

Committee: Development Control
Date: 31 August 2005
Agenda Item No: 6
Title: The White Horse Public House, Saffron Walden
Development Brief
Author: Tony Morton (01799) 510654

Summary

- 1 This report sets out a development brief for the site of The White Horse Public House car park, Market Row and Hill Street.
- 2 The owners of the public house and car park have expressed their intention to develop the car park site for retail, commercial and possibly residential purposes. The development brief sets out the form of development that the Council would wish to see on this important town centre site.
- 3 Members are recommended to adopt the brief as planning guidance.

Recommendation

That the brief is adopted as planning guidance

Background

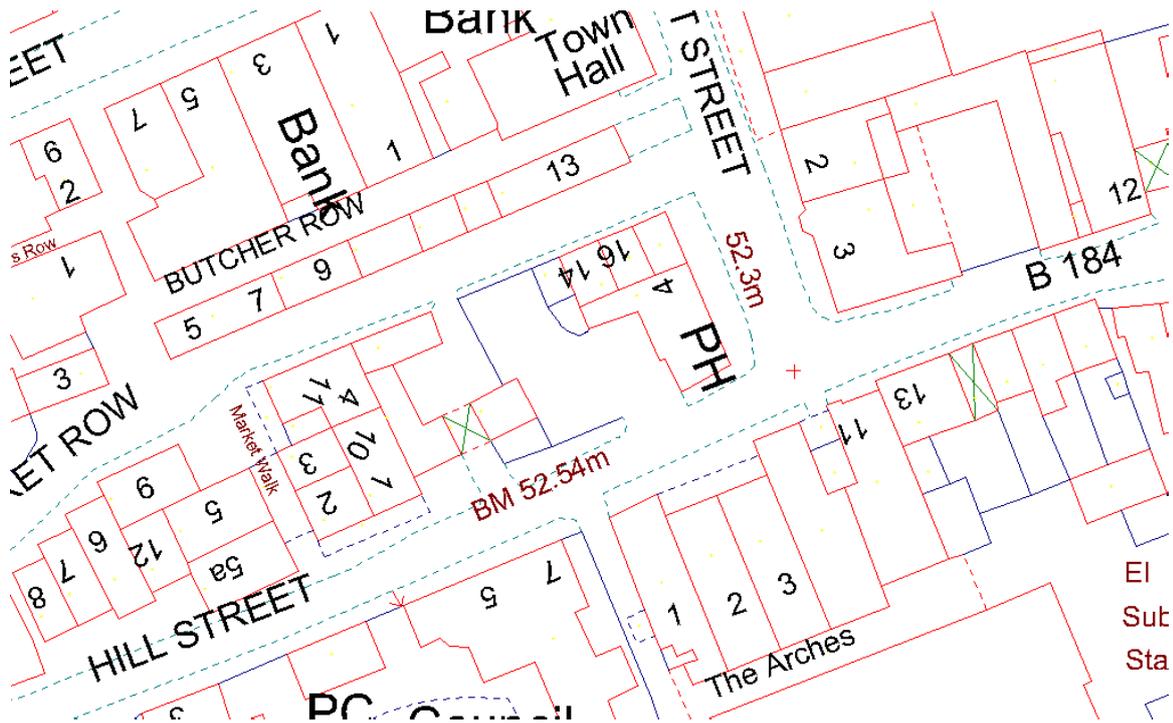
The car park of the White Horse public house has been an undeveloped plot for many years, and is set in a prominent position, where it forms a very obvious gap in the fabric of the town centre. The owners have expressed an intention to develop the site, and the Council considers that this is an important opportunity to complete the continuity of the street frontages and improve the appearance of the two streets onto which the site has frontages.

The draft brief is set out below,

Background Papers: Uttlesford Local Plan

THE WHITE HORSE PUBLIC HOUSE,
MARKET STREET, SAFFRON WALDEN

DEVELOPMENT BRIEF



Existing land use

The White Horse is a Grade II Listed pub with two upper floors as residential staff accommodation. It is proposed to convert the upper floors to provide 6 flats, for which an application is anticipated. To the west of the pub is its unsurfaced car park.

