1 and C.90B of UTT/0443/98/OP - layout, design, external appearance of buildings and materials. Construction of new vehicular and pedestrian accesses.

Land at Rochford Nurseries. GR/TL 512-239 Taylor Woodrow Development Ltd.

Case Officer: Mr J Pine 01799 510460

Expiry Date: 25 April 2005

13 weeks: 30 May 2005

NOTATION: Within Development Limits / Allocated for residential development in the ULP (720 dwellings – Policy SM4/BIR1).

DESCRIPTION OF SITE: Rochford Nurseries lies on a plateau immediately south of Stansted Mountfitchet. It has been underused for many years, and comprises significant areas of mainly derelict glasshouses. This reserved matters application relates to the western part of the residentially allocated land, which is bordered to the north by houses in Brook View and Stoney Common, to the west by open private land between the Nurseries and the railway, to the south by Foresthall Road and to the east by the Taylor Woodrow (Pelham Homes) land. The application site consists of the western section of the Foresthall Road frontage.

DESCRIPTION OF PROPOSALS: These are revised proposals following the earlier disapprovals of reserved matters. As per the outline planning permission, 315 dwellings would be erected at a density of 37/hectare, with 25% (79) being affordable. The density would be lower around Foresthall and Church Roads and higher around the main square, as set out in the approved masterplan. Affordable housing would be in 6 locations throughout the site, intermixed with areas of private housing. The affordable housing would consist of 2 and 3-storey flats and 2-storey terraced and semi-detached houses, 60 of the 79 units being either 1 or 2-bed. The private housing would be mainly terraced and semi-detached, ranging from 2-storey to 2+attic through to 3-storey, and would be predominantly 3 or 4-bed.

All the housing and flats along the northern boundary of the site would be 2-storey, with a maximum ridge height of 10m (four houses), the rest varying between 7-9m. These houses and flats would not have any north facing attic windows which would, in any case, require planning permission as they would not constitute permitted development. The number of genuine 3-storey houses throughout the layout would be 28 (ridge heights between 11.6–12.2m), located as feature buildings as per the approved masterplan. The 2+ attic-storey houses would range between 8.7-10m in height.

Pitched roofs would be covered in either tile or slate, with all brick chimneys capped with clay chimney pots. Facades would be mainly brick faced, but with some painted brickwork and render. There would also be some timber cladding. Front gardens to the larger houses would be defined by railings, and rear boundaries which front public areas would be constructed of brick. All the blocks of affordable flats would have dedicated communal rear open space, including the 1-bedroom flats.

The layout would be broadly in accordance with the approved masterplan, but would reflect the changes required both via the previously approved landscaping reserved matters and by the protection of an access easement that exists in favour of Croudace Limited, which has resulted in small northward relocations and alterations to the shapes of both the main and additional school sites. A site along the northern boundary of the large square is allocated for a shop.

A main link distributor road would run through the site, linking Foresthall Road and Church Road. This road would be tree-lined to reflect its status, as per the approved masterplan.

Bus stops would be provided on either side of the main link road, convenient to the school and health centre sites. Secondary access would be provided from the link road, including to the Croudace owned land to the west and immediately to the south of the linear drainage feature along the northern boundary of the site. Other minor forms of access would be mews, parking courts and private drives. 17 houses would have their own direct access onto Church Road to avoid complexity at the main estate junction. Car parking would be provided by a combination of “drive through” houses and parking courts to minimise visual impact by concealing parked cars behind principal frontages. Focal spaces would use raised speed tables to achieve traffic management.

The developer provided a schedule of car parking spaces for the previously refused scheme as set out below. There has been no material change to the proportion of spaces provided under the current proposals.

52 affordable flats	52 spaces	13 visitors' spaces	1.25 / dwelling
27 affordable houses	39 spaces	2 visitors' spaces	1.52 / dwelling
236 open market houses	483 spaces	5 visitors' spaces	2.07 / dwelling
315 overall total	574	20	1.89 / dwelling

All the parking spaces for the affordable flats would be communal. Some of the parking for the affordable houses would also be communal.

