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UTT/0210/08/FUL - STANSTED

Change of use from agricultural land to playing field and erection of changing room/club house facility

Location: Field adjacent to the pond Bentfield Green. GR/TL 504-254.

Applicant: Stansted Junior Football Club

Agent: Terence C Burton MCIAT

Case Officer: Mr C Theobald 01799 510464

Expiry Date: 12/05/2008

Classification: MAJOR

NOTATION: Outside Development Limits / Adjacent to Conservation Area (Bentfield Green).

DESCRIPTION OF SITE: The application site comprises arable agricultural land situated to the immediate west of Bentfield Green. To the immediate south of the site lie Bentfield Farmhouse and other residential dwellings fronting the classified road leading to Bentfield Bower and Manuden. The site is partially screened on its south-eastern side by mature deciduous hedging, immediately beyond which is an attractive pond which serves as a focal point for Bentfield Green and a small children's play area. The land is accessed by an existing culverted agricultural access from the classified road. The site lies on a plateau at the top of a valley which gently drops down to Bentfield Bower. The land lies immediately outside the Green Belt, which includes land on the opposite side of the road.

DESCRIPTION OF PROPOSAL: The application seeks detailed planning permission for the change of use of 3.95 hectares of agricultural land adjacent to Bentfield Green into playing fields and the erection of associated clubhouse, changing facilities and toilets for Stansted Junior Football Club, together with new vehicular access. The land is presently not owned by the applicant and notice has been served on the owner, The Battlement Trust.

The clubhouse and changing rooms building would be single storey, would have a height to ridge of 4.6 metres and would have a floor area of 210 square metres comprising a clubhouse area with a kitchen, changing rooms, showers and toilets. The external finishes to the building would comprise black horizontal weatherboarding over a brick plinth underneath a slate roof with hipped ends. The front elevation of the building would incorporate grill type security roller shutters set within the roof structure and the entrance would incorporate a ramped access. The clubhouse would be sited in the south-east corner of the site.

The playing fields proposed would comprise two eleven a side football pitches (92m x 55m) and two mini soccer pitches (55m x 37m). Car parking would be laid out in two rows in front of the proposed clubhouse by the new access and would comprise 30 (No.) spaces. It is proposed for surface water from the proposed development to be disposed of via an outlet into the existing watercourse, whilst foul sewerage would be disposed of via a Biodisc treatment unit.

APPLICANT'S CASE including Design & Access statement: The applicant's agents' statement is available for inspection in full on file. See also supporting letter with enclosures from Stansted Junior Football Club. Additional letter received from applicant's agent dated 4 April 2008 at request of the Council stating:

"I have been in contact with Stansted Junior Football Club and write to confirm that the proposed clubhouse will only be used on match days (Sundays) and during training sessions. The facility will not be used for any other purpose other than to do with football. I

trust that this statement will allay fears that the building will be used as a social facility or a licensed premise”.

RELEVANT HISTORY: None.

CONSULTATIONS: Thames Water Authority: (Waste) - No objections regarding the sewerage infrastructure.

Three Valleys Water: (Water) – To be reported (due 4 March 2008).

Environment Agency: Assessed this application as having a low environmental risk.

ECC Highways: Visibility lines are considered satisfactory, although concerns are raised regarding traffic flows (**formal consultation response awaited**).

Environmental Health: Sports grounds do have the potential to cause noise complaints and although enhanced planting is proposed, it is doubtful if this would be very effective, especially in the early years before foliage becomes established. The club-house and car parking area could also be a source of noise complaints. A more substantial barrier is suggested to the eastern and southern boundaries in the form of a close-boarded fence or similar in addition to the enhanced planting or the relocation of the two mini pitches and the club-house and car parking to the western side of the site.

Drainage/Engineering: A condition requiring details of surface water disposal arrangements should be imposed on any grant of planning permission.

Leisure & Community Development: No substantial discussions have taken place with Stansted JFC.

PARISH COUNCIL COMMENTS: Object.

Principle of development:

- The proposed facility would have a detrimental impact on the area
- Would not meet Council's objective to protect the rural character of the district
- Would not be appropriate development in view of the newly designated Bentfield Green Conservation Area
- Approval could set a precedent for greater activities on the site.

Specific grounds:

- 1) Inadequate parking
- 2) Increase in traffic would have detrimental impact on local road network
- 3) Roofing materials are not in keeping with other properties.

Would wish to see conditions imposed on any grant of planning permission regarding (i) control of use of clubhouse facility, including time restriction and user, (ii) roofing material (clay tiles), (iii) surfacing to car park (“grasscrete” or similar).

REPRESENTATIONS: This application has been advertised and **98** representations have been received. Notification period expired 4 March 2008 (Site Notice expired 13 March 2008).

Support (7): Issues: Need for further recreational facility in Stansted, facilities could be used by other community organisations, will have lasting benefits for local youth football.

Object (91): Issues: Outside development limits, not conforming with planning policy, fragmentation of landscape, loss of valuable visual amenity, would change character of area, against Council's “Historic Settlement Character Assessment”, would render site brownfield, no genuine need, existing facilities exist elsewhere, other sites have not been explored, over estimation of usage, social club?, intensive use of football pitches, why larger pitches required?, potential for other building users, no justification, thin end of wedge, landowner has ulterior motive, site should be located on eastern side of village where most players live, potential noise/disturbance/foul language, would encourage anti-social behaviour/crime, previous resident survey showed 97% against proposal, highway infrastructure poor, narrow roads, traffic congestion, parking arrangements inadequate, parking on grass verge, threat to wildlife, would cause problems on existing water pressure.

PLANNING CONSIDERATIONS: The main issues to be considered are:

- 1) **principle of development outside Development limits for Main Urban Areas (ULP Policy S1); and whether the proposal by its appearance would protect or enhance the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there (S7);**
- 2) **whether the proposal conforms to relevant policy criteria for farm diversification and alternative uses of farmland (E4);**
- 3) **whether the proposal meets relevant policy objectives relating to leisure and cultural facilities within the district (LC1, LC2, & LC4);**
- 4) **whether the proposal conforms with general policy criteria relating to Access (GEN1), Design (GEN2), and Vehicle Parking Standards (GEN8);**
- 5) **whether the proposal conforms with policy on Good Neighbourliness (GEN4);**
- 6) **other considerations.**

1) The application site is situated on land immediately outside the development limits for Stansted, identified within the Adopted Local Plan. Paragraph 2.2.8. of the local plan relating to Rural Restraint Areas states that “Any development beyond development limits must be consistent with national policy on the countryside”. However, the policy adds that examples of development that may be permitted would include outdoor recreational uses, such as is proposed here.

Policy S7 states that the countryside will be protected for its own sake and that planning permission will only be given for development that needs to take place there, or is appropriate to a rural area and that there will be strict control on new building. The policy states that development will only be permitted if its appearance *protects or enhances* the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

The development proposed involves a change of use of nearly four hectares of agricultural land, together with the erection of an associated building in an exposed position behind Bentfield Green pond at the top of a valley. The development for outdoor recreation would largely protect its openness and therefore preserve or enhance the characteristics of the particular character of the part of the countryside. It is proposed for the facilities to be enclosed by extensive new hedge screening, which would take time to establish. Planning Policy Guidance 17: *Planning for open space, sport and recreation* states the following with regard to land beyond development limits:

“In rural areas those sports and recreational facilities which are likely to attract significant numbers of participants or spectators should be located in, or on the edge of country towns. Smaller scale facilities will be acceptable where they are located in, or adjacent to villages to meet the needs of the local community. Developments will require special justification if they are to be located in open countryside, although proposals for farm diversification involving sports and recreational activities should be given favourable consideration. All development in rural areas should be designed and sited with great care,”

The application proposes to locate the sports facility immediately to the north-west of the development limits for Stansted and it can therefore be said that the proposal fulfils the aims of PPG17 in this respect. It is also considered that the proposed impact upon the adjacent Green Belt would be minimal. Take together these policies can be greatly supportive of such a proposal.

2) **Policy E4** allows for alternative uses of agricultural land providing it meets strict criteria relating to landscape and nature conservation enhancement, that the proposal would not result in a significant increase in noise levels or other adverse impacts beyond the

holding, that the continued viability and function of the agricultural holding would not be harmed and that the development would not place unacceptable pressures on the surrounding rural road network in terms of traffic levels, road safety, countryside character and amenity.

The land upon which the proposed facilities would be sited is Grade 3 agricultural land in terms of quality (Grade 1 being the highest), so there would be no conflict with Policy **ENV5** (protection of best agricultural land). Whilst it is proposed within the application to provide enhanced landscape treatment for the site boundaries, particularly on the site's eastern boundary to mitigate the visual impact of the proposed development, it is highly probable by the very nature of the proposal that there would be noise generated during training nights or on match days (Sundays) that would carry beyond the site and across into the residential area of Bentfield Green. This is covered later in the report. The viability and function of the existing farm holding would not be affected by the proposal. The County Council Highways' comments are awaited regarding the highway aspects of this application, although initial discussions which have taken place between the offices of District Council and Highways suggest that there could be highway concerns relating to increased traffic movements and parking and is addressed later in the report.

3) Policies **LC2** (Access to Leisure and Cultural Facilities) states that "Development proposals for sports facilities will be required to provide inclusive access to all sections of the community, regardless of disability, age or gender". Policy **LC4** states that the provision of outdoor sport and recreational facilities, including associated buildings such as changing rooms and club-houses beyond development limits, will be permitted.