Policy designations

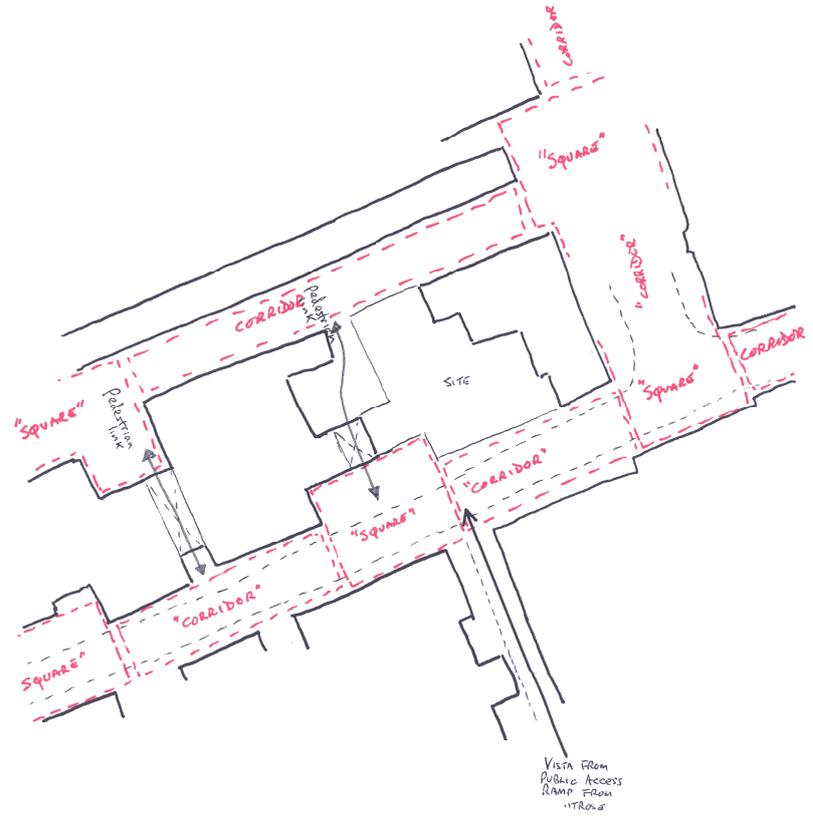
The site lies within the Town Centre and Conservation Area as designated in the Uttlesford Local Plan adopted 20 January 2005.

