

**UTT/13/2027/FUL (STANSTED)**

(MINOR APPLICATION - Called In By Councillor Rich Reason: Large development within the centre which is of public interest)

**PROPOSAL:**                **Demolition of existing library and erection of multi-purpose community building with associated staff parking, landscaping, cycle parking, signage/seating and refuse and recycling facilities. Provision of temporary library facilities for the duration of the building works**

**LOCATION:**                **Stansted Library, Chapel Hill, Stansted**

**APPLICANT:**            **Stansted Mountfitchet Parish Council**

**AGENT:**                 **Moxley Architects Limited**

**EXPIRY DATE:**        **23 September 2013**

**CASE OFFICER:**        **Maria Shoesmith**

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**1. NOTATION**

1.1     Within Development Limits, adjacent Grade II Listed Building

**2. DESCRIPTION OF SITE**

- 2.1     The application site is located on the junction of Chapel Hill and Crafton Green. To the west of the application site is Western House, a 17<sup>th</sup> Century Grade II Listed Building, and properties which front Cambridge Road. To the north of the site are the Stansted Health Clinic and the Crafton Green car park. To the east of the site are residential dwellings and towards the south is the Quaker Meeting House with further residential dwellings. There is an existing electricity substation enclosed by a close boarded timber fence which is located within the sites boundary. A right of access exists for the maintenance of the substation. There are parking restrictions in the form of double yellow lines running along Crafton Green Road up to the public car park.
- 2.2     There is a sycamore tree located south-western corner of the subject site, on a green verge by the main road junction which is considered of amenity value, however not covered by a Tree Preservation Order. The conservation area is located opposite Western House and continues southwards along Sliver Street.
- 2.3     The site covers an approximate area of 0.355 hectares. The existing library building is single storey with a high double pitched roof, having a total varying height of 5.8 to 6.6m. There is existing staff car parking along the south-west and north-eastern corner of the building.

### **3. PROPOSAL**

- 3.1 The proposed scheme is for “Demolition of existing library and erection of multi-purpose community building with associated staff parking, landscaping, cycle parking, signage/seating and refuse and recycling facilities. Provision of temporary library facilities for the duration of the building works”.
- 3.2 The proposal involved the erection of temporary accommodation between the Council Offices and the green adjacent to the public car park to allow the continuation of library service during the period of construction works. The existing building would be demolished to allow for the proposed new facility.
- 3.3 The staff car parking spaces would be reconfigured and reduced from 10 parking spaces down to 6 due the proposed building. The staff car parking area is proposed to be secured through the use of a security barrier and the creation of a new vehicular access. Two cycle spaces are proposed within the staff parking area. An additional 8 cycle parking spaces for member of the public visiting the building are proposed by the front entrance. A lamp post would be relocated as a result of the proposed amended vehicular access.
- 3.4 The proposed building has been designed to maximise use of the site through a single storey staggered design increasing the footprint to the north and western boundary. There would be a set off of 1m from the shared neighbouring boundary.
- 3.5 The footprint would increase from 96 square metres to 281 square metres (Library 163.6 square metres and offices 87.4 square metres, and building’s volume would increase from 417 cubic metres to 835 cubic metres. The proposed building would have a height of 3.6m at its lowest point and 4.4m to the top of the north lights.
- 3.6 It is proposed as part of the application that the existing hedge that runs along the eastern boundary with no. 70 Chapel Hill would remain undisturbed together with a large shrub that is located to the corner of the garden. There are no trees on the application site to be affected as part of the development. Additional bench seating is proposed by the road junction and signage to the proposed scheme.
- 3.7 It should be noted that signage does not fall part of the application as a separate application would need to be submitted and assessed under the Town and Country Planning Act Advertisement Regulations 2007.
- 3.8 It is proposed that the existing uses would remain however there will also be space within the proposed building to allow for Police contact, community liaison, tourist information etc. It is stated that the new multi-purpose building would have enhance facilities as well as additional council spaces including offices, meeting rooms and staff facilities which can be used by both council and library staff. There would be electronic check in for library books, to pay parking fines, council tax etc. It is proposed to be used as a one stop shop. It is stated that the main public car park would be unaffected by the proposed development.
- 3.9 Within the application submission it is stated that there is the potential for a new outdoors play area would be created to the rear of the existing day care centre at a later date that could be accesses through the entrance lobby of the proposal. However, this does not form part of the current application.

- 3.10 The proposed scheme would be designed to 'Secure by Design' Standards with consultation with the Architectural Liaison Officer and would also be DDA compliant. The building is stated would achieve BREEAM 'Very Good'. A pre-assessment has been undertaken and submitted as part of the application.
- 3.11 A secured refuse and recycling facility has been allocated near the proposed staff car park.
- 3.12 A sunlight/daylight analysis has been undertaken and submitted as part of the application.