The applicant states that the present training and match day facilities used by Stansted JFC are both impractical and inadequate in that the training venues are split between Stansted and Newport and are expensive to hire, that the playing pitch at Stansted Mountfitchet School (Mountfitchet Mathematics and Computing College) suffers from maintenance problems and that the second pitch sited to the south of Bentfield Green close to the application site has no toilets or changing facilities and, as such, is unacceptable (both also have to be hired). Furthermore, the applicant argues that the present site off Bentfield Green is not big enough to accommodate all of the club's requirements. The applicant states that it presently has ten very successful youth teams aged between 6 and 16 and that accommodation for these teams to train and play within Stansted is difficult. It therefore concludes that there is an overwhelming need to find an alternative facility. The applicant views the proposed facility at Bentfield Green as a golden opportunity of consolidating its current sites in view of the offer by the landowner to provide the land. The applicant adds that it has attempted to seek alternative sites for a recreational facility within Stansted, but has failed to find one and that attempts to identify a site through discussions with the Parish Council have failed to yield results.

Previous research undertaken for the Council's Green Space Audit for Outdoor Sports Provision as required by Planning Policy Guidance 17 has revealed that there is an existing sports provision of 3.6 hectares within Stansted as a whole (including Stansted Football Club) and that there is a Sport Provision per 1000 population of 0.7. There is a National Playing Fields Association (NPFA) requirement of 8.9 hectares for the parish of Stansted and at present there is an identified provision shortfall of 6.6 hectares for Stansted as a whole, or a shortfall of 5.3 hectares if the Hargrave House site is included. Officers have concluded that whilst it may appear that Stansted is served by plenty of outdoor sports facilities, this is not in fact the case, particularly as no provision has been made within the Rochford Nurseries Masterplan for additional sports pitches, albeit that the developers are providing formal open spaces around the site, some of which include Local Equipped Areas for Play. It would appear from this audit and evidence that there is a local need for further facilities as claimed by Stansted JFC. The proposal complies with policy in this respect.

4) The access, design merits of the proposed building, the effects that the proposal could have upon the reasonable amenities of local residents and the proposed parking arrangements/highway aspects all fall to be considered. Proposed vehicular access would be via a new 4.5 metre wide entrance across the existing front verge and ditch from the Class 3 road. The road is reasonably straight in each direction immediately outside the site although not far from the site is a blind bend from Bentfield Causeway and the road starts to drop into the valley immediately west of the site. A response from Essex County Council Highways is awaited, which will address this issue (**Policy GEN1**).

The proposed building would be located adjacent to the boundary in the south-east corner of the site being screened to some degree by the planting by the pond and childrens' playground and would therefore be sited in the most appropriate position within the landscape. The building would have an elongated cross formation symmetrical floor plan with the use of traditional roofing and cladding materials. The building would have a low roof profile and would incorporate a central front roof gable feature. The front elevation would incorporate a symmetrical range of window openings and the rear elevation would incorporate discreet high level windows. It is considered that the design of the building would therefore be compliant with the Council's general policy on design (**GEN2**).

The proposal states that thirty parking spaces would be the maximum that would normally be required to serve two home and two visiting teams and officials, with the majority of home players walking to the ground for matches, with 90% of players being dropped off by parents during weekday training sessions. The parking area would be gravelled. Whilst the numbers are noted, the details are inconsistent with the representations received against the application state that up to two thirds of the players live on the eastern side of Cambridge Road. This information, if correct, would appear to make walking a less attractive proposition and would encourage more east-west traffic movements and potentially more car parking than stated in the application. It should be noted that no details have been forwarded with regard to the club's arrangements at the two existing sites, although it is assumed that the situation would be similar. The Council is awaiting comments from Essex County Council Highways concerning this issue (**GEN1/GEN8**).

5) It is inevitable that the activities on the site will generate noise, in this case primarily during football training or football matches, although potential use of the changing rooms and clubhouse building must also be considered. Noise would be maximised were all four pitches to be in use at the same time, particularly if the sound was being carried on a prevailing westerly wind across the site into the adjoining residential area. It is stated within the application that training sessions for the Stansted JFC would be held at the site between April and September on two nights per week between the hours of 6pm and 8pm and that Sunday games (only) would occur between September and May between the hours of 10am and 2pm involving between one to four games. **Policy GEN4** states in this context that development and uses will not be permitted where noise is generated or light would cause material disturbance or nuisance to occupiers of surrounding properties. In this respect, the comments from the Environmental Health Officer regarding noise and potential noise complaints and required noise mitigation measures are considered pertinent and any grant of planning permission would be dependent upon these measures being implemented. It should be noted that the applicant does not have any wish to have floodlighting installed at the site.

6) Other Considerations

The Council's Historic Settlement Character Assessments are a series of non-statutory evidence based Local Development Framework policy documents which provide guidance for the Development Control process and other considerations. With reference to the quality and general function of landscape at Bentfield Green as approached from Bentfield Bower, it

is stated that *“Here, the building types are representative of many periods and styles and their loose scatter and relationship with the high quality undulating landscape adjacent, make this approach most visually attractive, adding that “The landscape acts as a setting for the proposed conservation area at Bentfield Green and acts as a clear delineation between open countryside and edge of urban built development”.* The assessment comments on the effect of development at Bentfield Green stating that *“Development in this location would have a direct detrimental effect on the proposed conservation area and involve the loss of a high quality arable landscape, extending built form into attractive undulating countryside of considerable visual merit. In summary, it is considered that development in this sector would significantly diminish the sense of place and local distinctiveness of Stansted Mountfitchet in this location.”*

The sports facilities are not the type of development that was in mind when the above character assessment was made. With this proposal the majority of the site would remain open.

COMMENTS ON REPRESENTATIONS: The following general comments are made:

- a) The site is not located within the Green Belt, but to the immediate north of it.
- b) The change of use to playing fields with clubhouse would not render the site brownfield.
- c) The site if approved for playing fields would be protected from future housing development by the Council’s policy on Loss of Sports Fields and Recreational Facilities (**Policy LC1**) unless it could be satisfactorily demonstrated that the site was no longer required.
- d) The Council is unable to comment on claims that the landowner has future development plans for the site.

CONCLUSIONS: This is a proposal for which the planning merits and planning objections are finely balanced between Council policy aims that are designed to protect the countryside beyond development limits, the community benefits that the proposal would bring in terms of meeting a recognised deficiency in local recreational provision (and the local policies that promote appropriate recreation), the effects that the proposal may have upon the reasonable amenities of local residents were the proposal to be granted and highway considerations.

It is recognised and has been stated in this report that there would be clear physical changes to the appearance of the landscape at this location. It has been demonstrated that the proposal would meet local plan policy criteria with regard to edge of settlement and leisure facilities, and it is considered on balance that there would be benefits that the proposal would bring to the community that would outweigh the harm that the proposal would have upon the landscape setting and the potential for noise and disturbance to local residents. Officers have reservations about the number of parking spaces allocated for the site in view of the potential for players to be car driven there, notwithstanding the comments by the applicant but sufficient land exists for extra overflow parking. The views of the highways authority will be reported.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans.
3. C.4.1. Scheme of landscaping to be submitted and agreed.
4. C.4.2. Implementation of landscaping.
5. C.5.2. Details of materials to be submitted and agreed.
6. C.7.1. Details of external ground and internal floor levels to be submitted and agreed.
7. C.8.2. No power tools or machinery to be used except during hours specified.

- 8 C.8.15 Restriction of hours of operation.
- 9 The changing room/clubhouse shall not be used except between the hours of 0900 – 22.00 Monday to Saturday and 10.00 – 18.00 on Sundays and Bank and Public Holidays. REASON: in the interests of residential amenity.
- 10 C.8.22. Control of lighting.
- 11 C.8.34. Compliance with BREEAM ‘very good’ (non-domestic buildings less than 1000 sq.m floor area).
- 12 C.10.12. Construction traffic signage.
- 13 C.10.13. Wheel washing equipment.
- 14 C.10.14. Vehicle parking for site staff
- 15 C.10.17. No occupation until spaces laid out.
- 16 C.11.9 Disabled parking provision.
- 17 C.11.10. Secure cycle storage.
- 18 No amplified music shall be played on the site. REASON: In the interests of residential amenity.

Background papers: see application file / Uttlesford District Council Green Space Audit.

UTT/0238/08/OP - LEADEN RODING

Outline application for the erection of two pairs of semi detached dwellings (including: details of layout, scale and access)

Location: San Remo Dunmow Road. GR/TL 594-134

Applicant: Mr & Mrs Simpson

Agent: Andrew Stevenson Associates

Case Officer: Mr N Ford 01799 510629

Expiry Date: 16/04/2008

Classification: MINOR

NOTATION: Within Development Limits. Affects the Setting of a Listed Building.

DESCRIPTION OF SITE: San Remo is a detached single storey dwelling on the eastern side of Dunmow Road in Leaden Roding. The existing dwelling has a sizable garden to its rear and the site occupies 1.9 hectares. It has a range of outbuildings and a garage on the northern boundary.

To the north are the rear gardens of two storey semi detached dwellings of 1-7 Leaden Close. To the east are nos. 7 and 8 Rosdene Gardens. To the south is San Remo itself and beyond a Grade II listed dwelling named the Granaries. To the west is open space fronting dwellings on Holloway Close.

There is a mature hedge to the front boundary and mature trees within the garden.

DESCRIPTION OF PROPOSAL: This is an outline planning application for the erection of four dwellings arranged in two pairs of semis and a detached garage between with layout, scale and access to be considered now.

The new dwellings would be sited about 2m further back from the highway than the existing dwelling San Remo. Each would have a garden extending east to the rear. Turning areas would be located to the front of the dwellings with a central point of access.

APPLICANT'S CASE including Design & Access statement: See Design and Access Statement received 20 February 2008 is available for inspection at the offices and online.

