

**UTTLESFORD DISTRICT COUNCIL**  
**DEVELOPMENT CONTROL COMMITTEE**  
**SUPPLEMENTARY LIST OF REPRESENTATIONS**  
**9 FEBRUARY 2011**

**SCHEDULE ITEMS**

**P.4 UTT/2116/10/FUL & UTT/2117/10/LB - GREAT DUNMOW - Former Council Offices 46 High Street**

**CONSULTATIONS:** Historic Buildings Adviser (ECC): Following the submission of the revised plans we have the following comments. The timber posts which have been added to support the carriageway have improved the appearance of this element. There is no objection to the removal of the weatherboarding from the proposed new buildings except where the weatherboarding was proposed to be at low levels. These weatherboarded 'skirts' beneath the windows of a number of the proposed are an attractive feature of the proposed designs and it is recommend that these are reinstated.

There are some inconsistencies in the revised plans. Areas where weatherboarding is shown to have been removed are still annotated with statements which identify a weatherboarded area. These inconsistencies should be addressed so it is clear where weatherboarding is proposed.

**P.14 UTT/2285/10/FUL & UTT/2286/10/CA - STANSTED - 1 & 3 Silver Street**

**APPLICANT'S CASE:** Agent: I would make a point of clarification on the Parish Council's comment with regard to access which is key to their valid concern. The height difference between the maximum vehicle height and the physical size of the access is actually in excess of 17cm as indicated in the report not 2 cm as stated. Further to this it was agreed with highways that the final height of the clear access be 3m as indicated on the site plan. This gives a headroom clearance of 37cm and therefore should alleviate concerns regarding service vehicle access. I would also reiterate that a great deal of research has been undertaken to ensure that this is a viable and sustainable service solution for this type of business.

**P.21 UTT/1125/10/FUL - BIRCHANGER - Welcome Break Birchanger Green Motorway Service Area Junction 8 M11 Motorway Old Dunmow Road**

**PARISH COUNCIL COMMENTS:** Birchanger Parish Council: There is still no evidence of over riding need. Letters of complaint from angry motorists are not sufficient justification to develop further an area of green belt land. Local, regular users of both the roundabout and M11, at various times of the day, maintain that it is very rare for the roundabout let alone the M11 to be adversely affected by MSA traffic.

- We question why remodelling of the site cannot be undertaken. No options area provided, other than a statement regarding cost.
- Traffic signal rephrasing does not appear to have been fully explored, yet the documents suggest that problems occurred after signals were rephrased a while ago. Intelligent signals which respond to traffic build up have not been mentioned, let alone trialled.
- All MSA users would use the existing entrance and when leaving, exit on to the M11 roundabout is controlled by traffic lights, The statement that accidents would be reduced is, therefore, not valid; accidents on this stretch are most likely due to the increase in the number of lanes and the subsequent lane changing by both confused and impatient drivers.
- Our concerns about the impact on the A1250 roundabout both with regard to safety and traffic flow remain.

Supports wholeheartedly the recommendation that this application be refused.

**P.33 UTT/2266/10/FUL - WHITE RODING - Marks Hall Marks Hall Lane**

**REPRESENTATIONS:** One letter has been received.

I object to this application because of all the heavy vehicles that are now using our lane on a daily basis.