

## UTT/0240/12/OP - (Little Canfield)

**PROPOSAL:** Demolition of motel/restaurant, associated outbuildings and No.2 Hamilton Road. Erection of No. 13 dwellings with associated access

**LOCATION:** Stansted Motel & No. 2 Hamilton Road Dunmow Road Little Canfield

**APPLICANT:** Dales Development Ltd

**AGENT:** Bidwells

**GRID REFERENCE:** TL 576-212

**EXPIRY DATE:** 15 May 2012

**CASE OFFICER:** Ann Howells

**APPLICATION TYPE:** Major Outline

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### 1. NOTATION

- 1.1 Takeley Local Plan 3
- 1.2 Takeley Priors Green

### 2. DESCRIPTION OF SITE

- 2.1 The site is located on the edge of the village of Takeley on the northern side of the Dunmow Road. The site is rectangular in shape, with the longest side adjacent to the main road. The site occupies an area measuring 0.43ha. The existing buildings within the eastern part of the site form the Motel/restaurant and are single storey and flat roofed and are set back from the road to allow parking for some 20 cars. The rest of the site is overgrown with a few single storey shed/greenhouse type buildings and a detached bungalow to the north western corner of the site. There are neighbouring properties to the north, west and south of the site. There is an established landscape boundary of trees and shrubs along the western boundary of trees and shrubs and the majority of the northern boundary.

### 3. PROPOSAL

- 3.1 This is an outline application for 13 dwellings (a density of approximately 30 dwellings per hectare). The application includes details of access. Planning legislation indicates that *Access covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*
- 3.2 This application deals with matters of principle and access. Only matters of Layout, Scale, Appearance and Landscaping would be left to be considered at the reserved matters stage i.e.:
  - Layout – *the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development*
  - Scale – *the height, width and length of each building proposed in relation to its surroundings.*
  - Appearance – *the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.*
  - Landscaping – *this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through the planting of trees or hedges or screening by fences or walls.*

- 3.3 The existing dwelling, motels and outbuildings would be demolished. The application shows one vehicular into the site from Dunmow Road. Pedestrian access is formed from a path either side of the access road and an additional footpath to the west of the proposed access.
- 3.4 An indicative plan shows a suggested layout for the development. The details included within the application indicate that the proposed dwellings would be two or two and a half storey ranging from 5.2m and 9.2m in height. Widths will range from 5.2m and 10.5m and depths will range from between 5m and 10m. The proposed garages would be single storey in height ranging between 2.5m and 5.8m; widths will range between 3.5m and 10.5m and the depths between 6m and 6.5m.
- 3.5 The indicative plan shows three x four bedroom dwellings; five x three bedroom dwellings and five x two bedroom dwellings.

#### 4. APPLICANT'S CASE

- 4.1 Documents submitted with the application form and drawings are; Design and Access Statement, Contaminated Land: Phase 1 Desk Study; Extended Phase 1 Habitat Survey; Schedule of Scale Parameters; Planning Statement; Transport Assessment; Arboricultural Impact Assessment, Tree Assessments and Tree Protection Plan; Foul Drainage Assessment Form; Pond Assessment – Great Crest Newts and Bat Survey.