RELEVANT HISTORY: None specifically relevant, though permission recently granted for 1 dwelling to north of San Remo.

CONSULTATIONS: Highway Authority: No objection subject to conditions.

Water Authority: Water advice. No objection to sewerage infrastructure. Water is covered by Three Valleys.

Drainage Engineer: Recommends a soakaway condition.

Building Control: Lifetime Homes: Nothing to show this has been addressed. Code for Sustainable Homes Level 3 should be achieved by condition.

Conservation Officer: No objection to the proposal in terms of the setting of the listed building to the south 'The Granaries'.

PARISH COUNCIL COMMENTS: None received. (due 22 March 2008).

REPRESENTATIONS: 6 received. Notification period expired 13 March 2008. Advert 20 March 2008. Site Notice 21 March 2008.

- Concern regarding untidy landscaping. Replacement should ensure privacy and prevent loss of daylight.
- Concern for removal of trees to the gardens of Leaden Close.
- Concern for noise and disturbance during construction.
- Will harm the setting of the listed building
- Object to houses but would not object to bungalows which would be in keeping and preserve privacy
- Over development
- Loss of open space
- Loss of daylight to gardens
- Occupiers would not use alternative transport to the car
- Increase in traffic
- Restricted visibility
- Overlooking

COMMENTS ON REPRESENTATIONS: See planning considerations for comments on amenity. Layout and scale.

The land is not community open space but residential garden and there is no specific policy to protect garden land from new development.

The Highway Authority has no objection to the proposal in relation to traffic generation or visibility subject to conditions. Public transport provision may not be frequent or convenient but it is available and the application site is located within development limits where new dwellings are acceptable in principle.

**PLANNING CONSIDERATIONS including Design & Access statement:
The main issues are**

- 1) Whether the proposal would be compatible with the character of the settlement, has an appropriate layout, scale and design, accords with the character of the area, is acceptable in terms of access and parking, does not adversely affect the setting of a listed building and meets accessible homes standards (ULP Policies S3, H3, H7, H10, ENV2, GEN1, GEN2, GEN8, PPS1 & SPD Accessible Homes and Playspace, Replacement Dwellings, Urban Place Supplement and Energy Efficiency and Renewable Energy) and**
- 2) Whether there would be any harm to neighbouring properties by way of overlooking, overshadowing or overbearing effect (ULP Policy GEN2).**

1) The governing policy for development limits here is ULP Policy S3 which states that within development limits development compatible with the settlements character and countryside setting will be permitted. ULP Policy H3 relates to new houses within development limits. It generally states that they will be allowed if the development is compatible with the character of the settlement and, depending on the location of the site, its countryside setting. ULP Policy GEN2 requires that amongst other things development be compatible with the scale, form, layout, appearance and materials of surrounding buildings.

The pairs of dwellings would have a foot print of approximately 124 sqm with a garage of approximately 36 sqm. The garden areas would be in excess of 100 sqm which is more than in accordance with the Essex Design Guide for family size home gardens. It is considered that there is adequate space for dwellings and the siting is appropriate as it respects the front building line of the listed dwelling to the south and discreetly sites the garage to the rear of the new dwellings.

The scale the height, width and length of each building proposed in relation to its surroundings is considered appropriate and the dwellings would accord with the character of the area which has a mix of dwelling forms including two storey.

The Conservation Officer has indicated that she considers that there would be no harm to the setting of the nearby listed building.

2) Concern has been expressed from neighbouring properties relating to overshadowing of gardens from the dwelling. It is considered that this would not be materially harmful or that there would be any harmful overbearing effect.

Representations regarding the trees to the northern boundary are noted and it is considered that these do contribute to privacy on this boundary and that a condition relating to their retention would be appropriate. The submitted drawings do not indicate the existing planting to this boundary whereas the application form does state that trees will be removed. The matter can be covered by planning conditions.

The dwelling to the north boundary is sited in close proximity to the boundary of gardens of dwellings to the north. First floor rear facing windows of that plot may overlook these gardens although the retention of trees by condition would mitigate this. The drawing indicates dormer windows to both front and rear roof slopes but appearance (the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development) to be considered at the reserved matters stage

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.1.1. Submission of reserved matter: 1.
2. C.1.2. Submission of reserved matter: 2 (landscaping and appearance).
3. C.1.4. Time limit for commencement of development.
4. C.4.1. Landscaping Scheme.
5. C.4.2. Implementation of landscaping.
6. C.4.6. Retention and Protection of trees.
7. C.5.1. Samples of materials.
8. C.6.7. Excluding conversion of garages.
9. C.7.1. Slab levels.
10. C.8.27B Soakways.
11. All existing trees, shrubs and hedges shall be protected by suitable fencing for the duration of the construction period of the development hereby permitted. No materials shall be stored, no rubbish dumped, no fires lit, no buildings erected inside such fences nor any change in ground level made unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of health and amenity of trees.
12. C.8.22. Accessibility further submission.
13. C.8.30 Bin Storage details (including collection points).
14. C.11.6. Prior provision and retention of parking.
15. No demolition or construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 08:00 am and 18:00 pm on Mondays to Fridays and between the hours of 08:00 am to 13:00 pm on Saturdays.
REASON: In the interests of the amenity of adjacent properties.
16. The development hereby permitted shall not be commenced until particulars showing the position of any external vents, balanced flue outlets from central heating boilers, breather pipes and other gas appliances to be incorporated into the roof or walls of the dwellings have been submitted to and approved in writing by the local planning authority. Such

details shall be designed so as not to be positioned on street elevations and no larger than 150mm in diameter. The development shall be carried out in accordance with the approved details and thereafter retained in that form.

REASON: In the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005 and the Essex Design Guide 2005.

17. All electrical and telephone services to the development shall be run underground. All service intakes to the dwelling shall be run internally and not visible on the exterior. All meter cupboards and gas boxes shall be positioned on the dwelling in accordance with details, which shall have been previously submitted to and approved in writing by the local planning authority and thereafter retained in such form. Satellite dishes shall be of dark coloured mesh unless fixed to a light coloured, rendered wall, in which case a white dish should be used. Satellite dishes shall not be fixed to the street elevations of the building or to roofs. All soil and waste plumbing shall be run internally and shall not be visible on the exterior, all rainwater goods shall be black, all windows and doors in masonry walls shall be inset at least 100mm and shall be fitted with sub-cills unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan adopted 2005 and the Essex Design Guide 2005.

18. No habitable room windows or other form of opening to habitable rooms shall be inserted into the North elevation of the dwelling hereby permitted marked X on drawing 02A without the prior written consent of the local planning authority.

REASON: In order to avoid overlooking of the adjacent property in the interests of residential amenity.

19. 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.

20. Prior to commencement of the development details shall be submitted to and 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 in the interests of highway safety.

21. The vehicular hardstandings shall have minimum dimensions of 2.4 metres x 4.8 metres.

REASON: In accordance with the Car Parking Standard.

22. Prior to occupation of each property, each vehicular access shall be provided on both sides a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

REASON: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway in the interests of highway safety.

23. The vehicle access shall be widened to 4.8 metres and retained at that width for 6 metres within the site.

REASON: In order to ensure that vehicles can enter and leave the highway in a safe and controlled manner in the interests of highway safety.

24. Prior to the commencement of the development hereby permitted a turning space of a design to be submitted to and 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: In order to ensure appropriate turning facilities are provided so that vehicles can enter and leave the highway in a safe and controlled manner.

25. 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: In order to ensure that vehicles can enter and leave the highway in a safe and controlled manner.

26. Any gates to be 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: In order to enable vehicles using the access to stand clear of the carriageway/footway whilst gates are being opened and closed in the interests of highway safety.

27. The development as designed, specified and built shall achieve the equivalent of a 'Code for Sustainable Homes' rating of 'Level 3', namely the dwelling emissions rate (DER) achieved shall be at least 25% lower than the target emissions rate (TER) as calculated by the Building Regulations 2006 Part L1A SAP methodology, and will incorporate other water saving and environmental features agreed with the planning authority.

The applicant will provide the planning authority with a design SAP rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as details of water saving and other environmental features. The applicant will provide a SAP rating of the as-built development and details of water saving and other environmental features incorporated once the development is completed.

REASON: In the interests of energy efficiency and sustainability in accordance with the Urban Place Supplement and Energy Efficiency and Renewable Energy Supplementary Planning Document.

Background papers: see application file.

UTT/2258/07/DFO - TAKELEY

Details following outline planning permission UTT/0816/00/OP for the erection of 46 affordable units with associated landscaping

Location: Phase 9 Priors Green Dunmow Road. GR/TL 546-016.

Applicant: Countryside Properties

Agent: Grafik Architecture

Case Officer: Mr M Ovenden 01799 510476

Expiry Date: 19/03/2008

Classification: MAJOR

NOTATION: Within Takeley (Priors Green) Local Policy 3 limits and the Master Plan area for Priors Green.

DESCRIPTION OF SITE: The site is roughly rectangular with an out shot to the north. To its north are the properties along Jack's Lane. Part of this northern boundary has the six metre wide planting strip required by Members along the perimeter of the sites to the west. To the east is Willow Cottage, an Island Site which is subject to a current application. Along the southern boundary of the site is the spine road and on the opposite side of the road is *The Laurels* which is currently being developed for forty four dwellings.

The site is currently overgrown grassland with an area of self set small trees towards its northern western edge and the drainage ditch. The land is set at a lower level than the Spine road running along its southern boundary.

