

**PAPER FOR ITEM 8: ADVANCED REPORT OF ISSUES RELATING TO PLANNING APPLICATION UTT/1331/08/FUL - PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NINE DWELLINGS AND GARAGING AT BONNINGTONS FARM, HATFIELD BROAD OAK**

**APPLICATION NO:** UTT/1331/08/FUL

**CLASSIFICATION:** MAJOR application

**NOTATION:** Outside development Limits (ULP Policy S7 - The Countryside), Listed Building adjacent

**DESCRIPTION OF SITE:** The site is situated adjacent to Bonningtons Farmhouse, just to the south of Takeley, and the application site area covers 1.2 hectares. It is accessed via a shared driveway with Bonningtons Farmhouse and comprises a large corrugated iron barn and a number of other semi-derelict buildings. Located on the site, adjacent to the rear of the existing buildings are numerous piles of debris.

**DESCRIPTION OF PROPOSAL:** This application relates to the demolition of the existing buildings on the site and the erection of 9 dwellings with garaging. The existing access point to the site would be closed and a new access would be created approximately 35m to the north of the existing access. The density of the development would be 7.5 dwellings per hectare (dph).

The proposed buildings would be constructed in the form of a farmyard grouping of buildings with garaging and home office structures linking Plots 4 – 9. The characteristics of each dwelling are set out in the table below and further details of the garaging and home offices will be provided in the final report.

Plot no.	No of Bedrooms	Footprint of dwelling	Maximum ridge height	Garden area (approx)	Parking spaces
1	2	58m <sup>2</sup>	7.6m	440m <sup>2</sup>	1
2	2	58m <sup>2</sup>	7.6m	120m <sup>2</sup>	1
3	2	58m <sup>2</sup>	7.6m	200m <sup>2</sup>	1
4	4	100m <sup>2</sup>	7.1m	1000m <sup>2</sup>	3
5	4 + playroom	137m <sup>2</sup>	8.8m	930m <sup>2</sup>	4
6	4 + playroom	118m <sup>2</sup>	8.8m	1160m <sup>2</sup>	3
7	4 + playroom	118m <sup>2</sup>	8.8m	1300m <sup>2</sup>	3
8	4 + playroom	128m <sup>2</sup>	8.8m	1200m <sup>2</sup>	3
9	6 + playroom	188m <sup>2</sup>	8.7m	620m	3

**APPLICANT'S CASE:** The following documents have been submitted with the application:

Agent's letters  
Design and Access Statement including an assessment for newts  
Bat Survey  
Environmental Desk Study

All these documents can be viewed at the offices or online on the Planning section of the Council's website.

**RELEVANT HISTORY:** Certificate of lawful use for the residential occupation of one mobile home by a single family, approved 1997. Certificate of lawful use as a scrap and general dealers with ancillary storage of up to 10 cars, approved 1998. Outline application for the erection of two detached dwellings with garages allowed at appeal 20/03/2003. (UTT/0627/02/OP).

More recently application UTT/1331/05/REN, which sought the renewal of outline permission UTT/0627/02/OP for two dwellings, was refused in December 2005 due to inadequate information submitted with the application concerning the potential impact of the proposal on Great Crested Newts. A subsequent renewal application for the two dwellings was however subsequently approved subject to conditions in April 2006 (UTT/0303/06/REN).

A reserved matters application for two dwellings was conditionally approved in 2006 and an application for full planning permission for two detached dwellings and garages was conditionally approved in May 2008. This last application was for essentially the same scheme as that covered by the outline and reserved matters permission but extends the time for implementing the permission until May 2011.

**THE FOLLOWING BODIES HAVE BEEN CONSULTED:**

ECC Highways  
ECC Archaeology  
Water Authority  
Environment Agency  
Natural England  
Essex Wildlife Trust  
UDC Environmental Services  
UDC Building Surveying  
UDC Drainage Engineer  
UDC Conservation Officer  
Hatfield Broad Oak Parish Council  
Takeley Parish Council

Comments received will be reported as part of the final report.

**PUBLICITY:** Adjacent neighbours have been notified and a site notice has been placed on site. Comments received will be reported as part of the final report.

**PLANNING CONSIDERATIONS: The main issues identified by officers are:**

- 1) Whether the proposal is supported by the Development Plan, particularly the part relating to development outside of defined settlement boundaries.
- 2) Whether the proposed vehicular access is acceptable in terms of highway safety
- 3) Impact of proposal on biodiversity and ecological interests
- 4) Impact of proposal on archaeological interests
- 5) Issues relating to the submitted design and layout plans
- 6) Issues relating to the mix of units proposed
- 7) Whether the scheme should include the provision of affordable housing
- 8) Impact of proposal on listed building adjacent to the site
- 9) The positive benefits associated with the proposal and the relative weight to be attached to such benefits in the planning decision.

Background papers: Application UTT/1331/08/FUL