RELEVANT HISTORY: Outline planning permission for 285 dwellings, public open space, associated access and infrastructure granted on the western part of the allocated land (Croudace Limited) in February 2004. At the same time, outline planning permission for 315 dwellings, new vehicular access, public open space, play area and school was granted on the eastern part of the allocated land (Pelham Homes, now Taylor Woodrow). Both permissions included an approved master plan / design brief, and were granted subject to appropriate conditions and a Section 106 Agreement. In relation to the Croudace land, the Agreement included the construction of a roundabout on Foresthall Road to serve as the site entrance. Although the Agreement included an “in principle” roundabout layout drawing, means of access remained on the decision notice as a reserved matter for subsequent approval.

The conditions that were imposed related to:

- Time limits for submission of reserved matters and implementation
- Implementation in accordance with masterplan
- Details of materials
- Landscaping
- Density requirements (min 30/hectare) + phasing
- Ecological survey
- Archaeological work
- Drainage requirements
- Parking and circulation areas
- Provision of street furniture
- Limits on construction noise
- Limits on hours of delivery
- Approval of contractors' vehicles routes
- Dust / mud suppression measures
- Submission of an affordable housing scheme
- Details of play areas and bus shelters

Taylor Woodrow land

Reserved matters applications for the layout (UTT/1024/04/DFO and UTT/1589/04/DFO) were disapproved at the DC Committee meetings on 31 August and 22 November respectively, following a Members' site visit. Separate applications for approval of reserved

matters relating to landscaping (UTT/1026/04/DFO) access and bridge materials details (UTT/1194/04/DFO), ecology (UTT/1320/04/DFO), archaeology (UTT/1546/04/DFO), phasing and density (UTT/1846/04/DFO), drainage (UTT/1976/04/DFO) and construction routes and mud / dust suppression measures (UTT/2192/04/DFO) have been submitted and approved.

Following the refusal of the second set of reserved matters for the layout, a structured meeting between the developers and Members and Officers took place on 18 January 2005.

Croudace land

An application for the construction of a roundabout as the first set of reserved matters (UTT/1968/04/DFO) has been approved. An application for the construction of a “t” junction as an alternative (UTT/1971/04/DFO) was still under consideration at the time of writing this report.

APPLICANT’S CASE: See Planning Policy Analysis section of the agent’s Planning and Design Statement (4 pages, attached). This analysis briefly describes the proposals and sets out the changes that have been made as a result of the meeting on 18 January 2005.

PLANNING CONSIDERATIONS: The main issues will be whether:

- 1) the layout and design would be in accordance with the approved masterplan, in particular with regard to the form of the large square and its formal relationship to the school and health sites (ERSP Policies H4, T3 and T6, ADP Policies S1, H4, DC1 and SM6, DLP Policies S2, GEN1 & 2 and SM4/BIR1)
- 2) the buildings and minor access road along the northern boundary of the site would have an adverse impact on the amenity enjoyed by existing residents in Stoney Common (ADP Policies DC1 & 14, DLP Policies GEN4 & 5)
- 3) the mix of housing would be acceptable, the location of the affordable housing would be acceptable, and whether there would be sufficient private open space (ADP Policies H4, SM6 and DC1, DLP Policies GEN2, H9 and SM4/BIR1)
- 4) the school sites would be fit for their purpose (ERSP Policies BE5 and H4, ADP Policy H4, DLP Policies GEN6 and SM4/BIR1) and
- 5) adequate car parking would be provided (ERSP Policy T12, ADP Policy T2, DLP Policy GEN9).

RECOMMENDATION:

That Members identify any additional issues that they would like raised, so that officers can include consideration of these issues in any further negotiations with the applicant and in the final report to Committee.

Background papers: see application file.

Committee: Development Control

Date: 6 April 2005

Agenda Item No:

Title: Advanced report of issues relating to applications; UTT/0394/05/FUL is a full application for 17 dwellings, UTT/0395/05/FUL is a full application for 51 dwellings, UTT/0386/05/DFO is a reserved matters application for 100 dwellings, UTT/0392/05/DFO is a reserved matters application for 300 dwellings

Contact: Nicholas Ford (01799) 510468

Summary

- 1 This report concerns two full applications and two reserved matters applications for the above development at Woodlands Park, Great Dunmow. This is a joint report that sets out the main issues and Officers seek the advice of Members on whether there are additional matters that require consideration prior to drafting a conventional committee report containing a recommendation. Members are reminded that they should not offer an opinion at this stage.