DESCRIPTION OF PROPOSALS: The application seeks the approval of all matters reserved pursuant to outline planning permission for the Priors Green site (UTT/0816/00/OP) for 46 affordable dwellings with associated parking. This approved the principle of the development and all matters except:

- siting
- design
- external appearance of the buildings
- the means of access
- landscaping

The proposed layout of the development has been largely dictated by the shape of the site and the road network established by the approved Master Plan for the development. The proposed buildings are a mix of two and three storeys and achieves a density of 62 dwellings per hectare. The size of the site (0.744 ha) and the number of units proposed (46) comply with the phasing plan agreed with the Council in accordance with condition C90A on the outline permission. Consequently the density of the scheme has been agreed under this condition. The Masterplan and phasing plan envisaged some variation in densities across the development as a whole.

The dwellings are of broadly traditional appearance. Proposed materials would comprise bricks, boarding and render, with tiles to include browns and reds and artificial slates.

APPLICANT'S CASE: See Summary and Conclusion from agents Design Statement [copy attached at end of report.](#)

RELEVANT HISTORY: On 23 June 2005, outline planning permission (with siting, design, external appearance of the buildings and means of access and landscaping reserved) was

granted for the development of a new residential neighbourhood, including residential development, a primary school site, local centre facilities, open space, roads, footpath/cycle ways, balancing ponds, landscaped areas and other ancillary or related facilities and infrastructure (UTT/0816/00/OP). This permission is subject to conditions, a Section 106 legal agreement to secure the provision of public open space, play areas, a community hall, community facilities, structural landscaping and sports and community facilities. Committee has also approved a Master Plan dated 10 August 2000 for the Priors Green site. This current application relates to reserved matters to that permission.

The outline permission is subject to the following conditions:

Condition reference	Subject of condition	Comments
C90A	Submission of phasing plan	This submission complies with the specified phasing.
C.1.1 – 1.4	Time limits for submissions and implementation	This submission complies with the specified timing
C90B	Maximum of 650 dwellings at Priors Green	Subject to application UTT/1086/07/FUL to increase that number
C90C	Overall density of 30 dwellings per hectare	The density over the main Priors Green site meets this requirement
C90D	To be carried out in accordance with the Masterplan	The proposal is in accordance with the Masterplan
C90E	Details of materials	Forms part of this submission
C.4.1, 4.2 & 4.6	Submission and implementation of landscaping and retention of trees	Forms part of this submission
C90F	Submission of ecology strategy	Being dealt with as part of the overall site.
C.16.2	Scheme of archaeological works	Being dealt with as part of the overall site.
C90G	Scheme of water supply and foul drainage	Being dealt with as part of the overall site.
C90H	Submission of parking layouts	Forms part of this submission
C90J	Submission of street furniture details	None proposed on this phase.
C12.1	Scheme of walls and fences	Forms part of this submission submission. Agent informed.
C90K	Control of construction noise	Requires compliance but no further submission.
C90L	Construction access details	Requires compliance but no further submission.
C90M	Hours of construction	Requires compliance but no further submission.
C90N	Agreement of routs of construction vehicles	Requires compliance but no further submission.
C90O	Preventing dust and mud passing onto the highway	Requires compliance but no further submission.

C.7.1	Submission of cross sections	Will need to be the subject of a further submission. Agent informed.
C90P	Prohibiting development until new A120 is open	The new A120 is open
C90Q	Dust prevention measures	Applies to this site & requires compliance.
C90R	Provision of affordable housing over the main Priors Green site	This phase is part of the affordable housing provision. There are also units allocated to phases elsewhere

Members will recall that application UTT/1086/07/FUL proposing an increase in the number of dwellings at Priors Green from 650 to 706 received a resolution for approval at the committee meeting on 28 November 2007 subject to a S106 agreement. This agreement is under negotiation.

CONSULTATIONS: The following consultation responses have been received in respect of the applications. Any further comments received will be reported to Members.

Environment Agency: No further comments

Thames Water: No observations

Essex Police: No objections to the general concept and layout but needs to address Safer Places guidance.

Essex County Council Highways and Transportation: Recommend highway conditions covering visibility splays, surface materials, construction of estate road up to base road level prior to commencement of dwellings; submission of details of cycle facilities; footway from plots 35-46 should be 1.8 metres wide.

Building Surveying: Fails lifetime homes standards

PARISH COUNCIL COMMENTS: Takeley: Object: Prefer affordable housing to be spread out; concern about three storey buildings and impact on properties in Warren Close/Jacks Lane. Design of three storey properties is out of character with rural area;

Little Canfield: Consider a lift system should be included.

REPRESENTATIONS: Representations have been received in respect of this application and are précised on the list of supplementary representations.

PLANNING CONSIDERATIONS: The main issue is whether the proposal is acceptable in the context of meeting the requirements of the outline permission (ULP Policies S2, GEN1, GEN2, and GEN8);

The land subject to this application, benefits from outline planning permission for residential development (UTT/0816/00/OP). This permission followed the Committee's approval of the Priors Green Master Plan in 2000, which provides the basis for considering subsequent planning applications and Section 106 Agreement. The proposed layout of this phase of the development in respect of the general areas of housing, size and location of open space and inclusion of structural landscaping closely follows the approved details of the Master Plan and is therefore considered by officers to be consistent with the anticipated planning of the site.

The original permission required the agreement of a phasing plan. The agreed plan fixed the size of the site, the number of units to be erected upon it and identified that it be allocated for affordable housing. All these matters are therefore dealt with. The only matters

left for consideration are the reserved matters i.e. siting, design, external appearance of the buildings, landscaping and the means of access.

a) Siting

The chosen siting of the buildings, car parking and internal roads has allowed the inclusion of a planting strip along the external boundaries of the overall development to compliment that on adjacent phases. However this is not the full six metres provided on the adjacent phases and therefore revisions will be required to make it comparable. To the side of the building on plot 16 the strip drops to three metres and it would not be possible to increase this without redrawing the scheme. On balance officers consider this narrowing of the planting zone around the building on Plot 16 to be acceptable. In other respects the siting of buildings is acceptable. Parking provision averages at just over 1.5 per dwelling, comparable to similar developments elsewhere. This has created 71 spaces which the chosen siting has broken down into smaller groups. Given that 1.5 spaces per unit is a relatively modest level of provision, the number of dwellings has fixed in the phasing plan required by condition C90A on the outline such an approach is sensible.

The three elements of three storey buildings towards the edges of the site maintain sufficient distance to boundaries to avoid material overlooking. See comments on design and appearance below.

b) Design & external appearance

The design of the buildings is fairly conventional incorporating pitched roofs, tiles, render and brick work. Most of the units are in two storey buildings and these are satisfactory. The front building – units 37 to 46 include a central three storey element. This creates a landmark building which is well away from the edge of the estate and is considered to be satisfactory. A similar, though larger, building has been approved on Phase 4A (UTT/0664/06/DFO) backing onto Jacks Lane and performs a similar landmark function.

The three storey element (two units) on the block of 1-11 is set away from the boundary and the approved units on the adjacent development (UTT/1814/06/DFO) site are themselves set away from the boundary and would be separated by parking and a landscape strip. These two second floor units provide two bedroom windows, a bathroom, a living room and a window to the stairs would be neither overbearing or give rise to materials overlooking.

The second floor elements in the corner of units 17-36 would provide two units with windows facing north comprising a kitchen, bedroom and windows to the stairs. These would be 16 metres from the boundary – a gap that would include the planting strip and car parking area. The same block also has windows to its eastern elevation which look out towards a group of recent TPO'd trees. The other three storey element towards the eastern boundary looks towards existing vegetation.

c) Landscaping

Subject to revisions to the perimeter planting further comments will be reported.

d) Means of access

The means of access to the site is wholly from the internal spine road and represents a logical and acceptable proposal, complying with the requirements of the Masterplan (condition C90D).

CONCLUSIONS: The proposed scheme is acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.3.1 In accordance with approved drawings.
2. Notwithstanding C.3.1 above, a revised plan shall be submitted prior to the commencement of the development showing a 6 metre wide planting buffer along the boundaries with the properties in Jacks Lane and Broadfield Road, to the same specification approved on phases 7 and 8. This shall be implemented in the 2008-9 planting season.
3. C.8.29. Condition for compliance with code level 3 (five or more dwellings).
4. C.8.32. Compliance with the 10% rule (developments of five or more dwellings or greater than 1000sqm floor area)
5. C.8.33. Accessibility – further submission.
6. Prior to the commencement of the development a revised plan shall be submitted showing the edge of development planting strip increased to six metres wide, to the same specification approved on the phases to the west.
7. C.8.30. Provision of bin storage.
8. Highway condition – 1.5 x 1.5 m visibility splays from each vehicular access.
9. Highway condition – No unbound material within 6 metres of highway.
10. Highway condition – Completion of estate road to base level prior to commencement of construction of any dwelling.
11. Highway condition – Submission and approval of details of cycle parking.
12. Highway condition – Footway between plots 35-46 to be 1.8 metres wide.
13. Compliance with secured by design standards.

Background papers: see application file.

UTT/0357/08/FUL - LITTLE HALLINGBURY
(Referred to Committee by Councillor Wells)

Demolition of existing commercial building. Erection of a detached dwelling and conversion of existing building into garage/store. Construction of a new vehicular access

Location: Little Bursteds Farm Sawbridgeworth Road. GR/TL 498-165.

Applicant: Mr S Padfield

Agent: Sworders

Case Officer: Mr T Morton 01799 510654

Expiry Date: 28/04/2008

Classification: MINOR

NOTATION: Outside Development Limit / Metropolitan Green Belt.

DESCRIPTION OF SITE: The site lies in the open countryside approx. 600m south-west of the village development limit. It stands on the west side of the lane, and is currently occupied by a long, white painted building with a black roof, originally an agricultural building but more recently in use as storage with planning permission. Two smaller buildings also stand on the site. The countryside in this part of the district is Green Belt.