#### **4. APPLICANT'S CASE**

- 4.1 The existing library building was built as a telephone exchange in 1935. The use has outgrown the building and it is no longer fit for purpose. With the changing needs of Essex Library Service and the growing population of Stansted, a larger and a more modern accommodation is required. The Parish Council Offices are small, having limited meeting space and are also not DDA compliant. Due to the age of the building this is also uneconomical to run.
- 4.2 The proposed materials that have been chosen reflect the dominant materials in the area which are render and dark roof tiling. Due to the sites restrictions the proposed building is limited to single storey and in order to reduce cost roof tiles are not proposed. The proposed materials would be a mixture of render and vertical timber rain screens which would match the pallet of colour.
- 4.3 The proposed scheme would involve an amended crossover and a new landscaping scheme which will enhance the local area.
- 4.4 During the course of design development there have been numerous meetings and presentations with stakeholders, the Local Planning Authority and an open three day public presentation.
- 4.5 The building has been design to meet build cost budget. The building has also been designed so it can be constructed off site to save on construction time. 'Fingers' of staggered sections have been designed to maximise on site size and each section would be insulated rendered block work and finished with the vertical timber rain screen panels. North-lights are located within the roof and where the proposed building meets neighbouring residential shared boundaries the building is reduced in height to minimise impact any impact upon residential or visual amenity particularly for no. 70 Chapel Hill where the built form approaches the gardens.
- 4.6 The proposed building has been designed so that it does not dominate the main view into the site from Chapel Hill and does not overshadow the neighbouring residential property.
- 4.7 An increase in the buildings volume has been achieved from 417cubic metres to 835 cubic metres by creating a larger footprint and a lower building. The building has been designed to be a high quality landmark building within its setting.
- 4.8 Soft and hard landscaping in the form of grass, low level shrubs at the Crafton Green junction and new pavements, new bicycle storage provision is also proposed. The landscaping

adjacent to the shared boundary with no 70 Chapel Hill would remain undisturbed. The neighbouring occupiers have been consulted of the application.

- 4.9 A Bat Survey has been undertaken and submitted as part of the application which identified that there was bat activity within the library's roof space. Appropriate mitigation which would be undertaken during the season window by an appropriate licensed bat surveyor.

## **5. RELEVANT SITE HISTORY**

- 5.1 There is numerous planning history relating to the subject application site and the adjacent Parish Council, clinic and day care offices. The most relevant planning applications are listed below;
- 5.2 UTT/0243/77 - Change of use from telephone exchange to office accommodation – Refused
- 5.3 UTT/0568/78 - Outline application for car park day centre area health clinic parish council offices library and public conveniences. - Approved
- 5.4 UTT/0244/80/CC - Change of use of old Telephone exchange to branch library – No Objections.
- 5.5 UTT/0623/80 - Convert existing house into Community Health Clinic – Approved
- 5.6 UTT/0626/80 - Convert old Exchange into Library - Approved
- 5.7 UTT/0392/82 - Proposed day centre/meeting hall community day centre luncheon club for elderly persons – Approved
- 5.8 UTT/1905/89 - Change of use from wasteland to car parking - Approved
- 5.9 UTT/0313/97/FUL - Change of use of garden land to car park – Approved

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework (NPPF)

### **6.2 Uttlesford District Local Plan 2005**

- S1 Development Limits for the Main Urban Areas
- SM1 Local Centres
- RS1 Access to Retailing and Services
- RS2 Town and Local Centres
- GEN1 Access
- GEN2 Design
- GEN3 Flood Risk
- GEN4 Good Neighbourliness
- GEN6 Infrastructure Provision to Support Development
- GEN7 Nature Conservation

- GEN8 Vehicle Parking Standards
- ENV2 Development Affecting Listed Buildings
- ENV12 Protection of Water Resources
- ENV14 Contaminated Land
- ENV15 Renewable Energy
- LC1 Loss of Sports Fields and Recreation Facilities
- LC2 Access to Leisure and Cultural Facilities

### 6.3 Uttlesford District DRAFT Local Plan

- SP1 Development within Development Limits
- SP4 Retail Strategy
- SP8 Environment Protection
- SP9 Minimising Flood Risk
- SP10 Natural Resources
- SP11 Renewable Energy and Energy Efficiency
- SP13 Protecting the Historic Environment
- SP14 Protection the Natural Environment
- SP15 Accessible Development
- SP17 Infrastructure
- EN1 Sustainable Energy
- EN2 Environmental and Resource Management
- EN3 Protection of Water Resources
- EN4 Surface Water Flooding
- EN5 Pollutants
- DES1 Design
- HE2 Development Affecting Listed Buildings
- HE4 Protecting the Natural Environment
- TA1 Vehicle Parking Standards

#### 6.3.1 Position Statement (March 2013) – Policies for the adjacent neighbouring sites 10 & 14 Cambridge Road have been deleted and replaced with a Development Opportunity Site;

“Stansted Mountfitchet Policy – Development Opportunity Site

The Council will support development and redevelopment opportunities for the town centre in the following centre locations.