Background

- 2 Members will recall that the advanced reporting scheme is being tried out to improve the authority's performance in determining major applications within the 13-week target set by Government. The report is attached.

RECOMMENDED: That Members advise officers whether there are additional issues they would like officers to cover when considering these applications.

NOTATION: Development Limits ULP Policy S1. Outstanding Residential Commitments (Woodlands Park) ULP Policy GD5. Affects the setting of a Grade II listed building ULP Policy ENV2. Lies adjacent a bank of protected trees ULP Policy ENV3.

DESCRIPTION OF SITE: These four applications relates to an area (18.41 hectares) of former agricultural land to the north west of existing housing development at Woodlands Park, Great Dunmow. This area is bounded to the north by Newton Hall (Grade II listed) and its landscaped drive running east beyond Helena Romanes School. To the east are several large dwellings, public open space and land at Sector 1 with planning permission for 105 dwellings with the Emblems housing estate adjacent. To the south is Sector 2 housing development completed and under construction and to the west the

area is bounded by the proposed route of the north west by-pass (constructed to a point 200m north of Hoglands Brook and including the new junction to serve Sector 3) with open countryside beyond. The land falls gradually towards the north and is interspersed with mature groups of trees particularly adjacent Sector 2.

DESCRIPTION OF PROPOSAL: This submission encompasses four separate applications for residential development of which two form reserved matters applications for the 400 dwellings (UTT/0386/05/DFO and UTT/0392/05/DFO) approved with outline planning permission in 2003 (Sector 3). The other two applications are in full and propose the erection of 51 dwellings at Sector 2 (UTT/0395/05/FUL) and 17 dwellings (UTT/0394/05/FUL), which results from its allocation for housing following the Local Plan Inquiry and as carried forward into the recently adopted Uttlesford Local Plan 2005.

UTT/0395/05/FUL is a full planning application for 51 dwellings comprising 2, 3 and 4 bedroom homes. This forms the application within Sector 2 and provides a highway link from the roundabout off the existing loop road to Sector 3.

UTT/0394/05/FUL is a full planning application for 17 dwellings comprising three and four bedroom homes to the west of Newton Hall.

UTT/0386/05/DFO is a reserved matters application for 100 dwellings comprising 2, 3 and 4 bedroom homes.

UTT/0392/05/DFO is a reserved matters application for 300 dwellings of which 54 are affordable homes. The market housing would comprise 1, 3, 4 and 5 bedroom homes whilst the affordable housing would comprise 1 to 4 bedroom homes of which the majority would be smaller properties. Such housing is proposed to be located in the south east portion of Sector 3 adjacent Sector 2.

For all schemes the applicant has submitted a scheme of landscaping and details of materials to be used on external surfaces of housing.

Design

The applicant states that a comprehensive approach has been taken to the layout and design of all four applications in order to create a diverse and interesting townscape. The layout would consist of detached and semi detached dwellings as well as town houses and blocks of flats. Some would be located off private drives and cul-de-sacs and some in particular character areas such as squares, circuses and crescents in order to seek visual variation around areas of public open space.

A variety of designs are proposed reflecting the variety of dwelling sizes. The applicant states that areas of housing will be visually attractive and varied

through the use of particular materials in certain locations to reinforce character such as gault bricks and synthetic slates to squares and crescents to reflect Georgian and Victorian architecture.

Affordable Housing

The quota of housing required for Sector 2 and part of Sector 3 has been transferred to Estuary Housing Association Limited and is under construction. The remainder as required by the legal agreement dated June 2003 pertaining to the Sector 3 outline permissions is a requirement of 54 dwellings earmarked by the Masterplan to be sited adjacent the boundaries with Sector 1 and 2 in the eastern portion of Sector 3 (proposed as part of application UTT/0392/05/DFO).