DESCRIPTION OF PROPOSAL: The existing buildings are to be demolished and a single dwelling house is proposed here, consisting of a one-and-a-half storey, three bedroom house. A separate outbuilding is proposed to provide two covered parking spaces and a garden store.

APPLICANT'S CASE including Design & Access statement: The statement is available in full on file. It describes the site and surroundings and the proposal.

RELEVANT HISTORY: UTT/ 0159/84 - Change of use from grain store to storage warehouse for potatoes and greengrocery. Approved 26/03/1984 and renewed 18/03/1986.
UTT/0206/87 - Change of use to light industry refused 06/05/1987.
UTT/1700/88 - Change of use to storage and distribution on nuts and bolts - Approved 10/11/1988 and renewed UTT/1613/90 Approved 02/01/1991.
UTT/0004/91 - Use for storage and distribution of shop fittings and equipment - Approved 13/02/1991.
UTT/0584/94/FUL - Use for storage and distribution of sheet plastic with cutting to size on site – Refused 03/08/94.
UTT/0036/95/FUL – Use for storage and distribution of engineering plastics – Approval 09/02/1995.

CONSULTATIONS: Thames Water: No objection.

Essex County Council Highways: No objection to this proposal subject to the following conditions:

1. There should be no obstruction above 0.6m in height within the area of a 2.0m parallel band visibility splay required across the entire site frontage.
2. No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
3. 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.
4. 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.

5. 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.
6. Provision of turning space.
7. Existing access shall be permanently closed in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Essex Wildlife Trust: Based on the information provided **Essex Wildlife Trust (EWT)** raises a **holding objection** to the development forming the subject of this planning application (UTT/0357/08/FUL).

The potential impact upon protected species has not been given consideration. The development site includes a pond which could provide habitat for protected species, in particular Great Crested Newts. EWT recommends a Phase 1 Habitat Survey of the development site and any other areas likely to be affected by the proposals. Paragraph 5.3 of PPS9 Guide to Good Practice states: *"In the development control process the onus fall on the applicant to provide enough information to enable the planning authority to assess the impacts on biodiversity and geological conservation. Planning applications must be supported by adequate information. Planning authorities have powers to require information or, in some cases, to refuse planning permission due to lack of it."*

Responsibilities of Public Bodies

We respectfully bring to Uttlesford District Council's attention changes in responsibility regarding the protection and enhancement of biodiversity. Section 40 of the Natural Environment and Rural Communities Act 2006 states that: *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'* The new duty raises the profile and visibility of biodiversity and means that all public bodies must now consider their impact on the natural world; making biodiversity an integral part of all their decision making processes, operations, activities, plans and policies.

PARISH COUNCIL COMMENTS: No objections. If approved suggest condition preventing further development on the site keeping the dwelling of modest proportions.

My Parish Council have no objections to this application, and in fact would agree with the design and access statement that s new dwelling would sit more discreetly in the landscape than the existing commercial building.

We would like to see as a condition of any approval that no further development would take place on the site, therefore keeping the dwelling of modest proportions

REPRESENTATIONS: This application has been advertised and one representation has been received. Period expired 2 April 2007.

The adjoining occupier objects to the rear wall of his barn becoming the property boundary and fears the building will be damaged. Upper floor windows on the proposed house would overlook his swimming pool area. One outbuilding proposed for demolition is attached to an outbuilding of his and would open up his rear garden to view.

COMMENTS ON REPRESENTATIONS: Issues of damage to adjoining property are a matter for the two landowners to resolve between themselves and are not a material planning issue. Planning law protects habitable room windows from being looked into at close quarters, but does not protect privacy in gardens.

PLANNING CONSIDERATIONS including Design & Access statement: The main issues are

- 1) development in the Green Belt (PPG2);**
- 2) development in the countryside beyond Development Limits (ULP Policies S6, H3; PPS7);**
- 3) other material planning considerations.**

1) The site lies in the open countryside in the Green Belt. The Government's planning policies are set out in PPG 2. It advises that the general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Inappropriate development is, the PPG points out, by definition harmful to the Green Belt and such development should not be approved, except in very special circumstances. It is for the applicant to show why permission should be granted and very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The PPG defines the types of development which may be acceptable. This is a very restricted list of development.

The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- agriculture and forestry (unless permitted development rights have been withdrawn);
- essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it ;
- limited extension, alteration or replacement of existing dwellings
- limited infilling in existing villages

Other criteria are listed which are of no relevance to this proposal.

The existing building on this site retains much of its original rural agricultural appearance and is similar to many such buildings in rural areas. Officers' assessment is that the presence of the building is not harmful to the extent that would be necessary to justify the exception to policy involved in permitting a new house in the Green Belt.

In these circumstances the proposed development can only be seen as inappropriate and harmful to the Green Belt. The applicant has claimed various benefits of the scheme but none amount to 'very special circumstances' which are required to be demonstrated in order to outweigh the objections to new building in the Green Belt set out clearly in PPG2. Members have been consistent in supporting the robust Green Belt Policy and will recall recent cases in Hatfield Heath and The Rodings. Members will also recall these cases being dismissed at subsequent appeals.

2) The Uttlesford Local Plan contains Policy H6 which sets out those villages that have defined Development Limits and Policy S6 lists those villages within the Green belt where infilling or limited development will be permitted. The application site does not lie within any of the designated Development Limits, and therefore planning policy gives no support to the development of a new house at this site.

Even if the site were in a rural area outside the Green Belt the policy framework sets a clear presumption against residential development of such a site, as it lies outside of any defined Development Limit.

3) The design of the proposal does not fall to be considered as the overriding policy objection is to the principle of any new residential dwelling on this land.

No other issues are considered to arise.

CONCLUSIONS: The proposal is considered to be contrary to national and local plan policy and is recommended for refusal.

RECOMMENDATION: REFUSAL REASONS

1. The proposed development is considered to be contrary to the aims of Planning Policy Guidance note 2 Green Belts which sets out a general presumption against inappropriate development within them. Exceptional circumstances to justify the proposed development are not considered to apply to this proposal. In these circumstances the proposed development can only be seen as inappropriate and harmful to the Green Belt.
2. The proposed development is considered to be contrary to the aims of Uttlesford Local Plan Policies H6 and S6 to direct development including new houses to sites within Development Limits and to restrict development including new houses on sites outside of those limits. Development of a new house on this site would be contrary to the sustainability aims of Planning Policy Statement 7.

Background papers: see application file.

UTT/0308/08/FUL - LITTLE CHESTERFORD

Erection of linked research and development buildings

Location: Plots 600/700 Chesterford Research Park. GR/TL 535-420

Applicant: Norwich Union Life & Pensions

Agent: Mr M Honour

Case Officer: Mr T Morton 01799 510654

Expiry Date: 26/05/2008

Classification: MAJOR

NOTATION: Inside Development Limit of Chesterford Park.

DESCRIPTION OF SITE: This is currently an undeveloped plot within the central area of the park.

DESCRIPTION OF PROPOSAL: Construction of new Research & Development Buildings on land sited towards the southern side of the central area of the park, where the Master Plan envisages new buildings. The proposed building is of two storeys with plant space above, and takes the form of a symmetrical pair of wings linked by a central corridor section. The design follows the style set by the other recent buildings approved and constructed in this park. Ancillary single storey outbuildings stand to either side of the main building. The car parking is (172 spaces) arranged to the front and sides of the building.

APPLICANT'S CASE including Design & Access statement: The statement is available in full on file. It describes the site and surroundings and the proposal.

RELEVANT HISTORY: Previous consents have been granted for development in the context of an agreed Mater Plan for the redevelopment of the site as a research park. New buildings have been constructed and more are intended over the coming years.

CONSULTATIONS: Environment Agency: This site is considered to be within the low probability flood risk zone.

The size of the proposed development (over the 1 Hectare threshold) means that considerable volumes of surface water could be generated.

PARISH COUNCIL COMMENTS: Consultation period expired 27 March 2008
No representations received.

REPRESENTATIONS This application has been advertised and no representations have been received. Period expired 2 April 2008.

PLANNING CONSIDERATIONS including Design & Access statement:
The main issues are;

- 1) Development in Chesterford Park and the countryside (ULP Policy Chesterford Park Local Policy 1, S7);
- 2) Design and landscape (ULP Policy GEN2);
- 3) Highways and parking (ULP Policies GEN1, GEN8);
- 4) energy efficiency (ULP Policy GEN2) and
Other material planning considerations.

1) The Master Plan for the park envisaged replacement of existing buildings and additional development over a long period as part of a gradual evolution of the site. To this end a significant number of new buildings have now been constructed and are beginning to form a new structure of building and landscape. Infrastructure for the whole park has been put in place, including a new roundabout junction onto the main road at Little Chesterford.

This proposal is a two storey building of 6,006 square metres and sits in the agreed framework of new buildings placed around the central formal landscaped area, and thereby adds another important part of the jigsaw. It is designed to accommodate a range of research and development uses. The building fronts the curving circulation road within the central section of the park and landscape planting will continue the similar frontage treatment established on the other plots.

2) The recently constructed new buildings have all shared a family resemblance, with design elements in common, while each having its own form and character. This proposal extends that theme, with a symmetrical composition of two wings flanking a central glazed link. The resemblance to other nearby buildings will contribute to the identity of the park but the form of the building is distinctive in its own right. This is fully in line with the aims of Policy GEN2. The landscape planting includes native species.