#### 5. RELEVANT SITE HISTORY

- 5.1 UTT/1924/08/OP (Outline application for) Demolition and replacement of existing dwelling and demolition of motel, erection of 13 No. Dwellings and alterations to vehicular access – Refused 26 February 2009 and Dismissed at Appeal 28 April 2009
  - *The proposed development would not meet the requirements of Policy H10 for small 2 or 3 bedroom market housing; the proposed number of dwellings would not make efficient use of the land and would unjustifiably avoid making a contribution to the provision of affordable housing. The proposed development would have an unacceptable layout with the streetscape view being rear views of dwellings. The proposal therefore fails to comply with the requirements of ULP Policies H9, H10, GEN2 and Takeley Local Plan Policy 3, Supplementary Planning Guidance Priors Green and Planning Policy Statement 3.*
- 5.2 UTT/0930/08/OP (Outline application for) Demolition of existing dwelling and motel, and erection of maximum of 14.No Dwellings with all matters reserved – Refused 24 July 2009
  - *The proposed development would not meet the requirements of Policy H10 for small 2 or 3 bedroom market housing; the proposed number of dwellings would not make efficient use of the land and would unjustifiably avoid making a contribution to the provision of affordable housing. The proposal therefore fails to comply with the requirements of ULP Policies H9, H10, GEN2 and Takeley Local Plan Policy 3, Supplementary Planning Guidance Priors Green and Planning Policy Statement 3.*
  - *The proposal would intensify the use of Hamilton Road and Thornton Road, which by their designs and access radii are unsuitable for the proposed development and are substandard access onto a Secondary Distributor Route where the main function is that of carrying traffic freely and safely between centres of population. The intensification of conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.*
  - *The proposal would appear to create a new access onto Dunmow Road (B1256) which is substandard in terms of geometry and ultimately be detrimental to highway safety. The internal estate road is not designed to an adoptable standard. The proposal would therefore be contrary to the aims and objectives set out in 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.*

- 5.3 UTT/0929/08/OP (Outline application for) the demolition of existing dwelling and erection of a maximum 7 No. dwellings with all matters reserved – Refused 24 July 2012
- *The proposed development would have an unacceptable layout with the streetscape view being side or rear views of dwellings, private gardens and backs of garages the proposal would not meet the requirements of policy for small 2 or 3 bedroom market housing; the proposed density per hectare is not considered sufficient and therefore does not make best use of the land. The proposal therefore fails to comply with the requirements of ULP Policies H10, GEN2 and Takeley Local Plan Policy 3, Supplementary Planning Guidance Priors Green and Planning Policy Statement 3.*
  - *The proposal would intensify the use of Hamilton Road, which by its designs and access radii is unsuitable for the proposed development and is a substandard access onto a Secondary Distributor Route where the main function is that of carrying traffic freely and safely between centres of population. The intensification of conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.  
This proposal would therefore be contrary to the aims and objectives set out in 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.*

## **6. POLICIES**

### **6.1 National Policies**

National Planning Policy Framework for consultation

### **6.2 East of England Plan 2006**

- EEP – SS1: Achieving Sustainable Development
- EEP – H1: Regional Housing Provision 2001-2021
- EEP – ENV7: Quality in the Built Environment
- EEP – ENG1: Carbon Dioxide Emissions & Energy Performance

### **6.3 Essex Replacement Structure Plan 2001**

None relevant

### **6.4 Uttlesford District Local Plan 2005**

- ULP Policy S2: Development limits/Policy Areas for Oakwood Park, Little Dunmow and Priors Green, Takeley/Little Canfield
- ULP Policy GEN1: Access
- ULP Policy GEN2: Design
- ULP Policy GEN3: Flood Protection
- ULP Policy GEN6: Infrastructure Provision to Support Development
- ULP Policy GEN7: Nature Conservation
- ULP Policy GEN9: Vehicle Parking Standards
- ULP Policy ENV10: Noise Sensitive Development
- ULP Policy ENV14: Contaminated Land
- ULP Policy ENV15: Renewable Energy
- ULP Policy H1: Housing Development
- ULP Policy H9: Affordable Housing
- ULP Policy 10: Housing Mix
- ULP Policy Takeley/Little Canfield Local Policy 3 – Priors Green

## 6.5 Supplementary Planning Guidance

- SPD2 Accessible Homes and Playspace
- SPD4 Energy Efficiency and Renewable Energy
- Essex Design Guide
- ECC Parking Standard (Design & Good Practice) September 2009

## 7. PARISH/TOWN COUNCIL COMMENTS

- 7.1 23 March 2012 – Little Canfield Parish Council **objects** on the grounds of parking and Health & Safety issues to existing residents of Hamilton Road and Thornton Road, with regard to emergency and amenity vehicles being able to gain access to the site. No boundary fences to Hamilton Road on the proposed plans. The Council believes that this could lead to a short-cut to the development, which would encourage parking on Hamilton Road/Thornton Road which could block access for other vehicles.  
However, the Council would like the site to be developed and should revised plans be submitted with proper secure fencing the Council would **support** the proposed development.
- 7.2 28 March 2012 – Takeley Parish Council –no objection
- 7.3 30 May 2012 – Takeley Parish Council – no objection to revised plan

## 8. CONSULTATIONS

### Essex County Council Archaeological Advice

- 8.1 Subject to trial trenching and excavation condition

### Drainage Engineer

- 8.2 The application states that surface water drainage will be sustainable systems but no details are provided. A condition requiring this should be applied to any permission.