Aim of this guidance

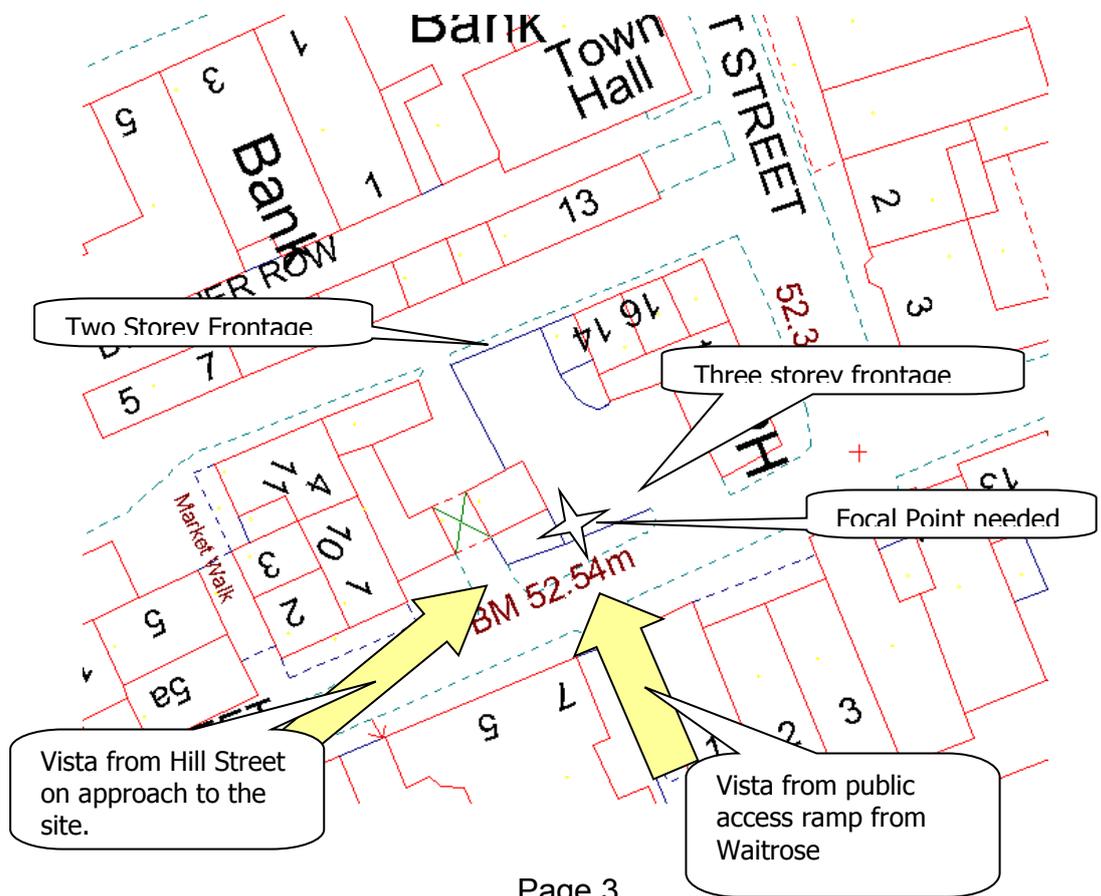
The owner has expressed an intention to develop the car park, The Council considers this to be a key site within the town centre, deserving of very special design to maintain the character and quality of the historic town centre, whilst providing uses that will enhance the commercial function of the town centre.

Site appraisal

Context



Design Analysis



Objectives

- To provide ground floor retail space
- To make efficient use of a key site
- To integrate the development into the context set by the Conservation Area and Listed Public House together with the surrounding streetscape, providing attractive elevations to Hill Street and Market Row
- To provide a focal point from the pedestrian ramp serving the Waitrose supermarket and car park
- Buildings with three stories on the Hill Street frontage and two stories on the Market Row frontage.
- Service access
- Reconstruction of the culvert containing The Slade watercourse
- Protecting daylighting to adjoining buildings.

Local Plan Policies

Design – Policy GEN2 states that:

Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.

- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;**
- b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;**
- c) It provides an environment, which meets the reasonable needs of all potential users.**
- d) It helps to reduce the potential for crime;**
- e) It helps to minimise water and energy consumption;**
- f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.**
- g) It helps to reduce waste production and encourages recycling and reuse.**
- h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.**
- i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.**

Policy GEN1 on access requires:

Development will only be permitted if it meets all of the following criteria:

- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.**
- b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.**

- c) **The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.**
- d) **It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.**
- e) **The development encourages movement by means other than driving a car.**

In the case of this site there will be no vehicle access to the site, and no requirement for on site parking, provided that there is no residential content, but the provisions of subsection (c) and (d) are considered to be important. If residential units are provided, parking provision on the site will be required at a ratio of one space per dwelling, with access from Market Row.

Policy ENV1 on Design of development in Conservation Areas states:

Development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features. Outline applications will not be considered. Development involving the demolition of a structure which positively contributes to the character and appearance of the area will not be permitted.