Parking and Access

Market housing would have a minimum of 2 parking spaces for dwellings upto three bedrooms whilst affordable housing would have 1 space per one bedroom dwelling, 1.5 spaces per 2 bed, 2 spaces per 3 bed and 4 bed. Cycle parking is proposed within garages, lockers, sheds or separate storage for flats. Two wheeler parking is also proposed within garages, parking spaces or rear gardens. Certain footpaths will require diversion should permission be granted. The applicant states that the necessary Diversion Orders will be sought should this be the case.

A 6m wide road is proposed as a link to the north west by-pass as part of application UTT/0386/05/DFO (100 dwellings). A further access would be provided from the existing roundabout serving Sector 2 and a minor road to the west. Various bends are incorporated to limit traffic speed to 20 mph with table junctions near pedestrian crossings. Streets, squares and circuses will form access to dwellings.

Landscaping

Nearly 1 hectare of open space will be provided for public use between dwellings such as squares and circuses. The majority of which will be provided within the larger portion of Sector 3 where some groups of trees are proposed to be retained. Landscape margins are also proposed adjacent the north west by-pass with additional planting to be provided. Additional planting is also proposed to line avenues, open spaces and rear gardens.

APPLICANT'S CASE: For a full description of the works, please see supporting design statement received 7 March 2005. (Available at the Saffron Walden Offices, London Road).

RELEVANT HISTORY: In June 2003 outline planning permission (all matters reserved) was granted for the erection of 300 dwellings (UTT/0450/02/OP). This outline permission is subject to conditions and a legal agreement to secure the provision of off site transportation measures and affordable housing.

In June 2003 outline planning permission (all matters reserved) was granted for the erection of 100 dwellings (UTT/0449/02/OP). This outline permission is subject to conditions and a legal agreement to secure the provision of off site transportation measures and affordable housing.

In May 2003 planning permission was granted for the erection of 130 dwellings at plots 417-546 (part of Sector 2).

In September 2002 a revised Masterplan was approved for Woodlands Park incorporating Sector 3.

In December 1988 outline planning permission was granted for residential development (UTT/0733/88).

PLANNING CONSIDERATIONS: The main issues identified by Officers are whether:

- 1) **these applications provide a form of housing development which accords with the requirements of the Woodlands Park Masterplan in terms of design, townscape, dwelling form and materials, vehicular and pedestrian access, open space and landscape, affordable housing and services.**
- 2) **the proposed developments accord with ULP Policy GD5 in relation to the comprehensive residential development of Woodlands Park.**
- 3) **these applications provide an appropriate density in accordance with PPG3 and the Woodlands Park Masterplan.**
- 4) **the scale, form, design, layout, appearance and proposed materials of the dwellings accords with the character of the area and surrounding buildings (ULP Policy GEN2).**
- 5) **the proposed developments provide an adequate proportion of affordable housing in accordance with ULP Policy H9.**
- 6) **the proposed developments provide an adequate mix of smaller market housing in accordance with ULP Policy H10.**
- 7) **there would be any detrimental harm to the amenity of neighbouring dwellings (ULP Policy GEN2).**
- 8) **there is appropriate parking and access (ULP policies GEN1 and GEN8).**
- 9) **there would be any detrimental affect upon the setting of an adjacent listed building (ULP Policy ENV2).**
- 10) **it is adequately demonstrated that the development would not lead to an increased risk of flooding (ULP Policy GEN3).**

- 11) **the proposed developments would have a harmful affect upon protected species, habitats or other wildlife (ULP Policy GEN7).**
- 12) **the proposed developments would adversely affect landscape elements such as protected trees, woodland, tree belts, hedgerows and semi natural grass lands and provided for appropriate new indigenous species as part of the applications (ULP Policies ENV3 and ENV8).**
- 13) **Whether there are any material considerations to be identified.**

Members views are sought as to which other issues they would like to be considered, or which issues they request be given emphasis.

Recommendation

That the Committee identifies the additional issues Members would like raised and that Officers include considerations of these matters in negotiations with the Applicant and in their report to Committee.

