

Committee: Planning Committee

Agenda Item

Date: 7 March 2012

Title: UTT/0400/09/OP and UTT/0407/09/OP
Development at Little Walden Road
and Ashdon Road, Saffron Walden

5

Author: Andrew Taylor, Assistant Director
Planning and Building Control

Item for decision

Summary

To make minor alterations to the approved conditions for these applications.

Recommendation

Agree the change to the wording of the conditions as set out for both planning applications.

Financial Implications

None

Background Papers

1. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Committee reports from 2 June 2010.

Impact

2.

Communication/Consultation	This report is submitted after consultation with the Applicant
Community Safety	No impact
Equalities	No effect
Health and Safety	No issues
Human Rights/Legal Implications	None
Sustainability	No issues
Ward-specific impacts	None

Workforce/Workplace	No issues
---------------------	-----------

Situation

3. The resolution to grant was made on 2 June 2010. Since then negotiations for the completion of a section 106 agreement for the two applications has proceeded. The two sites are to be linked and developed in **tandem**. Delays have occurred because there is an oil pipeline passing under the site at Little Walden Road and wayleaves had to be negotiated.
4. As part of the discussions the applicants have reviewed the conditions and suggested some minor amendments. While they are minor enough not to require any formal reconsultation some of them require Committee authorisation.

UTT/0400/09/OP Ashdon Road

Changes are requested to 4 conditions for clarity and certainty purposes. Additional words are underlined and deletions are struck through.

10) The residential development as designed, specified and built shall achieve a 'Code for Sustainable Homes' rating of 'Level 3'. The applicant will provide the planning authority with a Code for Sustainable Homes design-stage assessment of the rating of the proposed development, carried out by an accredited assessor, before work commences on-site. The developer will provide a Code for Sustainable Homes post-construction assessment of the rating of the as-built residential development within four weeks following its completion, also carried out by an accredited assessor.

REASON: In the interests of the promotion of sustainable forms of development and construction to meet the requirements contained in adopted SPD Energy

30) The B1 use units hereby permitted shall be no higher than two storey. ~~The B1 units and shall be occupied by no more than 100 persons in total at any time unless otherwise agreed~~ Prior to occupation of the B1 units details of the expected level of staffing shall be submitted to and approved in writing by the Local Planning Authority in liason with the Health and Safety Executive.

REASON: In the interests of safety in relation to risk of major accident presented by the adjacent oil storage depot.

42) Parking provision for cars, cycles and powered two wheelers shall be submitted to and approved in writing by the Local Planning and shall accord with the requirements of the Parking Standards Design and Good Practice guide dated September 2009 unless otherwise agreed in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and retained at all times.

REASON: In the interests of highway safety, efficiency and accessibility in accordance with the County Council's Highways and Transportation Development

Control Policies as originally contained in Appendix G of the LTP 2006/2011 and refreshed by Cabinet Member decision on the 19/10/07 and Uttlesford District Council Local Plan Policy Gen8 Vehicle Parking Standards.

~~43) — Details of the location and design of powered two wheelers and secure and covered bicycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation and retained at all times.~~

~~REASON: To ensure appropriate powered two wheeler and bicycle parking is provided in accordance with the County Council's Highways and Transportation Development Control Policies as originally contained in Appendix G of the LTP 2006-2011 and refreshed by Cabinet Member decision on the 19/10/07 and Uttlesford District Council Local Plan Policy GEN1 Access.~~

In addition updated drawing 15590/1017A and letter dated 1 Decemebr 2009 need to form part of the decision. These were the drawings considered by the Committee in June 2010.

UTT/407/09/OP Little Walden Road

Changes are requested to 2 conditions for clarity and certainty purposes. Additional words are underlined and deletions are struck through.

11) The applicant shall incorporate on-site renewable or low-carbon energy technologies to provide 10% of the annual energy needs of the approved residential development in-use.

The applicant will provide the planning authority with a design SAP or SBEM rating of the proposed development carried out by an accredited assessor before work commences on-site, as well as technical details and estimated annual energy production of the proposed renewable or low carbon technologies to be installed.

Within four weeks following its completion, the applicant will provide a SAP or SBEM rating of the as-built development and details of the renewable or low carbon technologies that were installed.

REASON: In the interests of the promotion of sustainable forms of development and construction.

~~24) The playing fields and pitches shall be constructed and laid out in accordance with the site layout submitted in the Design and Access Statement (March 2009) and constructed in accordance with standards and methodologies set out in the guidance note 'Natural Turf for Sport' (Sport England, March 2000) and made available for use within 12 months of the completion of the dwellings on this and the Ashdon Road site.~~

24) Prior to commencement of development a layout plan and construction methodology for the provision of one senior and one large senior football pitch on the site shall be submitted to and approved in writing by the Local PLannign authority. The details shall be implemeneted as agreed and made available for

use within 12 months of the first occupation of the dwellings on this site and the Ashdon Road site.

REASON: To ensure the quality of pitches is satisfactory and they are available for use phased with the development ~~prior to development~~.

Risk Analysis

5.

Risk	Likelihood	Impact	Mitigating actions
1 – The minor changes ensure the most appropriate decision is issued.	1 – little risk arising from the changes. Improved clarity.	1 – Improved clarity of conditions following changes.	None

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.