Policy ENV2 on Development affecting Listed Buildings states:

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting

Policy RS2 on Town and Local Centres states:

Retail, commercial and community uses or mixed-use development including a residential element will be permitted in the centres of Saffron Walden, Great Dunmow, Stansted Mountfitchet or Thaxted if it meets all the following criteria:

- a) **It maintains or enhances their role as retail and service centres;**
- b) **It does not harm their historic and architectural character;**
- c) **It contributes to the diversity of retail and other commercial activity;**
- d) **It does not result in significant loss of houses or flats in the centres;**
- e) **It does not prejudice the effective use of upper floors as living or business accommodation.**

It is considered important to integrate the development of this site into the historic pattern of buildings in 'The Rows', which were characterised by small plots and separate buildings, leading to a variety of styles along the streets. Consequently appropriate scale and texture should predominate reflecting the scale and texture of the neighbouring buildings, pastiche should be avoided. Opportunity should be taken to create a focal point opposite the end of the ramp from Waitrose, and at the prominent western corner of the site. It is suggested that this should take the form of a three storey 'tower' feature with matching facades to the south and west frontages, and with the section of the site frontage east of this being designed as an apparently separate three storey building. A gap will be left to the Listed 'White Horse' by its own lower 'extension'. It is acknowledged that there are other ways of defining this focal point the reference to 'tower' is included by way of illustrating one possibility. It is particularly important to consider the spatial analysis provided on the drawings which highlight the potential of interlinked squares. The new proposals should not compromise the significance of the White Horse elevation to Hill Street especially in the way it provides an effective stop and to any infilling development.

The frontage to Market Row should be 2-storey, retaining the historic Hay Loft that is part of the Listed fabric, and possibly using this as an entrance to the upper floors of The White Horse.

Between the two frontages the height of the new building is constrained by the need to retain adequate daylighting to the existing windows of the adjacent buildings, on the rear elevations of The White Horse and the internal courtyard to 8 Hill Street (Cheffins), and this will limit the height of the building to single or possibly part two storeys, apart from the width of the three storey frontage section to Hill Street, which may have to be limited in depth to about 4 or 5 metres.

Land use

The ground floor frontage to Hill Street should be retail, and this could run through to a secondary frontage in Market Row. If any residential content were included, parking provision would be required within the site on the basis of one space per dwelling unit, with access from Market Row. If the upper floors are used for retail or office space no parking provision will be required within the site.

Site constraints

The course of 'The Slade' runs across the site in a brick arched culvert just below surface level. This is understood to be in poor condition and the development should provide new enclosure to this seasonal and storm fed watercourse, with access for service and inspection, based upon the advice of the Environment Agency. The consent of this Agency will also be required for these works.

Uttlesford Local Plan Policy GEN6 Infrastructure Provision to Support Development states;

Development will not be permitted unless it makes provision at the appropriate time for community facilities, school capacity, public services, transport provision, drainage and other infrastructure that are

made necessary by the proposed development. In localities where the cumulative impact of developments necessitates such provision, developers may be required to contribute to the costs of such provision by the relevant statutory authority.

Other services are understood to be available to the site, and the providers should be contacted.

Protected Species

There are no known protected species issues arising from the site

Highway issues

The limit of adoption is shown on the attached plan.

Committee: Development Control
Date: 31 August 2005
Agenda Item No: 7
Title: Appeal Decisions
Author: John Mitchell (01799) 510450

APPEAL BY	LOCATION	APPLICATION NO	DESCRIPTION	APPEAL DECISION & DATE	DATE OF ORIGINAL DECISION	SUMMARY OF DECISION
Mr N Hagger	Field House Berden	UTT/2178/04/F UL	Appeal against refusal to grant planning permission for single storey rear extension (conservatory)	20 June 2005 DISMISSED	24 Feb 2004	The Inspector concluded that the conservatory would harm the character and appearance of the original dwelling and the surrounding area. This is good support for Policy H8
Mr Stuart Harris	Abbotsmead Mill End Green Great Easton	UTT/1058/04/F UL	Appeal against refusal to grant planning permission for conversion of a garage to form a self-contained granny annexe without complying with a condition requiring its occupation by a dependant relative	20 June 2005 ALLOWED	20 Dec 2004	The Inspector allowed the appeal in the basis that the appellant supplied a unilateral undertaking not to sell the property independently nor for it to be occupied except by short tenancies or as an annexe

