

UTTLESFORD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE
SUPPLEMENTARY LIST OF REPRESENTATIONS

19 DECEMBER 2007

SCHEDULE ITEMS

P.20 UTT/2048/07/FUL – STANSTED – Land adj 54 Manor Road

CONSULTATIONS: Landscaping: Trees include Sycamores and a Pine tree which are of amenity value contributing to the visual quality and fabric of the locality. Care would need to be exercised in the construction of the development to ensure that any damage to the existing trees is minimised. I recommend that a condition be imposed requiring protective measures to be put in place and that a landscaping condition be applied requiring the submission of a scheme of soft landscaping, to include details of boundary screen hedging to contain and visually soften the development.

Housing Enabling & Development Officer: This scheme is being developed on council owned land and detailed discussions have taken place between us and Flagship Housing Group. The scheme will be managed by the Housing Department when it is completed and there will be a staff presence on site. We are happy to support this development.

ECC Highways & Transportation: Highway aspects are left for determination by your authority. No objection.

REPRESENTATIONS: 1 further letter has been received:

No fundamental objection, good use for a brownfield site. Object to a first floor window on the south of the proposed building overlooking my property – particularly same space appears to be served by west facing window. I have also sought – and so far failed to received – assurances that the units not be used to house people with histories of drug abuse or anti-social behaviour (not just for the sake of my family but for those living in old peoples accommodation nearby).

P.36 UTT/1110/07/FUL – LITTLE DUNMOW – Oakwood Park

CONSULTATIONS: West Essex Primary Care Trust: Trust has had no input into these plans. We are disappointed that the overall development of Oakwood Park with 828 new dwellings has brought with it to date no contribution to primary care services or indeed health services generally by the developer, or the opportunity to elect to take an equivalent capital contribution to enable the Trust to expand services in the area to absorb this growth.

REPRESENTATIONS: 8 further letters have been received:

Their main points of concern are summarised as follows:

If the surgery is non-dispensing, then we would like retail unit 2 to be a chemists. There is a "them and us" feeling as it is perceived that the newcomers are wealthy, work outside the local area, clog the roads up with their cars, but do not use the local

shops. To provide shops and a pub on the estate will make this worse. Perhaps only one shop – a newsagents/sweet shop should be the limit. There are existing pubs within walking distance.

Objections to public house.

We have concerns about the beer garden facing the village green and would like to see hard landscaping in its place. Concerns about the delivery times of the shops and the disruption this could potentially cause. We have concerns about the route the lorries.

We feel that the builders have listened to the comments made at the previous inquiry and taken them on board. This is a much more appealing proposition for Oakwood Park than we have previously had. It comes across as a safe and well thought out design that is pleasing to look at.

P.42 UTT/1829/07/FUL & UTT/1830/07/CA – GREAT DUNMOW – Former Great Dunmow Primary School Rosemary Lane

CONSULTATIONS: Highway Authority: No objection subject to conditions covering the following matters:

The access should be laid to a gradient not exceeding 4% for the first 6.0m and 8% thereafter and should be suitably paved to avoid the displacement of loose materials onto the highway.

Where the surface finish of a private access is intended to remain in unbound materials, the first 6m as measured from the highway boundary, should be treated with an approved bound material to prevent any loose material from entering the highway.

Prior to commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

Prior to occupation of the development a Travel Plan which shall include monitoring shall be submitted to and approved in writing by the Local Planning Authority. The provision of the Travel Plan shall be adhered to at all times unless otherwise approved in writing by the Local Planning Authority.

Before the development is commenced, details of the estate roads and footpaths (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Programme of surfacing of the internal roads.

Provision of bell mouth prior to the commencement of any other development including the delivery of materials

Recommend dimensions of garages and parking spaces.

The payment of a financial contribution in the sum of £150,000 (One Hundred and fifty thousand pounds) index linked to fund highway improvements in the vicinity of the site, to include such measures as the provision of a pedestrian crossing in The Downs/ Rosemary lane and traffic calming measures along The Downs/Rosemary Lane.

The access off the NE corner of the square should be a Type 8 mews with an entrance as indicated in the Essex Design Guide.

Provision for cycle and Motor cycle parking is required where no garage is provided.

All gates must be set back a minimum of 4.8 m from the edge of the highway.

All parking should be in accordance with parking standards contained within The Essex Design Guide.