3) The Master Plan stage included a strategy for transport that has already provided shuttle bus/taxi links to the nearby rail stations and to Saffron Walden at lunchtimes. Cycle parking facilities are provided in the site. Given the location however a number of journeys would always be made by car and the new B184 roundabout junction at Little Chesterford was designed with capacity for all envisaged future development.

4) The building uses long life materials to minimise future maintenance and replacement. Mechanical and electrical services will be designed to reduce running costs and are detailed in the design and access statement. Water supply comes from the park's own boreholes. Lighting will be energy efficient and time controlled.

5) No other issues are considered to arise.

CONCLUSIONS: The proposal is considered satisfactory.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans.
3. C.4.1. Landscaping details.
4. C.4.2. Implementation of landscaping.
5. C.8.22. Control of lighting.
6. C.9.1. No outdoor storage.
7. C.11.7. Standard vehicles parking facilities.
8. C.25.1. Airport related parking conditions.
9. The buildings hereby permitted shall only be used for uses falling within Class B1b (Research & Development) of the Town and Country Planning Use Classes Order 1987, as amended and as may be amended or superseded.
REASON: In the interests of ensuring development complies with the Council's policies for the Chesterford Research Park.
10. The buildings and floorspace which are indicated within the application to be demolished shall be so demolished before occupation of the development hereby permitted.
REASON: To integrate the development into the landscape framework of Chesterford Park.

11. Energy Efficiency 'very good' rating for buildings over 1000m2.
12. Compliance with 10% on site energy consumption requirement.

Background papers: see application file.

UTT/0313/08/FUL - LITTLE CHESTERFORD

Deposit of soil to create new Land Forms

Location: Land at Chesterford Research Park. GR/TL 533-416

Applicant: Norwich Union Life & Pensions

Agent: Malcolm Honour MRTPI MRICS

Case Officer: Mr T Morton 01799 510654

Expiry Date: 26/05/2008

Classification: MAJOR

NOTATION: Inside Development Limit of Chesterford Park.

DESCRIPTION OF SITE: This is land to the south side of the entrance road within the park, currently a flat open field.

DESCRIPTION OF PROPOSAL: The proposal is to place spoil from development excavations within the park on this site to reduce transport of waste material, and carry out landscape enhancement and this will be done by building shallow mounds across the site retaining existing.

APPLICANT'S CASE including Design & Access statement: not required.

RELEVANT HISTORY: The site has the benefit of an agreed Master Plan that sets a framework for the redevelopment of the Park and its landscaping.

CONSULTATIONS: ECC Archaeological: Request full condition.

Government pipelines: No comments.

PARISH COUNCIL COMMENTS: Consultation period expired 27 March 2008
No representations received.

REPRESENTATIONS: None. Notification period expired 18 March (letters) and 2 April 2008 (Site Notice)

COMMENTS ON REPRESENTATIONS: None.

PLANNING CONSIDERATIONS including Design & Access statement:

The main issues are;

- 1) **ULP Policy Chesterford Park Local Policy 1,**
- 2) **Biodiversity (ULP Policy GEN7) and**
- 3) **Other material planning considerations.**

1) The Master Plan includes this area as part of the landscape setting to the buildings that stand in the heart of the Park. The drawings of that document merely showed this area as grassland and made no detailed landscape proposals. Other areas in the landscape master plan have been dealt with separately, and for example the area of land just to the east has been laid out with a new balancing pond and wildflower grassland.

The applicant stresses the benefits of reduction in the movement of excavated soil, instead of driving it many miles to a landfill site. This is a benefit, but a condition is suggested to prevent importation of material from elsewhere, for the same reason.

The natural surface of this site is gently sloping westwards down towards the river valley and Little Chesterford, but is not visible from the village. The introduction of the proposed shallow mounds across the slope will alter the natural character, but with height differential of up to 4 or 5 metres maximum, but mostly lower than that. These will look artificial but in the context of the formal landscape at the heart of the site, and the more natural perimeter to the edge of the park this landscape creation would not look out of place.

2) There is no known special wildlife or biodiversity interest known for the existing grassland. There is an opportunity to make provision for native species to be sown on the completed mounds.

3) No other issues are considered to arise.

CONCLUSIONS: The proposal is considered satisfactory

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans.
3. No material other than that excavated within the bounds of Chesterford Park shall be in used in the formation of the approved mounding.
REASON: In the interests of sustainability.
4. C.20.5. Condition Relating to Submission and Implementation of a Full Habitat Creation / Habitat Restoration Scheme.
5. C.4.3. Details of earthworks to be submitted.
6. C.16.2. Full archaeological investigation.

Background papers: see application file.

UTT/0321/08/FUL - SAFFRON WALDEN

(Officer's Interest)

Erection of single storey detached dwelling with rooms in roof and attached garage

Location: 23 The Wayback. GR/TL 544-388

Applicant: Mr S Millership

Agent: Mr Ian Abrams

Case Officer: Ms K Hollitt 01799 510495

Expiry Date: 30/04/2008

Classification: MINOR

NOTATION: Uttlesford Local Plan: Within Development Limits of Saffron Walden.

DESCRIPTION OF SITE: The site is located at the end of a residential close known as The Wayback and currently forms part of the residential garden of No. 23, which is a detached dwelling occupying a plot of 0.0864 hectares. The application site has an area of 0.0445 hectares and is currently laid mostly to lawn but contains numerous fruit trees with establishing hedging around the site boundaries. The site is surrounded on all sides by existing residential development on Neville Road, Howard Road and The Wayback. The land rises by approximately 1.5 metres from the side of the existing house up to the lawned area of the application site but then levels out on the area of the proposed development.

DESCRIPTION OF PROPOSAL: This is a revised application to that approved under UTT/1053/07/FUL which in turn was a revised application to that approved under UTT/1681/06/FUL which was for consent to erect a two bedroom detached 1½ storey dwelling with integral garage. This new application differs from the last scheme in that there are minor internal changes to the bedroom, the carport would be enclosed to form a garage but built to the same dimensions and an additional rooflight window has been included on the south west (rear) elevation.

APPLICANT'S CASE: The applicant has submitted a supporting Design & Access Statement with the application which advises that the new dwelling is a re-submission of a previously approved scheme, with the infilling of the open carport to form an integral garage and the addition of one roof light to the rear elevation. The number of bedrooms within the new application remains at 2, as previously approved. The proposal is for a one and a half storey building i.e. one floor with rooms in the roof space which is not dissimilar to the previously approved scheme. The footprint of the new building remains unchanged from the approved scheme.

The proposed dwelling will sit in its own grounds at the end of a cul de sac with access leading up to it off The Wayback.

The building is L-shaped with a single storey glazed breakfast area and integral garage. There are two bedrooms in the attic space. The window serving bedroom 2 will have views over Saffron Walden down The Wayback and will not cause any overlooking. The window to bedroom 1 is approximately 28m from the properties numbered 12-14 Howard Road which is well in excess of the 25m recommended in the design guide. The remaining windows serving the two en-suite bathrooms will be fitted with obscure glass to prevent overlooking. The five roof lights will all have a cill height of 1.65m above the finished floor level to avoid overlooking.

The surrounding dwellings are all two storey. The properties to the north of the site are located at a higher level than the property at no. 23 The Wayback.

The height of the dwelling has been kept deliberately low and is in keeping with the overall dwelling height as approved.

The area to the front of the proposed dwelling is primarily for access and car parking but with some low level planting and shrubs to break the elevation. The rear gardens will be laid mainly to lawn with existing planted borders, boundary hedges and trees to remain as existing where possible. A gate will provide access between the front and back of the property and will be secure.

A new retaining wall projecting 1650mm high and 600mm high thereafter will be erected to separate the proposed dwelling from no. 23 The Wayback, aiding privacy.

The application has been carefully considered to ensure that there will be no loss of amenity to neighbouring properties. There is sufficient garden and parking areas to meet the Council's standards. An additional two parking spaces will be provided in front of the new garage, which will provide more parking spaces for 23 The Wayback than the existing arrangement. The proposed dwelling is to be positioned so as to provide sufficient parking and turning space to enable a vehicle to exit the site in a forward gear.

Materials proposed are Clay Plain tiles to the roof; and walls of render atop a brick plinth. Double glazed timber windows and doors, dual flush wcs, spray taps in bathrooms, good insulation, condensing boilers, water butts to be installed to save energy and water.

The dwelling is designed to meet with the requirements of the Building Regulations, including level access from a vehicle and provision of appropriate internal facilities. The dwelling has also been designed to provide an environment which meets the needs of all potential users.

A Design and Access Statement and Lifetime Homes Standards Report accompany the application.

RELEVANT HISTORY: Outline application for one detached dwelling and garage and alteration to existing access approved 1992. Details following outline approval for erection of detached bungalow and detached garage approved 1995.
Renewal of planning permission UTT/0789/95/DFO. Erection of dwelling, land adjoining 23 The Wayback, Saffron Walden, approved 2000.
Renewal of planning permission UTT/0789/05/DFO Erection of single storey dwelling on the above site, approved on 1 July, 2005.
Full application UTT/1681/06/FUL Erection of detached dwelling. Erection of replacement garage to serve 23 The Wayback, approved 15 December 2006.
Full application UTT/1053/07/FUL Proposed dwelling and carport. Replacement garage to 23 The Wayback.

CONSULTATIONS: Anglian Water: To be reported.

Environment Agency: To be reported.

Fisher German: No comment as the Government Pipeline and Storage system is not located within the vicinity of the site.

UDC Building Surveying: No comment, seen previously.

County Surveyor: To be reported.

Serco To be reported.

ECC Highways: Under terms of current de minimus agreement this application is one where highway aspects are left for determination by UDC.

TOWN COUNCIL COMMENTS: No objections. Expiry 5 April 2008.