APPEAL A KMP Associates	White Cottage Latchmore Bank Little Hallingbury	UTT/1602/04/F UL	Appeal against refusal to grant planning permission for the erection of a replacement dwelling and garage	27 July 2005 DISMISSED	19 Nov 2004	The Inspector concluded that the proposal dwelling was too large and would be contrary to Green Belt policy
APPEAL B KMP Associates	White Cottage Latchmore Bank Little Hallingbury	UTT/2125/04/F UL	Appeal against refusal to grant planning permission for the erection of a replacement dwelling and garage	27 July 2005	28 Jan 2005	The Inspector concluded that the proposed dwelling would be too large and would be contrary to Green Belt policy
T Jones	Highgrove North Hall Road Ugley	UTT/1594/04/F UL	Appeal against refusal to grant planning permission for construction of a 2 bedroom bungalow for holiday residential use	27 July 2005 DISMISSED	20 Dec 2004	The Inspector concluded that the development would consolidate an isolated ribbon of development and have a harmful urbanising effect on the landscape
Mr C Kirby	Dunrovin Main Road Willow Green Felsted	UTT/1579/04/F UL	Appeal against refusal to grant planning permission for extension to rear house with new dormer windows to front	28 July 2005 DISMISSED	9 Nov 2004	The Inspector concluded that the extensions would look incongruous and give rise to loss of privacy

Mr & Mrs A Mortimer	Dorneys High Street Great Sampford	UTT/0379/04/F UL	Appeal against refusal to grant planning permission for the conversion of outbuilding to annexe accommodation together with link extension providing further domestic storage and garaging	1 August 2005 DISMISSED	11 May 2004	The Inspector concluded that the development would be contrary to the rural restraint policies of the Council. He recognises the personal circumstances of the appellants but these are not enough to outweigh the more general planning considerations
Mr L Baker	Land adjacent to "Little Martins" Duck Street Little Easton	UTT/1707/04/O P	Appeal against refusal to grant planning permission for outline application for erection of 4 semi-detached 2 bedroom cottages and one chalet bungalow	29 July 2005 DISMISSED	20 Dec 2004	The Inspector concluded that this was inappropriate development in the countryside.
Mrs J Coe	Lavengro Copthall Lane Thaxted	UTT/1971/03/O P	Appeal against refusal to grant planning permission for detached bungalow	28 July 2005 DISMISSED	10 June 2004	The Inspector concluded that the proposed bungalow would appear cramped in the street scene

Mr P Donovan Mrs K Baker	Barn House Watling Lane Thaxted	UTT/0020/05/FUL	Appeal against refusal to grant planning permission for installation of four 1.3m ² surface area solar collectors	29 July 2005 ALLOWED	2 March 2005	The Inspector concluded that the benefits for energy efficiency outweigh the harm caused to the Conservation Area
APPEAL A Mr and Mrs J Watson	Joscelyn's Farm Howe Lane Great Sampford	UTT/0342/05/FUL	Appeal against refusal to grant planning permission for alterations and conversion of stables to a dwelling, demolition of all modern redundant farm buildings	29 July 2005 DISMISSED	12 April 2004	The Inspector concluded that the appeal building is of no merit, no effort had been made to secure any use other than residential and would significantly detract from the character of the listed building
APPEAL B Mr and Mrs J Watson	Joscelyn's Farm Howe Lane Great Sampford	UTT/0343/05/LB	Appeal against refusal to grant planning permission for alterations and conversion of stables to a dwelling, inserting timber partition walls and doors, new windows and fittings, reintroducing slate to the roof	29 July 2005 DISMISSED	12 April 2004	As above