- Each of Cambridge Road/Crafton Green

Development should form part of a comprehensive development or not prevent the development of any other part of the site. Development will need to be implemented in accordance with design guidance approved by the Council and other Development Management policies. Implementation of the proposals will be regulated by legal obligation in association with the grant of the planning permissions.”

### 6.4 Stansted Mountfitchet Community Plan (2011)

#### 6.4.1 The document identified that Stansted has enlarged over the years and states that any further attempts to significantly enlarge Stansted would be resisted. The Plan also states that it would attempt to retain existing commercial areas in order to sustain a balanced

community.

**6.5 Urban Design Assessment of Development Opportunity Sites (Place Services - Essex County Council) (January 2012, presented to the LDF Working Group 8 February 2013)**

6.5.1 Work has been undertaken by ECC Urban Design in terms of appraising the application in conjunction with the wider adjacent sites (rear of Cambridge Road, Chapel Hill and Crafton Green). These have been seen as an area of development opportunity. The document has concluded the following:

6.5.2 “Through the process of viability testing, context analysis and urban design appraisal, the future development potential of the site has been explored and development principles established.

6.5.3 This document sets out the principles for the future development of the site, ensuring that any development fits into the surrounding context, while providing the town with a suitable mix of uses which meets the needs and the requirements for the future growth of Stansted Mountfitchet.

6.5.4 Following summary set outs the key development principles future proposals will need to address:

- A comprehensive development of the site would be the only way to ensure a mix of development uses which would benefit and enhance the future of Stansted Mountfitchet.
- Future development proposals need to be suitably phased, taking a regard for land ownership, development mix and viability
- Connecting Cambridge Road with Crafton Green possibly as a one way or part one way route
- Sustaining the current levels of public car parking while exploring more convenient locations for accessing Cambridge Road and the businesses, retail and community facilities on site
- Creating a convenient, safe and direct pedestrian route to the retail units on Cambridge Road
- Suitable residential development which reflects the immediate context of the site to be located adjacent to the surrounding areas with adequate parking
- Establish additional retail/commercial units to the rear of the existing units fronting Cambridge Road
- Improvements to servicing/delivery arrangements to existing food retailers on Cambridge Road to alleviate congestion

**6.6 Assessment of Development Opportunity Sites (Study undertaken by Carter Jonas on behalf of UDC November 2012, presented to LDF Working Group 22 November 2012)**

6.6.1 This study looked at the same site as the study above, Urban Design Assessment of Development Opportunity Sites, and focuses upon the financial viability of the site. However, more focus was provided to the possible re-development of 14 Cambridge Road.

## **7. PARISH/TOWN COUNCIL COMMENTS**

7.1 No comment.

## **8. CONSULTATIONS**

### **ECC Highways**

8.1 No objection subject to conditions.

### **Thames Water**

8.2 No objection. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

### **Affinity Water**

8.3 Site is located within a groundwater Source Protection Zone (GPZ). Construction work should be undertaken in accordance with British Standards and Best Management Practices.

### **Community Safety Officer**

8.4 Line of sight for CCTV equipment would need to be considered. Further to discussions it has been confirmed that due to the height of the proposed development it would not affect the CCTV signal.

### **UDC Landscaping**

8.5 Verbally reported no landscape objection raised.

### **Access and Equalities**

8.6 Ensure good colour contrast between floor and wall colours internally. Ensure good circulation space within library along with provision for hearing enhancement in meeting rooms and at desks. Ensure accessible play space and seating to meet the needs of all children and users externally.