### Building Control

- 8.3 No adverse comments

### Essex County Council

- 8.4 The Highway Authority would not wish to raise an objection subject to various conditions relating to access to ensure that vehicles can enter and leave the highway in a controlled manner; parking restrictions on Dunmow Road; prevention of surface water on to the main highway and details of the estate road in the interest of highway safety.

### Thames Water

- 8.5 No comments received

### Veolia

- 8.6 No comments received

### Essex Police Architectural Liaison

- 8.7 No comments received

### Natural England

- 8.8 27 March 2012 – Bats – Additional information is required  
Newts – Additional information is required  
23 May 2012 – Bats - Additional information required  
Newts – Advises the authority accept the findings and consider promoting biodiversity enhancements in accordance with the NPPF.  
17 July 2012 – Bats – advises the authority that permission may be granted subject to appropriate conditions including a detailed mitigations and monitoring strategy.

#### **Essex County Council Ecology**

- 8.9 10 April 2012 – As Natural England

#### **Essex Amphibian & Reptile Group**

- 8.10 No comments received

#### **Climate Control Manager**

- 8.11 No comments received

#### **Environmental Services**

- 8.12 No objections in principal. Support need for preliminary site investigation. Due to the closeness of properties to the main road a traffic noise assessment should be undertaken to determine window glazing type and property ventilation methods.

#### **Essex County Council Education**

- 8.13 Requested Legal Agreement to include a contribution to mitigate its impact on primary education and to include a contribution towards secondary school transport costs.

### **9. REPRESENTATIONS**

- 9.1 A total of 3 letters of objection have been received which raised the following planning objections:
- Highway safety due to no boundary treatment which may allow short cut parking
  - Loss of privacy due to overlooking

### **10. APPRAISAL**

The issues to consider in the determination of the application are:

- A Principle of development (ULP Policy S2) and National Policy in NPPF
- B The need to provide additional dwelling and maintain a five year supply of building land
- C Highway matters
- D Energy efficiency and accessible homes
- E Education contribution
- F Ecology
- G Other matters –
  - neighbouring amenity;
  - comparison of previous applications

#### **Principle of development (ULP Policy S2) and the National Planning Policy Framework**

- 10.1 The application site lies within the boundaries of Priors Green, Little Canfield/Takeley and therefore development will be permitted within these boundaries if it is in accordance with the Local Plan.

## **The need to provide additional dwellings and maintain a five year supply of building land**

10.2 As the Committee are aware the East of England Plan (Policy H1) requires the authority to deliver a further 6,390 dwellings up to 2021. This is equivalent to 430 dwellings per year. National policy requires authorities to maintain a five year plus 20% supply of building land, in our case 6 x 430 (2580) dwellings. Current figures show that the supply of building land in the district is about 4 years worth or 1720.

10.3 Paragraph 14 of the NPPF states:

*'Where the development plan is absent, silent or relevant policies are out of date (permission should be granted) unless:*

- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in this Framework taken as a whole; or*
- *Specific policies in this Framework indicate development should be restricted.*

The Council does not have a five year land supply and therefore its plan is not up to date. This is a clear statement from the Government that a development making a contribution to achieving a five year land supply should be considered as a significant material consideration.

10.4 The NPPF makes it clear that authorities should have a five year (plus 20%) land supply of deliverable sites. If it does not – and Uttlesford does not – local planning authorities should look favourably on applications that increase that supply. The most recent housing trajectory and statement of five year land supply was published in December 2011. In coming to recent decision on appeals across the District, Inspector considered that the Council does not have a Five Year Land supply and that this is a key issue which weighs strongly in favour of granting consent.

