

UTTLESFORD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE
SUPPLEMENTARY LIST OF REPRESENTATIONS

30 APRIL 2008

SCHEDULE ITEMS

P.1 UTT/0210/08/FUL – STANSTED – Field adjacent to the pond Bentfield Green

CONSULTATIONS: ECC Highway: Having regard to the nature of this proposed development, in terms of the effect it would have on the adjacent highway network, the highway authority would not raise any objections. You may find the following observations of assistance:

The visibility from the proposed access point is also adequate but should insufficient parking be provided this would lead to parking on the wide verge adjacent to the site.

P.15 UTT/2258/07/DFO – TAKELEY – Phase 9 Priors Green Dunmow Road

REPRESENTATIONS: 6 further letters have been received:

1. The development is too intensive and will detract from the earlier amenity of the area. There is no real screening detail in the application and we believe it should confirm to the standard that was illustrated in the original "indicative Masterplan". We believe that the car parking configuration adjacent to our property presents us with the lack of amenity. We regard to the general proposal for flats we believe it to be out of keeping with the current rural nature and would object to being overlooked by a property which should in any case not be in excess of the normal height of a house.

2. When we moved to Takeley we came to live in a rural area. Why do we have to the proposed Parking Courts behind our properties adding to additional noise levels. As a rural area we have never had to deal with noise we did not want this development so why make it even worse.

3. Plot 15, 16, 21, 22 are too close to my property and overlook us. Plots 16 and 21 are next door to our livestock and person that by these properties will not be able to sleep after 3.00am because of the cockerels.

4. Affordable units should be integrated within and amongst the other accommodation. The footprint and shape of Martelle, is incorrectly shown. We object to the proposed distance between the new property on plot 12 and Martelle. The units proposed on plots 12 and 13 will overlook (Martelle).

There should be a restrictive covenant on all buildings overlooking existing properties against any development within the roof space as agreed under phase 7 and 8. To avoid excessive overlooking of existing adjacent properties in the interests of residential amenity. The inclusion of flats is not an appropriate development for this location.

There is only mention of "refuse collection points", no storage is detailed. No mention has been made of liaison with the police authorities in relation to safety and security of residents of the flats with regards to door entry systems and communal areas.

There is no mention made of the existing drainage ditch on the west boundary of Phase 9 or any natural ditches. We understand that some of the ditches will be maintained by the Council and the maintenance strips will be created alongside.

The width of the buffer zone has been agreed as 6 metres and upheld by HM Planning Inspector on appeal. This therefore needs to be incorporated within the Design Statement and taken into account when considering the application.

There are no details of planting/fence style etc for the landscaped area – this should be consistent with the buffer zone already agreed.

5+6. What facilities are going to be made available to residents now in order to dispose of sewage.

**P.23 UTT/0357/08/FUL – LITTLE HALLINGBURY – Little Bursteds Farm
Sawbridgeworth Road**

CONSULTATIONS: Building Surveying: Lifetime Homes: No specification a statement with regard to lifetime homes standards.

Sustainability: Will need to achieve equivalent of Code for sustainable homes level 3. Apply condition C.8.35.

UDC Engineer: Condition required:

C.8.27.B Soakaways

In accordance with the submitted application details, all surface water shall drain to soakaways unless an alternative scheme is submitted to and approved in writing by the local planning authority prior to the commencement of the development. This is to include run-off from all impermeable surfaces.

REASON: To control the risk of flooding to the development and adjoining land.

C.8.27. Drainage Details to be submitted agreed and implemented

The development hereby permitted shall not commence until details indicating the foul drainage works' exact position and course, manufacturer's specifications, type and discharge of final effluent into a specified watercourse, are submitted for the written approval of the local planning authority. Thereafter the approved treatment plant shall be installed in line with manufacturer's instructions and maintained and retained in perpetuity.

REASON: To protect the surrounding countryside and prevent pollution of the water environment.

**P.28 UTT/0308/08/FUL – LITTLE CHESTERFORD – Plots 600/700 Chesterford
Research Park**

CONSULTATIONS: Environment Agency: Based on information submitted we satisfied that the new development will be satisfactorily drained. We therefore remove our previous objection.