Committee: Development Control Committee

Date: 6 April 2005

Agenda Item No: 8

Title: Appeal Decisions

Author: John Mitchell (01799) 510450

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
KMP Associated	The Old Forge Duton Hill Great Dunmow	UTT/0781/04/FUL	Proposed erection of a cottage and garage	DISMISSED 16 February 2005	27 April 2004	The Inspector concluded that the site was not an 'infill' plot and there were no reasons to make an exception to policy
Mr C Kirby	Dunrovin Main Road Willows Green Felsted	UTT/0543/04/FUL	Proposed detached garage	DISMISSED 8 March 2005	11 May 2004	The Inspector concluded that the garage would be detrimental to rural character and the setting of the listed building
Susan Welham	Cerrig Chelmsford Road Felsted	UTT/0183/04/FUL	Change of use from residential to commercial (hairdressers)	DISMISSED 8 March 2005	13 May 2004	The Inspector concluded that the internal changes would harm the listed building and the use would be detrimental to amenity
Mr G P Honeywood	Pear Tree Cottage Chelmsford Road Barnston	UTT/0053/04/FUL	Retrospective change of use of agricultural land to garden and the erection of a shed and a post and rail fence Page 10	DISMISSED 11 February 2005	1 June 2004	The Inspector concluded that the development had an unacceptable impact on the countryside

Mr & Mrs L Green	13 Magdalen Green Thaxted	UTT/0728/04/FUL	Proposed two-storey extension to the rear and replacement conservatory	DISMISSED 8 March 2005	8 June 2004	The Inspector concluded that the extension would have an unacceptable effect on the neighboring house
Gerard Anthony Fay	Land at Springfields Broad Green Chrishall	UTT/0565/04/OP	Application for outline/conditional approval for the erection of a detached domestic property	DISMISSED 10 March 2005	29 June 2004	The Inspector concluded that the development would harm the open appearance of the countryside
Church Green Development Ltd.	Land at Stoner House Silver Street Stansted	UTT/0518.04/FUL	Proposed residential development of 8 no. flats and 11 parking spaces	DISMISSED 8 March 2005	12 July 2004	The Inspector concluded that traffic in the car park would harm the amenity of occupiers of 'The Cedars' and amenity space was inadequate

Committee: Development Control
Date: 6 April 2005
Agenda Item No: 9
Title: PLANNING AGREEMENTS
Author: Christine Oliva (01799 510417)

The following table sets out the current position regarding outstanding Section 106 Agreements:-

	Planning Current Ref.	Approved by Committee	Applicant	Property	Position
1.	UTT/0816/00/OP	29.4.02	Countryside Properties Plc	Priors Green Takeley/Little Canfield	Agreement agreed by main parties. Some landowners reluctant to sign. No further action possible until all parties sign.
2.	UTT/0875/02/FUL	23/9/02	Granite Estates Ltd	Thaxted Road, Saffron Walden	Agreement being prepared by Essex C.C.
3.	UTT/1247/02/FUL	24/02/03	M B Rich-Jones	Coach House High Street Stebbing	Agreement being sealed.
4.	UTT/1042/02/OP	07/04/03	Countryside Properties plc	Takeley Nurseries	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
5.	UTT/0518/02/OP	07/04/03	R & E McGowan	Laurels Yard, Takeley	The terms of the draft 106 agreement have been agreed with the applicant and we are awaiting comments from ECC,

					sent 26.11.04. Letter sent to County Secretary and a further letter on 14 March 2005
6.	UTT/0511/03/OP	16/06/03	Mrs Gatsky	Hamilton Road, Little Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
7.	UTT/1002/03/OP	26/08/03	Ms C Cox	The Homestead, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
8.	UTT/1084/03/OP	26/08/03	Mr & Mrs T Boswell	Hamilton Road, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement. Dispute over financial contributions to be resolved.
9.	UTT/1315/03/FUL	22/09/03	S M Smith	Hamilton Road, Lt Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
10.	UTT/1988/03/OP	12/01/04	Mrs S M Griffiths	Land Adjacent 4 Hamilton Road, Little Canfield	Final instructions received from ECC. Planning services to instruct Legal on terms for