10.5 Officers consider that this proposal would be deliverable and therefore could contribute towards the five year land supply.

### **Highway matters**

10.6 The highways authority does not raise objections to the proposal subject to conditions relating to highway safety. Including a provision of parking restrictions on Dunmow Road.

10.7 In addition concern was initially expressed by the Parish Council and neighbours with regard no boundary treatment to the houses facing Thornton Road and Hamilton Road. A revised plan was subsequently submitted which overcomes these concerns. Wrought iron fencing is proposed along the frontage of the properties which will prevent parking to the front of the properties to gain access to the front door.

10.8 The minimum/maximum proposed depths of garages is between 6m and 6.5m. Essex Parking standards require a minimum internal measurement of 7m depth. This can be addressed by a suitably worded condition.

### **Energy efficiency and accessible homes**

10.9 The proposal would be required to achieve the appropriate code level for the Code for Sustainable Homes. The development would also be required to meet adopted lifetime homes standards and provision of wheelchair accessible housing. This can be covered by planning condition.

### **Education Contribution**

10.10 A Legal Agreement has been entered into to make appropriate payments towards provision of education. A copy is attached as appendix A

### Ecology

10.11 The application is supported by a number of surveys and studies into ecology. These have been assessed by Natural England and in part by ECC Ecology on behalf of the Council. Their latest comments conclude that they permission may be granted subject to a condition.

### Other matters – overlooking; comparison of previous applications

10.12 The Essex Design Guide – ‘Where the new houses are at right angle (as in this case) to the existing, there are no windows in the flank end and no problems of overshadowing the new house may encroach up to 1 metre from the boundary.’ In this instance there is a distance of 12metres between the property and the boundary. The window of the flank elevation of the property to the north is indicated on planning application UTT/1291/85 as a study. As this isn’t a window to a kitchen or lounge area and the distance would indicate that there is unlikely to be a loss of light or overlooking impact on the property.

10.13 Comparison with previous reasons for refusal:

UTT/0929/08/OP (Part of site only)	UTT/0930/08/OP Full site	UTT/1924/08/OP Full site	UTT/0240/12/OP Full site
7 x 4 bed dwellings	5 x 3 bed dwellings 7 x 4 bed dwellings 2 x 2 bed dwellings	3 x 2 bed dwellings 4 x 3 bed dwellings 7 x 4 bed dwellings	3 x 4 bed dwellings 5 x 3 bed dwellings 5 x 2 bed dwellings Parking: 4 bed dwellings x 3 per dwelling 2 & 3 bed dwellings – 2 spaces per dwelling Plus one space Total 33 spaces including 7 garages
Access from Hamilton Road Frontage onto Hamilton Road – creating a potential parking hazard	New substandard access	Access from Thornton Road – creating a potential parking hazard	Existing access off Dunmow Road – to Highway requirements
Houses- Back on to street (Streetview)	Houses with frontage access from Hamilton Road and Thornton Road	Streetview - back of houses	Houses fronting Thornton Road and Hamilton Road with secure fence along pedestrian side to prevent access from Hamilton Road and Thornton Road.
Inefficient use of land - PPS3  No justification within Design & Access Statement	Inefficient use of land - PPS3  No justification within Design & Access Statement	Inefficient use of land - PPS3  No justification within Design & Access Statement	NPPF now has a presumption in favour of development. PPS3 can no longer be considered.  Paragraph 5.9 of the D&AS offers an explanation as to

			why more dwellings are inappropriate on the site.
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## 11. CONCLUSION

11.1 The site is within the development boundaries of Priors Green where development is acceptable providing it meets the requirements of the Local Plan Policies. The mix of houses indicated along with the parking provision all meet these requirements. The need to have additional dwellings towards the five year land supply is also a material consideration. The application does not offer affordable housing but the openness along the street scene is continued at this point. That alongside the amount of proposed parking and the mix of small dwellings is a consideration. Taking all the matters into consideration the proposal is considered to be acceptable and is recommended for a conditional approval with the section 106 obligation.