REPRESENTATIONS: Eleven neighbours were notified of the proposed development. Neighbour consultation period expired 3 July 2007. 3 representations received.

10 Howard Road – believed dwelling was a bungalow, blocks out views over Saffron Walden. Extremely imposing, de-values their house.

12 Howard Road – Overlooking, views obscured, devalued house, believed it to be a single storey dwelling. Received notification after erection had taken place.

14 Howard Road – Overlooking, design of property unsympathetic with surrounding properties.

COMMENTS ON REPRESENTATIONS: These representations relate to issues previously considered not for re-examination as part of this planning application. However, with regard to the concerns regarding overlooking it may be worth mentioning that the proposed additional rooflight window is on the south west elevation that does not affect the residents of Howard Road.

PLANNING CONSIDERATIONS: The main issue is whether the minor changes to the approved scheme are acceptable.

Officers are therefore of the opinion the enclosure of the carport to form a garage, an additional rooflight and minor internal changes do not adversely affect the locality.

CONCLUSIONS: This application has been referred to members because it has been submitted by an employee of the Council and would ordinarily have been determined under delegated authority. The principle for development at this site has already been established by the granting of planning permission under UTT/1053/07/FUL. There would be no additional material harm to any neighbours amenities over and above that connected with the previously approved dwelling, and there are no material changes in policy to warrant a different decision.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans.
3. C.4.1. Scheme of landscaping to be submitted and agreed.
4. C.4.2. Implementation of landscaping.
5. C.5.1. Samples of materials to be submitted agreed and implemented.
6. C.6.2. Excluding all rights of permitted development within the curtilage of a dwelling house without further permission.
7. C.6.7. Excluding conversion of garages.
8. C.7.1. Details of external ground and internal floor levels to be submitted agreed and implemented – extension.
9. C.12.3. Prior provision of boundary enclosure 2.
10. No development shall take place until details of a 1 metre high retaining wall to be erected in the position shown on the approved drawing number 43006.04, received by the local planning authority on 12 June, 2007 have been submitted to and approved in writing by the local planning authority. Construction of the dwelling shall not commence until the approved retaining wall has been constructed in accordance with the approved details. Thereafter the retaining wall shall be retained in perpetuity.
REASON: To safeguard the amenities of the adjoining residential property.
11. The dwelling hereby permitted shall not be occupied until all car parking and maneuvering areas serving the new and existing dwellings as shown on drawing number 43006.04, received by the local planning authority on 12 June, 2007 have been constructed and made available for use. Thereafter they shall remain available

for use as car parking and maneuvering areas in perpetuity and no car parking or maneuvering shall take place elsewhere on site.

REASON: In the interests of residential amenity and highway safety.

12. C.8.28. Compliance with Code Level 3 (sustainable homes).
13. C.8.30. Provision of bin storage.
14. C.19.1 Avoidance of overlooking – No further windows, rooflights or other form of opening in roofslopes. Obscure glazing to bathroom windows
15. C.28.1. Implementation of accessibility scheme
16. C.6.7. Excluding conversion of garages

Background papers: see application file.

UTT/0216/08/FUL - GREAT DUNMOW

Change of use from school to 3 No. dwellings and erection of 27 No. houses with associated car parking and garages. Demolition of remaining school buildings and construction of new pedestrian access. Alteration to existing vehicular and pedestrian access

Location: Former Great Dunmow Primary School Rosemary Lane. GR/TL 625-223.

Applicant: Bellwinch Homes Ltd

Agent: Ian Bailey Architects

Case Officer: Mr M Ovenden 01799 510476

Expiry Date: 13/05/2008

Classification: MAJOR

NOTATION: Within Development Limits and approximately half in the Conservation Area.

DESCRIPTION OF SITE: The application site comprises the former Rosemary Lane Primary School which is vacant following the opening of the new one at Woodlands Park. The site occupies an irregular shaped parcel of land extending to approximately 0.84 hectares. The redundant school buildings are on the eastern part of the site and are of traditional appearance, some dating from the C19th, others are comparatively recent, characterised by red brick elevations below shallow hipped roofs finished in slate. Hard standing associated with the former playground and demountable classrooms extends westwards before giving way to (now) rough grassland and scrub and a number of mature trees are scattered within and bordering the site including a number subject to Tree Preservation Orders in a line along the northern boundary.

Residential properties along Rosemary Lane, the Downs, Godfrey Way and at Pondfields adjoin or face all of the site boundaries and comprise a variety of dwelling types and styles including three listed buildings to the south of the site. The former school hall building is close to the same ground level as the adjacent Pondfields (a relatively recent development of four dwellings on the site of the former Pondfield Garage). A little way in from the eastern and north eastern boundaries the land rises by up to two metres over a short distance and the land continues to rise but much more gently up to the western boundary. The land drops towards the northern and southern boundaries. Godfrey Way to the north is set at a slightly higher level. Vehicular access is gained via a narrow drive from Rosemary Lane. The application site includes part of the residential property to the west in order to permit alterations to the vehicular access. Members visited the site in December.

DESCRIPTION OF PROPOSAL: Conservation Area Consent was granted by this Committee at its meeting in January to demolish all existing buildings except the original building dating back to the 1840's adjacent to Pondfields, but including the removal of an extension to that building. At the same time the Committee refused permission for a similar development because of inadequate parking, potential overlooking and damage to the preserved Wellingtonia tree. The current application is for full planning permission to retain the original school building and redevelop the remainder of the site with 27 new dwellings resulting in a total of 30 dwellings on the site including the three proposed in the converted hall. This represents a density of just under 36 dwellings per hectare.

Eight house types (plus the conversions) are proposed providing a mix of dwelling sizes - Two 1 bedroom units; Four 2 bedroom units; Eleven 3 bedroom units (including the three units in the converted hall which have the third bedroom on the ground floor); and Thirteen 4 bedroom units. Most of the dwellings are two storey, except for the three units in the conversion which are effectively 1½ storey and six 2½ storey houses. Twelve of the dwellings are proposed to be affordable equating to 40% of the total. Parking is to be

provided in a mixture of detached garages, on plot parking, integral garages and one small parking court of nine spaces, giving a total of 60 spaces including garages and car ports.

The layout is characterised by a small square as the site widens out enclosed on one side by existing trees, which will occupy a position at the head of the entrance drive into the estate form Rosemary Lane. The existing access is proposed to be widened and re-aligned and will form the only vehicular and pedestrian access to the new build dwellings. The three units contained within the converted school hall building are proposed to be accessed from the southern end of Pondfields, which runs adjacent to the eastern end of the site.

APPLICANT'S CASE: A detailed Design and Access Statement accompanies the application under the sub headings of introduction, site context, layout design, constraints and opportunities, built form and character, access, lifetime homes and wheelchair accessible houses, external materials, flood risk and sustainability. This document is contained in full on the application file. The application is also accompanied by a Habitat Survey, an Impact Assessment Survey on Trees, an Arboricultural Report, Bat Survey, a Flood Risk Assessment and an Asbestos Survey (of existing buildings).

RELEVANT HISTORY: Similar proposals were submitted early in 2007 but were withdrawn due to objections from ECC Highways. In December last year the Committee refused permission for a similar development because of inadequate parking, potential overlooking and damage to the preserved Wellingtonia tree. Conservation Area Consent was granted by this Committee at the same meeting to demolish all existing buildings except the original building dating back to the 1840's adjacent to Pondfields, but including the removal of an extension to that building.

CONSULTATIONS: ECC (Highways): No objections subject to conditions and a contribution of 150,000 for a pedestrian crossing and traffic calming in The Downs/Rosemary Lane.

ECC (Education Services): Do not require educational contribution.

ECC (Tree Officer): To be reported

Design Advice: The principle of conversion is acceptable although the proposal has too many rooflights, front and rear which would detract from the simple design of the original building.

ECC (Archaeology): Recommend building recording condition.

UDC Drainage Engineer: Recommends a condition requiring details to be submitted and approved of surface water disposal and measures to avoid flooding.

Natural England: Objects to the proposed development and recommends that the application be deferred on the grounds that the application contains insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species. It does state that if permission is granted the applicant be advised that the permission does not overcome the requirement to comply with law relating to protected species.

Essex Wildlife Trust: No objections provided measures set out in mitigation documents can be secured by condition.

Lifetime Home Standards are considered acceptable.

Environment Agency: No objections to the proposed development but request condition concerning agreement of details of surface water drainage.

Anglian Water: Request that if permission is granted then a condition is imposed requiring details of all foul and surface water drainage for the site to be submitted and approved by the local planning authority.

TOWN COUNCIL COMMENTS: Object.

- Grottesquely overdeveloped

- Vehicular access from Rosemary Lane inadequate and very dangerous with a blind bend to the north and a blind summit to the west.
- The entrance from Rosemary Lane is inadequate in view of the amount of traffic that will be using it.
- Inadequate number of parking places, only 30 for 30 dwellings. A minimum of ratio of 1:1.5 parking spaces per dwelling is required particularly in view of the potential for further vehicles on the site in the future.
- Inadequate number of visitor parking spaces

REPRESENTATIONS: 11 letters of objection have been received predominantly from local residents surrounding the site. Their main points of concern are summarised as follows:

- The backland (playing field) forms a backdrop to the conservation area and school buildings. Development of the scale proposed will be detrimental to the conservation area.
- Conservation area status should take precedence and development should be scaled down to complement rather than overshadow the Conservation area.
- Pondfield is a private road and vehicle access is not provided.
- It is not clear that the entrance that ultimately leads to Pondfield has been considered by Essex Highways as no specific reference has been made to it.
- Including the Pondfield residents there are up to 18 residential vehicles, plus visitors and delivery vehicles, using the road, which in parts is only 3.4m wide.
- Using Pondfield as a manoeuvring area is not an option as this is a private road to which the ultimate residents of R1, R2 and R3 have no rights of access.
- Whilst the theory and intention is for the Council to discourage vehicle ownership by restricting parking facilities, in reality there are limited public transport links servicing Dunmow. The lack of additional parking for the proposed site including to but not limited to visitors will inevitably result in vehicles being forced to illegally park on the grass verge of The Downs and down Starr Lane creating an additional hazard.
- Potential for overlooking and overshadowing
- Effect on wildlife

COMMENTS ON REPRESENTATIONS: These are covered in the body of the report. Restrictions and covenants on the use of private roads are not a matter that can be given weight in determining planning applications.