Mr & Mrs M Berry	17 Lukins Drive Great Dunmow	UTT/1577/04/F UL	Appeal against refusal to grant planning permission for the erection of a room over existing garage and rear extension	10 June 2005 DISMISSED	8 Nov 2004	The Inspector concluded that the design was unsatisfactory
Mr J Harrison	Barns at Free Roberts Farm Howe Lane Great Sampford	UTT/0348/05/F UL	Appeal against refusal to grant planning permission for change of use and conversion of 2 barns into 2 dwellings	5 August 2005 DISMISSED	18 April 2005	The Inspector concluded that the development would fail to protect the appearance and character of 'Howses' a significant listed building

Committee: Development Control
Date: 31st August 2005
Agenda Item No: 8
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/0875/02/FUL	23/9/02	Granite Estates Ltd	Thaxted Road, Saffron Walden	Agreement being prepared by Essex C.C.
2.	UTT/1042/02/OP	07/04/03	Countryside Properties plc	Takeley Nurseries	Draft agreement being considered by planning.
3.	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. Correspondence with County Secretary, County unwilling to progress the agreement at the moment.
4.	UTT/0511/03/OP	16/06/03	Mrs Gatsky	Hamilton Road, Little Canfield	Agreement being drafted
5.	UTT/1002/03/OP	26/08/03	Ms C Cox	The Homestead, Lt Canfield	Agreement being drafted
6.	UTT/1084/03/OP	26/08/03	Mr & Mrs T Boswell	Hamilton Road, Lt Canfield	Agreement being drafted

7.	UTT/1315/03/FUL	22/09/03	S M Smith	Hamilton Road, Lt Canfield	Agreement being drafted
8.	UTT/1988/03/OP	12/01/04	Mrs S M Griffiths	Land Adjacent 4 Hamilton Road, Little Canfield	Agreement being drafted
9.	UTT/0775/03/OP	07/07/03	Mr and Mrs G Pretious	Westview Cottage, Dunmow Road, Takeley	Agreement being drafted
10.	UTT/1625/03/REN	15/12/03	Mantel estates Ltd	Land at Smith's Farm Gt Dunmow	Draft being considered by ECC
11.	UTT/2055/033/FUL	34/02/04	Countryside Properties	Bowling Club House, Beldams Farm, Great Hallingbury	Application taken up by owner's of the land and the Bowling Club and another agreement is being prepared by Herts CC
12.	UTT/1569/03/FUL	17/05/04	Felsted School	Land to the North of Ingrams, Felsted	ECC have requested amendments which were sent to ECC for approval on 19.7.05. No reply.
13.	UTT/2019/03/FUL	26/04/04	Clavering Parish Council and English Villages Housing Association	Site 2 Stortford Road, Clavering	Agreement sealed. Resolution to amend agreement made by Committee 16.3.05. draft supplemental agreement sent to applicant 10.05.05
14.	UTT/2163/03/FUL and UTT/2164/03/LB	23/02/04	Mrs M Lubbock	Lakehouse Farm, Hempstead	Agreement sealed
15.	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 10)
16.	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 3 it is difficult to pursue this matter.
17.	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 cottage 3+4)	Agreement sent for sealing again 10.8.05. (previous engrossment lost by mortgagee)
18.	UTT/1971/04/DFO	16/03/05	Croudace Ltd	New "T" junction access onto Foresthall Road to serve residential development at Rochford Nurseries	Croudace have agreed draft – no response from ECC
19.	UTT/1829/03/DFO		George Wimpey East London Ltd.	Oakwood Park, Little Dunmow Phase 4 (supplemental agreement to 106 dated 25.02.98.)	Draft agreement sent to applicant and applicant requires major amendments, negotiations continuing
20.	UTT/0537/05/OP	08/06/05	Enodis Property Developments Ltd.	Oakwood Park, Little Dunmow, net addition of 28 dwellings to those	Agreement sealed

				approved under UTT/0023/03/ OP	
21.	UTT/0284/05/OP	27/04/05	F W Goddard Ltd	Goddards Yard, Thaxted Road, Saffron Walden	Draft agreement sent to ECC and Applicant's Solicitors 5.8.05.

Background Papers:

Planning Applications
Files relating to each application

FOR INFORMATION