					the agreement.
11.	UTT/0775/03/OP	07/07/03	Mr and Mrs G Pretious	Westview Cottage, Dunmow Road, Takeley	Final instructions received from ECC. Planning services to instruct Legal on terms for the agreement.
12.	UTT/1625/03/REN	15/12/03	Mantel estates Ltd	Land at Smith's Farm Gt Dunmow	Undertaking as to costs and title received. Comments from ECC received on draft agreement, further amendments proposed by Applicant and sent to ECC for comment.
13.	UTT/1795/03/FUL	12/01/04	Mr F A Rogers	Wire Farm, Crawley End. Chrishall	Agreement sent for sealing
14.	UTT/2055/033/FUL	34/02/04	Countryside Properties	Bowling Club House, Beldams Farm, Great Hallingbury	Instructions sent to Hertfordshire CC who are the highway authority concerned. 106 is for highway matters only. Draft approved by UDC.
15.	UTT/1569/03/FUL	17/05/04	Felsted School	Land to the North of Ingrams, Felsted	Draft being considered by Planning.
16.	UTT/0103/04/FUL	17/05/04	Mr F P McGarrigan	Great Hallingbury Manor, Great Hallingbury.	Agreement sent to Applicant for sealing
17.	UTT/2019/03/FUL	26/04/04	Clavering Parish Council and English Villages Housing	Site 2 Stortford Road, Clavering	Agreement sealed. Resolution to amend

			Association		agreement made by Committee 16.3.05.
18.	UTT/2163/03/FUL and UTT/2164/03/LB	23/02/04	Mrs M Lubbock	Lakehouse Farm, Hempstead	Agreement sent for signing.
19.	UTT/0669/04/FUL		Essex Police Authority	Smith's Farm Gt Dunmow	Agreement agreed and engrossed but held up by delay on agreement for Smith's Farm (see item 12)
20.	UTT/0302/04/FUL and UTT/0303/04/LB	28/06/04	Thremhall Properties Ltd	Thremhall Priory, Dunmow Road, Start Hill, Bishop's Stortford	Agreement sent for sealing.
21.	UTT/0818/04/FUL (UTT/1145/02/FUL & UTT/1251/03/FUL)	1/11/04	Mr I Hussain	Motel at the stables, Gaunts End, Elsenham	ECC have declined to complete agreement stating it is unnecessary. Matter will have to return to Committee for a fresh resolution.
22.	UTT/1421/04/OP	11/10/04	Messrs R & D McGowan	Land to the South of the Laurels, Dunmow Road, Takeley	Letter sent 3.12.04. asking for title and undertaking for costs. Contact from agent 21.01.05 promising reply. As there is no progress on Item 5 it is difficult to pursue this matter.
23.	UTT/1918/04/FUL (amendment to UTT/2227/03/FUL)	02/02/05	Messrs Hammond & Stile	Conversion of Public House to private dwelling (roof form of	Draft agreement sent to Applicant.

				cottage 3+4)	
24.	UTT/1929/04/FUL	02/02/05	H & F Investments Ltd	Erection of 14 dwellings with car parking, Red Star Garage, Cambridge Road, Saffron Walden – Education Contribution.	Draft Agreement returned from Applicant, sent to ECC for comment. Further amendments made by ECC sent to Applicant for comment.
25.	UTT/2191/04/FUL	23/02/05	Mr F P McGarrigan	Erection of 2-storey extension to existing hotel to provide 8 guest bedrooms and owners flat. Great Hallingbury Manor, Tilekiln Green.	Draft Agreement sent to Applicant
26.	UTT/0125/05/FUL	16/03/05	Mr G Bray	Demolition of vacant garages, erection of 2 town houses provision of parking spaces - land at Ozier Court Saffron Walden	Letter sent to Applicant requesting undertaking as to costs and proof of title 24/03/05.
27.	UTT/1971/04/DFO	16/03/05	Croudace Ltd	New "T" junction access onto Foresthall Road to serve residential development at Rochford Nurseries	Letter sent to Applicant requesting undertaking as to costs and proof of title 24/03/05.

Background Papers:

Planning Applications
Files relating to each application

FOR INFORMATION