### RECOMMENDATION – CONDITIONAL APPROVAL with S106 Legal Obligation

#### Conditions

1. Approval of the details of the layout, scale, landscaping and appearance (hereafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before development commences and the development shall be carried out as approved.

REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and as the outline application as submitted does not give particulars sufficient for consideration of these reserved matters.

2. Application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 12 months from the date of this permission.

REASON: Permission is granted in this case because the planning authority cannot demonstrate a sufficient supply of house building land at this point in time and the deliverability of this site weighs in its favour and permission should therefore be implemented rather than banked as it would make no contribution to delivering new dwellings.

3. The development hereby permitted shall be begun no later than the expiration of 12 months from the date of approval of the last of the Reserved Matters to be approved.

REASON: Permission is granted in this case because the planning authority cannot demonstrate a sufficient supply of house building land at this point in time and the deliverability of this site weighs in its favour and permission should therefore be implemented rather than banked as it would make no contribution to delivering new dwellings.

4. The plans and particulars submitted in accordance with condition 1 above shall include details of both hard and soft landscape works. The landscaping details submitted for prior approval shall include:-
  - i. proposed finished levels or contours;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials;
  - vi. soft landscaping;



- vii. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);
- viii. proposed and existing functional services above and below ground (e.g. drainage power);
- ix. communications cables, pipelines etc. indicating lines, manholes, supports;
- x. retained historic landscape features and proposals for restoration, where relevant;
- xi. details of all external lighting.

*Note:* Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, implementation programme.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 5 If within a period of 10 years from the date of planting the tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree unless the local planning authority gives its written consent to any variation.

REASON: To ensure the suitable provision of landscaping within the site in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 6 The development hereby permitted shall be implemented in accordance with the scheme of mitigation/biodiversity enhancement submitted with the application in all respects and any variation thereto shall be agreed in writing by the local planning authority before such change is made.

REASON: In the interest of the protection of the wildlife value of the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and NPPF.

- 7 No removal of hedgerows or trees shall be carried out on site between the 1st March and 31st August inclusive in any year, unless otherwise approved in writing by the local planning authority.

REASON: To protect roosting birds which use the site in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005)

- 8 Before development commences, samples of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

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

The plans and particulars submitted in accordance with condition 1 above shall include a design SAP or SBEM rating of the proposed development carried out by an

accredited assessor, 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 in accordance with Policy ENV15 of the Uttlesford Local Plan (adopted 2005)

- 10 The plans and particulars submitted in accordance with condition 1 above shall include details of the location and design of the refuse bin and recycling materials storage areas and collection points to and approved in writing by the local planning authority. The refuse storage and collection facilities shall be provided prior to the first occupation of the units to which they relate and shall be retained thereafter.

REASON: To meet the requirements for recycling, to prevent the unsightly storage of refuse containers and in the interests of amenity and sustainability, in accordance with Policies GEN1, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 11 The plans and particulars submitted in accordance with condition 1 above shall include an accessibility drawing. The details submitted shall set out measures to ensure that the dwellings are accessible to all sectors of the community. The dwellings shall be designed as "Lifetime Homes" and shall be adaptable for wheelchair use. All the measures that are approved shall be incorporated in the development before occupation.

REASON: To ensure that the district's housing stock is accessible to all and to meet the requirements contained in adopted SPD Accessible Homes and Playspace Adopted November 2005 in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

- 12 The plans and particulars submitted in accordance with condition 1 above shall include a scheme for water efficiency within the development. The scheme shall be implemented in accordance with the agreed details.

REASON: In the interests of sustainable development and prudent use of natural resources in accordance with Policy ENV15 of the Uttlesford Local Plan (adopted 2005).

- 13 No development shall take place within the area indicated until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

REASON: In the interests of archaeological protection in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005)

- 14 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until the developer has submitted and obtained written approval from the local planning authority for a remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with approved details in the interests of protection of Controlled Waters and in accordance with ULP Policy ENV14 of the Uttlesford Local Plan (adopted 2005).

