

UTTLESFORD DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE
SUPPLEMENTARY LIST OF REPRESENTATIONS

2 JULY 2008

SCHEDULE ITEMS

P.1 UTT/0776/08/FUL – GREAT DUNMOW – Travelodge Hoblongs Industrial Estate Chelmsford Road

REPRESENTATIONS: 1 further letter has been received:

In the original planning application one parking place was required for each bedroom. In current planning application with 23 places allocated to the restaurant there are not enough parking places for the number of bedrooms.

The travel lodge is encouraging lorry drivers to use their facility, this has led to lorries being parked outside our houses and in the ambulance entrance.

No further development should be made at this until ECC make a decision on the road junction requirements.

P.27 UTT/2288/07/OP – TAKELEY – Willow Tree Cottage Broadfield Road

CONSULTATIONS: See letter dated 26 June 2008 attached at the end of this Supplementary list of Representations.

PARISH COUNCIL COMMENTS: Takeley: Objection.

- Over intensification of site
- Would put excessive pressure on an unmade, unadopted private road
- This area is not on mains drainage and has existing problems with the water course and discharge of foul water
- The site also contains protected trees which should be maintained.

REPRESENTATIONS: 4 further letters have been received:

1. Take this opportunity to express the gratitude of the local community for the combined endeavours of both Uttlesford District Council and Takeley Parish Council and Takeley Parish Council resulting in the preservation of the splendid oak trees. We are extremely concerned that the revised proposal appears still to be an unsympathetic over-development that will adversely affect the current rural quality of life.

Whilst understanding that the objective of the adjacent Priors Green site is to provide affordable housing in a major housing development, we see this application as a cynical attempt to piggy back upon the Priors Green development motives. In the proposal the designated "Apartments" we believe still to be much too close to the border of our property and the ditch system.

Being so close with a 2 storey property will mean that windows will overlook what until now has been a very private aspect.

Care should be taken that the apartments do not encroach so close to the preserved trees that excavation might damage the root system and adversely affect the well being of the trees.

There is no clear illustration as to how the grounds beneath the preserved oak trees will be landscaped and no understanding if it is to have common access and who is to be responsible for maintenance and upkeep.

We are also concerned that the location of the Apartments and the open area for common parking will create the propensity for noise pollution.

Any development on this site must take into account our interests in the ditch system that borders the two properties.

2. We still have a number of objections. We object to any major construction at Willow Tree Cottage.

Houses at Broadfield Road are over 100 years old and major building work could lead to structural damage.

Parking is already a big problem.

We object to the probable disruption of our gas, water, electricity and telephone supplies.

We object to potential light deprivation to our property.

This is excessive and unnecessary development of an already over developed area.

3. Broadfield Road, currently an unadopted, private road that struggles to cope with the current flow of traffic from 10 properties. If this application were successful then the entire length of Broadfield Road would need to be resurfaced and adequate parking provided.

4. As it is, the road is not wide enough. Widening it will spoil it even more than already has been done by the new road that cuts through it at present. In my opinion, all that needs to be done is if the land on the Broadfield Road side is fenced off and the twelve new dwellings are accessed by the new road that is already been built.