

**UTTLESFORD DISTRICT COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**  
**SUPPLEMENTARY LIST OF REPRESENTATIONS**

**27 FEBRUARY 2008**

**SCHEDULE ITEMS**

**P.1 UTT/0118/08/FUL & UTT/0126/08/FUL – WENDENS AMBO – Site on corner of Duck Street and Rookery Lane**

**CONSULTATIONS:** Building Surveying: As per consultation on UTT/0118/08/FUL – all plots – except Plot 6, two bedrooms will meet 1100mm clear space in front of pairs.

ECC Highway & Transportation: Under the terms of the current deminimis agreement, this application is one where the highway aspects are left for determination by your authority.

The highway authority would not raise any objections. However, you may find the following of assistance:

Prior to commencement of the development hereby permitted a turning space of a design to be agreed in writing by the local planning authority enabling a motor car to enter and leave the highway in a forward gear shall be constructed, surfaced and made available for use and shall be retained for that sole purpose.

REASON: To ensure appropriate turning facilities are provided so that vehicles can enter and leave the highway in a safe and controlled manner.

No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

REASON: To avoid displacement of loose material onto the highway in the interests of highway safety.

Any gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.

REASON: To enable vehicles using the access to stand clear of the carriageway/footway whilst gates are being opened and closed.

The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.

REASON: To ensure that vehicles can enter and leave the highway in a safe and controlled manner.

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.

REASON: To prevent hazards caused by flowing water or ice on the highway.

All single garages should have a minimum internal measurement of 6m x 3m.

REASON:

To encourage the use of garages for their intended purpose and also to enable vehicles using the garage to stand clear of the highway whilst the doors are being opened/closed and prevent vehicles parking and overhanging the highway.

**REPRESENTATIONS:** Two further letter have been received:

1. Rookery lane and Duck street are only access for one vehicle at a time. Already on the corner of Duck Street and Rookery Lane just one vehicle coming both ways causes congestion, to even think of putting more would be a nightmare.

Why not keep it as a green area, as there are very few of them at moment. The wick cannot cope when it has a football match and all visitors park cars around the wick making it unaccessible for residents to gain access to there house down Duck Street. Yet the plans are proposing to block the other end of Duck Street with the building of numerous permanent houses.

2. I reside, adjacent to the site subject of these applications.

I wish to oppose any development at this location, on several grounds. Unsuitability of the site itself. Environmental concern. Current Road, and Public Safety problems any development would increase.

The site still has an important role as agricultural/amenity land. It has become a heaven for wildlife with many species of birds and, mammals including foraging badgers, deer, and foxes regularly seen there. There are several types of reptiles living in what is at times a very wet area.

There are some small trees left from this hedgerow which I feel will be totally destroyed if the site is developed.

The proposal for such a large number of dwellings would be major overdevelopment, of what is still an attractive area of the village.

The fluctuating water table, creates problems for the disposal of waste water. This could create pollution problems.

The only access to the site is via the Bridlepath. Any building works and, finished development will cause additional danger to the many groups and individuals using the this Bridle path.

Duck Street, and Rookery lane the only vehicular access to this area of the village are only wide enough for a single lane of traffic. None of the passing places are within sight of one another. As a consequence problems and minor collisions occur daily.

There is no footpath whatsoever. The access into the B1383 is over an automated railway crossing gate. The gate is closed to allow rail traffic to pass for up to 15 minutes at a time. Any development which must increase either vehicle or pedestrian use of these routes will greatly increase risks to pedestrians and all other vehicular road users. Add to this the risk to the lives of residents, caused by additional delays to the attendance of Emergency response vehicles.

**P.27 UTT/0045/08/FUL – ELSENHAM – Orchard House Gaunts End**

**PARISH COUNCIL COMMENTS:** Elsenham Parish Council: Concerned loss of the garage will result in parking on the street.