- 15 Prior to the commencement of the development hereby permitted the developer shall submit details showing the provision of:
- a. adequate turning and off-loading facilities for delivery/construction vehicles within the limits of the site
  - b. an appropriate construction access
  - c. an adequate parking area clear of the highway for those employed in developing the site
  - d. wheel/chassis cleaning facilities

The aforementioned provisions shall be provided at commencement of development and maintained during the period of construction.

The details shall be submitted to and agreed in writing by the Local Planning Authority and subsequently implemented as approved.

REASON: In the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

- 16 Prior to any development occurring on site a Ecological Management and Mitigation Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.

- 17 The plans and particulars submitted in accordance with condition (1) above shall demonstrate how the permitted development will achieve Secured by Design certification. The details submitted shall cover the seven attributes of the Government publication 'Safer places - The Planning System and Crime Prevention.'

REASON: To ensure a satisfactory form of design where the potential for crime or fear of crime is reduced in accordance with ULP Policy GEN2

- 18 The plans and particulars submitted in accordance with condition (1) above shall include details showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

REASON: To prevent hazards caused by water flowing onto the highway to avoid the formation of ice on the highway in the interest of highway safety in accordance with ULP Policy GEN1.

- 19 The Plans and particulars submitted in accordance with condition (1) above shall include details of the parking provision for cars, cycles and powered two wheelers in accordance 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 parking provision shall be implemented as approved before the building to which it relates is first occupied and shall thereafter be retained.

REASON: In the interests of highway safety, traffic flow and accessibility.

- 20 The number of dwellings to be erected shall be a minimum of 13.

REASON: To ensure the efficient use of the land and because this number of dwellings was the basis for the indicative layout.

- 21 The plans and particulars submitted in accordance with condition (2) above shall include:

a) A plan showing (i) the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter of 75 mm or greater,

measured over the bark at a point 1.5m above ground level, showing which trees are to be retained and the crown spread of each retained tree and (ii) the location of hedges to be retained and details of species in each hedge:

b) details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed elevation within a distance from any retained tree (or any tree on land adjacent to the site) which is equivalent to half the height of that tree, or within 5 metres of any retained hedge;

e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;

f) the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.

In this condition 'retained tree or hedge' means an existing tree or hedge which is to be retained in accordance with the plans referred to in paragraph (a) above.

REASON: The landscaping of this site is required in order to reduce the visual impact and enhance the appearance of the development hereby permitted.

22. The landscaping scheme shall consist of suitable specified for the locality with a preference for native species in accordance with reasonable requirements of the local planning authority. Details of species, sizes, planting centres, number and percentage mix shall be submitted to and be approved in writing by the local planning authority before the development may commence.

REASON: To ensure that the long-term health and species rich nature of the existing landscape features within and adjoining the site are consolidated and maintained free of invasive or alien species in accordance with the policy for nature conservation in the Local Plan.

23. All hard and soft landscape works shall be carried out in accordance with the approved details and in accordance with the approved implementation programme. Any plants which within a period of five years from their programmed implementation die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

26. The vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 5.5metres, shall be retained at that width for 10metres within the site and shall be provided with 7.5 metre radius and 2 x 2 metre footways.

REASON: To ensure that vehicles can enter and leave the highway in controlled manner in the interest of highway safety In accordance with ULP Policy GEN1

27. Such access to provide visibility splays with dimensions of 2.4 metres by 90 metres to the east and west, as measured from and along the nearside edge of the carriageway. The area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times, Details to be submitted to and agreed with the Local Planning Authority in consultation with Highway Authority.

REASON: To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access In accordance with ULP Policy GEN1

28. The provision of parking restrictions on Dunmow Road to prevent vehicles being parked on the carriageway near to the houses fronting Dunmow Road, plots 4 – 9 inclusive. Details to be submitted to and agreed with the Local Planning Authority in consultation with the Highway Authority.