PLANNING CONSIDERATIONS: The main issues are:

- 1) **Residential conversion of hall building (ULP Policy ENV1);**
- 2) **principle of redevelopment; affect on character of the conservation area, impact on trees, levels and impact on neighbours, provision of mix of dwelling sizes and affordable housing (ULP Policies S1, GEN2, GEN3, GEN7, ENV3, H3 H9, H10);**
- 3) **re-alignment of access and provision of car parking including use of Pondfields (ULP Policy GEN1, GEN2, GEN4 and GEN8); and**
- 4) **other material planning considerations including whether the previous reasons for refusal have been addressed.**

1) The old hall building is an attractive building and officers have encouraged its retention and conversion as part of a scheme. The conversion of the hall building is acceptable in principle but the Conservation Officer is concerned about the proliferation of rooflights. A condition could be attached to reduce the number of rooflights if the development was approved. Its 20th century extension is to be demolished and this is welcomed.

The other buildings are further away from the site boundaries and make no particular contribution to the character of the Conservation Area when viewed from the public domain. Conservation Area Consent was granted last year for their removal.

2) The site is within the development limit where planning policy aims to focus development and the proposal represents an opportunity for further residential development in the town. The designs of the proposed new dwellings are traditional and due to careful orientation, distances to boundaries and position of windows, material overlooking or overshadowing from most properties is unlikely. Materials, safeguards to prevent the insertion of further windows, site levels, achievement of lifetime home standards and use of sustainable technologies could be subject to conditions. In this way the proposal would serve to protect or enhance the character of the conservation area. In the previous scheme the dwelling on plot 30 gave rise to material overlooking of gardens associated with properties on the Downs, which was unacceptable. This has been overcome by substituting a smaller house type with the nearest window being an obscure-glazed bathroom window and is now considered satisfactory.

The realignment of the access would bring it close to a protected tree at Green Corner and advice from the ECC on how to ensure retention of the Wellingtonia has been received. In particular this would require “no dig” construction methods around its roots so as to avoid severance. The realigned access would also require the removal of a preserved Oak Tree but its removal is not considered to be harmful to amenity (Members are reminded that the reason to preserve a tree is because of its contribution to amenity). This aspect of the reasons for refusal of the previous scheme has therefore been overcome, subject to the imposition of suitable conditions

The provision of car parking for the three units in the conversion adjacent to Pondfields would be acceptable from an amenity and safety point of view. In some of the representations it is claimed that Pondfields is a private road. If the applicant needs to resolve and achieve access rights with existing owners this would be a private matter to be sorted out following permission.

The management of the affordable units could be secured in a S106 agreement or condition if the scheme was approved.

3) The proposed vehicular access has been realigned to overcome previous objections. There are no highway objections subject to conditions and a contribution of £150,000. This is considered to be an unreasonable requirement as the land belongs to the County Council who will benefit from its sale for housing and it is unacceptable to demand further contributions from its purchaser in this way. Such matters should be addressed at the point of sale, not through the planning process.

Most of the dwellings would have parking at or close to the maximum in the adopted standards. The twelve affordable units – 2 x 1 bed; 4 x 2 bed and 6 x 3 bed houses) would be provided with a total of 18 spaces (i.e. an average of 1.5 spaces per dwelling), an increase of 6 over the previous scheme. These would be distributed in the ratio of one space per one and two bedroom unit and two per three bedroom dwelling, on the basis of the experience of the developer’s preferred Registered Social Landlord. This aspect of the proposal is considered to be satisfactory and overcomes the previous reason for refusal. The comments of the Environment Agency are noted but its comments are equivocal to the extent that while objecting it also requests that if permission is granted the applicant should be reminded of its responsibilities under the law relating to protected species.

4) There are no other material planning considerations. As set out in the report the previous reasons for refusal have been addressed and conditional permission may now be granted.

CONCLUSIONS: The proposal is now satisfactory.

RECOMMENDATIONS: APPROVAL WITH CONDITIONS

- 1 C.2.1. Time limit for commencement of development.
- 2 C.3.1. To be implemented in accordance with approved plans.
- 3 C.4.1. Scheme of landscaping to be submitted and agreed.
- 4 C.4.2. Implementation of landscaping.
- 5 C.4.6. Retention and protection of trees and shrubs for the duration of development.
- 6 All construction within a radius of 17.4m of preserved Wellingtonia Tree marked 1 on the tree survey accompanying the application (drwg no 06/835 – SK41 revA) shall be carried out by “no dig” construction methods. Prior to the commencement of any works whatsoever on the site an arboricultural method statement, compliant with BS 5837 2005 – “Trees in relation to construction – recommendations” detailing the no dig method shall be submitted to and approved in writing by the local planning authority. Thereafter all work carried out shall be in compliance with the approved method statement.
- 7 No vehicular access shall take place within the crown spread of the base of the Wellingtonia unless on existing hard surfacing or on custom designed ground protection in compliance with BS 5837 2005 – “Trees in relation to construction – recommendations”
- 8 Any tree work shall be carried out in accordance with BS 3998 “Recommendations for Tree Work 1989”
REASON 6-8: To ensure the preserved Wellingtonia tree is not damaged or otherwise adversely affected by building operations
- 9 C.5.2. Details of materials to be submitted and agreed.
- 10 C.7.1. Details of external ground and internal floor levels to be submitted and agreed.
- 11 C.8.15 .Restriction of hours of operation.
- 12 C.8.27. Surface water disposal arrangements.
- 13 C.8.29. Condition for compliance with code level 3 (five or more dwellings).
- 14 C.8.30. Provision of bin storage.
- 15 C.8.31. Demolition recycling of materials.
- 16 C.10.5. Carriageways of estate roads.
- 17 C.10.1. Bell mouth junction.
- 18 C.10.12. Construction traffic signage.
- 19 C.10.13. Wheel washing.
- 20 C.10.14. Vehicle parking for site staff.
- 21 C.10.18. Surface dressing.
- 22 C.10.19. Access gradient.
- 23 C.10.21. No occupation until roads constructed and surfaced.
- 24 C.16.2. Archaeology.
- 25 C.20.1. Implementation of mitigation for wildlife.
- 26 C.26.1. Affordable housing.
- 27 Incorporating 10% renewal energy (as required by adopted SPD).

Background papers: see application file.

UTT/0381/08/FUL - SAFFRON WALDEN

(Applicant relation of District Councillor)

Loft conversion with 4 dormer windows to front elevation

Location: 1D Church Street. GR/TL 536-385

Applicant: Mr P Menell

Agent: Simon Ogle

Case Officer: *Madeleine Jones 01799 510606*

Expiry Date: 02/05/2008

Classification: OTHER

NOTATION: ULP: Within Development Limits. Conservation Area. Town Centre location.

DESCRIPTION OF SITE: The property is a flat within a substantial, three storey, building situated in a prominent location within Saffron Walden town centre. The building has been split into a further flat and office use. There is shared parking to the rear courtyard which is accessed via electric controlled gates.

DESCRIPTION OF PROPOSAL: The proposal is for the conversion of the loft space to create two further bedrooms, a shower room and storage/study area to an existing two bed roomed flat. This will entail the insertion of four flat roof dormer windows (1.6m wide and 1.3m high) to the rear elevation. The dormers would have Solar thermal Panels on top of the dormer windows.

APPLICANT'S CASE (Summary) The only change to the exterior will be the dormers on the south side. The interior 2nd floor will have a staircase rising to the loft space. The property at present has no spare rooms and very limited storage space. We would like to add solar Thermal panels on top of the dormer windows. This would have great benefits to the environment in the form of reduced CO² emissions and eventual financial savings. We would like to install these on top of the dormers to hide their identity.

RELEVANT HISTORY: Alterations to create six dwelling units approved 2001.

CONSULTATIONS: None

TOWN COUNCIL COMMENTS: No objection, subject to additional car parking being provided.

REPRESENTATIONS: This application has been advertised and no representation has been received. Period expired 17 April 2008.

PLANNING CONSIDERATIONS including Design & Access statement:

The main issue is design, scale, impact on neighbours amenity and effect on character of Conservation Area (ULP Policies S1, GEN2, H8, RS2 & SPD Home Extensions);

The external appearance of this building will not change significantly. No additional parking is proposed, however most developments in the town centre have very limited parking provision and adapted standards are a maximum rather than minimum and policy does not require additional parking when increasing from a one bed roomed property to a three bed roomed property. As there are already windows in the rear elevation at second floor level there would only be minimal extra overlooking caused and there would be no overshadowing

caused. The proposal would not have any detrimental impact on the character of the Conservation Area.

CONCLUSIONS: The proposal is acceptable.

RECOMMENDATION: APPROVAL WITH CONDITIONS

1. C.2.1. Time limit for commencement of development.
2. C.3.1. To be implemented in accordance with approved plans.
3. C.5.2. Details of materials to be submitted agreed and implemented.
4. C.8.28. Measures for dwelling house.

Background papers: see application file.
