

UTTLESFORD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE
SUPPLEMENTARY LIST OF REPRESENTATIONS

6 FEBRUARY 2008

SCHEDULE ITEMS

P.11 UTT/2205/07/DFO – TAKELEY – Priors Green Community Centre Site

APPLICANT'S CASE: Andrew Martin Associates: Draft condition 6 of planning application UTT/2205/07/DFO limits trading to between 07:00-22:00 seven days a week. As was requested at the meeting, it would be preferable if the hours could be amended to allow trading up until 23:00 and, in addition, for the convenience storey only (Unit R1) to commence trading from 06:30 daily.

Sight amendments to the opening hours would be the opening times in line with potential operators expectations and help secure tenants for the site.

Such hours are fairly standard and do not generally cause serious complaints, even where dwellings are much close in proximity. In the case of Prior's Green the parade of shops are set well back to the rear of the site and well away from residential dwellings.

P.19 UTT/2204/07/DFO – TAKELEY – Prior's Green Community Centre Site

CONSULTATIONS: Sport England: Sport England would support the principle of the proposed community centre.

The dimensions of the proposed hall are inadequate for accommodating the majority of indoor sports. Dimensions of at least 18x10m are needed for a one-court badminton hall that can be used for badminton, gymnastics, and short tennis. The proposed hall is 16.4x9.1m, which is insufficient for these sports but adequate for activities such as aerobics, martial arts and table tennis. This could be addressed by slightly increasing the dimensions of the hall.

There is no changing room provision with showering facilities. If the hall is to be used for indoor sports, changing areas would be required with at least 6 changing spaces and 1 shower unit. This could be addressed through converting some of the space proposed for WCs and washbasins in the toilet to changing/shower areas. The level of toilet provision currently proposed is in excess of the minimum recommended in our guidance.

The proposed storeroom is about 27m² and the minimum recommended size for a one court badminton hall is 40m². The layout of the large storeroom is also undesirable.

Whilst I am supportive of the principle of the proposed development, in view of the significance of the issues raised above in relation to sports hall dimensions and changing facilities, objection is made to the proposed design of the community hall because of the concern that it will not be fit for purpose.

P.36 UTT/2238/07/FUL – FELSTED – Lyndfields Bannister Green

CONSULTATIONS: Landscape Officer: The proximity of the proposed driveway to the protected Field Maple tree on the boundary with Stevens Lane is such that the drive construction is likely to be detrimental to the health of this tree (TPO 2/85: Ref T20).

REPRESENTATIONS: 1 further letter has been received:

Object. Not in keeping with surrounding properties. Increased risk to children, increasing the no. of vehicles, designated quiet lane but will no longer be so due to increased traffic, local amenities unable to cope with extra waste, construction damage.

UTT/2205/07/DFO – TAKELEY - CONSULTATIONS

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Mr. J Mitchell
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Old Hospital Building, London Road
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Our ref: 825/ UTT JM1UTT 1051

Your ref: UTT/2205/07/DFO

Date: 28/12/2007

Dear Mr. Mitchell

**UTT/2205/07/DFO – Local Centre, Priors Green, Takeley
Without Prejudice**

Thank you for providing details of the above planning application. The land in question lies to the north east of the site reserved for a primary school.

During our discussions with the school site land owners, regarding its suitability, I made the point that footpaths needed to be established through the local centre to provide safe direct routes for children travelling from the north of Priors Green and the existing community. I further suggested that a pedestrian realm between the shops and the school should be established to ensure safe egress at the end of the school day. Such an area would provide space for parents to wait for children, providing a sense of community and increasing the viability of the shops.

The plan as submitted instead dissects the school site from the local centre with the main road into the car park and goods-in bay. No footway is provided between this road and the school site. As such any entrance in to, or exit from, the school along this boundary would be unsafe for children. I must thus formally object to the application as submitted on the grounds that it contravenes Policy GEN1 of Uttlesford District Council's Local Plan (parts c&e).

Should the above application be approved in its current format the school would have to take its main pedestrian access from the footway that abuts the spine road. This solution would provide less appropriate walking routes to the school and a less attractive waiting area for parents. Being on a through route an entrance in this location would, however, be attractive to parents wishing to drop children off by car.

UTT/2205/07/DFO – TAKELEY - CONSULTATIONS

The recent government publication 'Manual for Streets' signals the importance of sustainable and inclusive public spaces. As submitted, the application is incongruent with this advice and, as such, I urge its refusal allowing further work on a design that integrates the local centre and the school site.

Yours sincerely

Blaise Gammie
Strategic Planning Officer

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