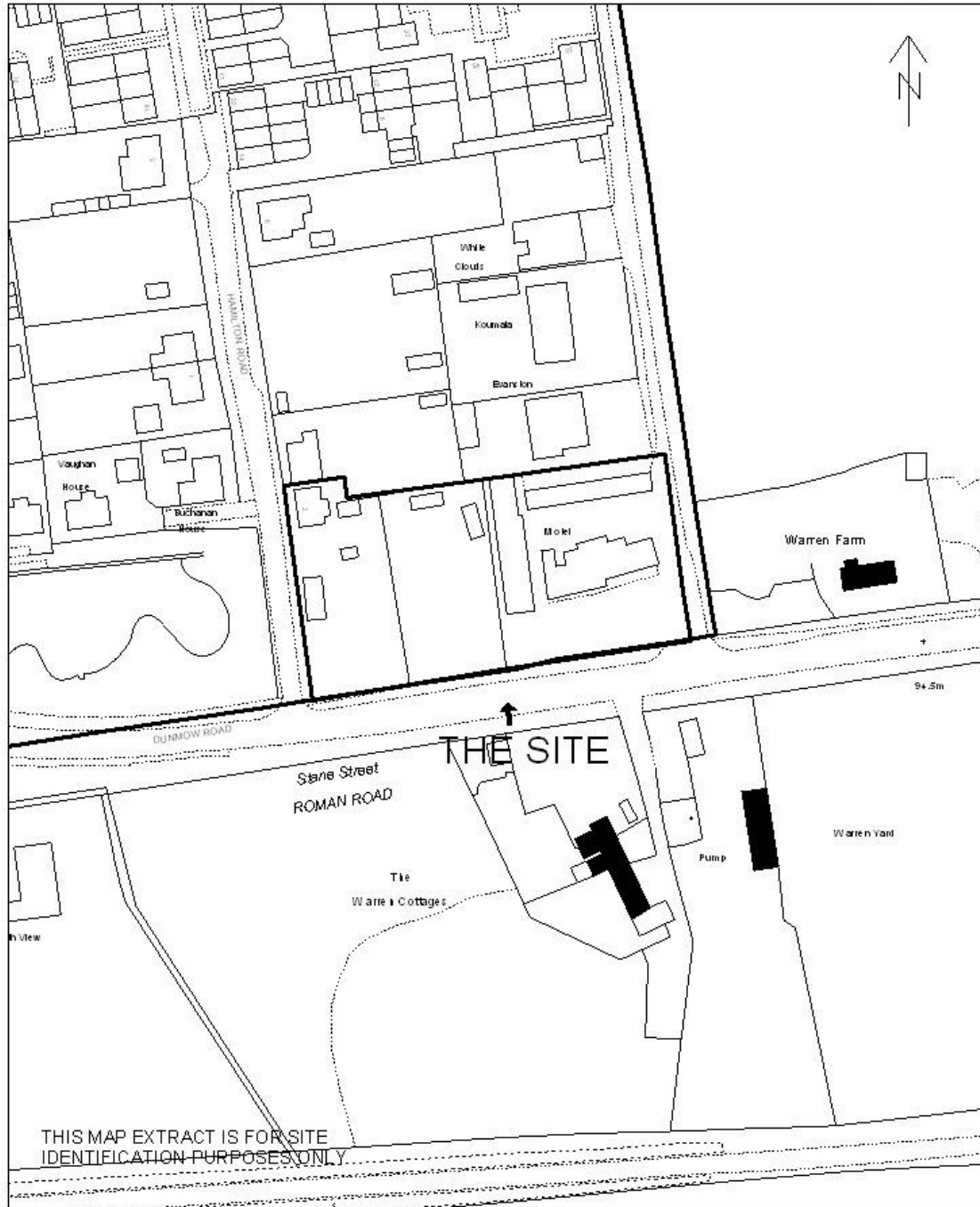
REASON: In the interests of Highway safety In accordance with ULP Policy GEN1

29. Any redundant access width shall be permanently closed to the satisfaction of the local planning authority, incorporating the reinstatement to full height of the highway verge/footway/cycleway/kerbing, to the satisfaction of the highway authority immediately the proposed new access is brought into use.

REASON: to ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety In accordance with ULP Policy GEN1

30. Prior to commencement of the development details of the estate roads and footways to accord with the Essex Design Guide (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: to ensure roads/footways are constructed to an appropriate standard in the interest of highways safety, efficiency and accessibility In accordance with ULP Policy GEN1



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