## **9. REPRESENTATIONS**

9.1 The application has been advertised on site and in the local press. The neighbouring occupiers have also been consulted of the planning application of which 7 letters have been received raising the following points;

- Disruption to neighbouring businesses during the course of construction;
- Proposal is even closer with access opposite existing office access;
- Parking problem of existing office access opposite due to lack double yellow lines;
- Impact on current parking spaces in the car park more would be required to serve proposed use.
- Condition should be imposed regarding road cleaning during construction;
- More details should be provided regarding construction vehicle parking arrangements. Crafton Car Park should not be used by site operatives;
- Eyesore;
- Not in keeping with village as well as the proposed signage;
- Design and siting of building;
- Reduction of parking spaces;
- No room for future road widening;
- Level of money spent on the internal design of the building, maintenance issue;
- The proposed building is an important development as it would serve an enlarged residential population
- Greater use could be made through the height of the proposed building as opposed to single storey;
- Other sites within Stansted should be used to provide community facilities as such a new doctors surgery

## **10. APPRAISAL**

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

- A Whether the Principle of development is acceptable (Local Plan Policy S1, SM1 and GEN1, Draft Local Plan Policies SP1 and SP4);
- B Design, amenity and sustainable construction issues (Local Plan Policies GEN2, GEN4, ENV12, ENV15 & SPD: Energy Efficiency and Renewable Energy; Draft Local Plan Policies SP1, SP8, SP10, SP11, SP13, SP15, DES1, HE2, EN1, and EN2);
- C Highways, Accessibility and Parking (Local Plan Policies GEN1, and GEN8; Draft Local Plan Policies TA1);
- D Contaminated land issues, Impact on biodiversity and Flood Risk (Local Plan Policy ENV12, ENV14, GEN3 and GEN7; Draft Local Plan Policies SP14, HE4, SP9, EN7, EN5, EN4);

### **A Whether the Principle of development is acceptable**

10.1 The NPPF highlights a presumption in favour of sustainable development, of which the proposed development would utilise a brownfield site within development limits. The NPPF also states in paragraph 23 relating to ensuring vitality of town centres amongst other things. The application site falls within identified development limits and backs onto the Stansted's identified local centre. Local Plan Policies S1 and SM1 seeks the protection of local centres and takes a positive approach to development within development limits if compatible. This is also reflected in Draft Local Plan Policies SP1 and SP4. Whilst Local Plan Policy LC1 supports the replacement of improved recreation facilities.

10.2 The draft Local Plan has under gone its' second round of consultation. Further studies have been undertaken, such as the Carter Jonas and Place Services reports, and the document will be shortly submitted to the Planning Inspectorate for examination. This



document holds some weight and it is a material consideration.

- 10.3 A Position Statement had been released March 2013 which deleted Policy 1 for 10 Cambridge Road and Policy 2 for 14-28 Cambridge Road and replaced them with a Development Opportunity Site, which also covers the application site as a wider adjoining site that is capable of future strategic redevelopment. These documents identify the proposed 'community hub'. This followed the work from Carter Jonas and Place Services, as discussed in Sections 6 above.
- 10.4 The proposed development would maintain the same number of employees 2 full time and 5 part time.
- 10.5 Local Plan Policies GEN1, LC2 and RS1, and Draft Local Plan Policies SP15 and DES1 seeks that development is accessible to all parts of the community. The application site is highly sustainable and is next to a town centre; therefore it is in accordance with Policies GEN1, LC2 and RS1, also SP15 and DES1.
- 10.6 The principle of the demolition and redevelopment of the library and Parish Council offices to improve the provision of facilities within the Development Limit of Stansted on developed land is acceptable, subject to compliance with other policies of the Local Plan. The site is located within a sustainable location which is easily accessible by other forms of transport other than private vehicle. This is in accordance with adopted Local Plan Policies S1, SM1, LC1, LC2, RS1, GEN1 and GEN2, also Draft Local Plan Policies SP15, DES1, SP1 and SP4.

## **B Design, amenity and sustainable construction issues**

- 10.7 With regards to the proposed design of the scheme the NPPF, also Local Plan Policy GEN2 seeks for quality design, ensuring that development is compatible in scale, form, layout, appearance and materials. The policies aim to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole seeking high quality design. This is also reflected in Draft Local Plan Policies SP1 and DES1.
- 10.8 With regards as to whether the scheme would be compatible with the character of the settlement area and countryside, the scheme would see development within Development Limits. The proposed development would make more efficient use of a site that is adjacent to a town centre location, in accordance with Draft Local Plan Policy SP8.
- 10.9 The size, scale, design and siting of the proposed building has taken into consideration its neighbouring surroundings and has been designed in terms of size and scale to reflect this and mitigate any impact upon the adjacent residential occupiers. The design has taken a contemporary approach. Whilst it has been argued by third party representations that this is not in keeping, there are a variety of styles and designs in the area. The Grade II Listed Weston House to the southwest of the site has been heavily extended along Chapel Hill, closest to the application site, of which it is considered that that is not sympathetic in itself. It would be difficult to design a scheme to reflect the current design of surrounding buildings and it is accepted practice to overcome such a position would be to accept a design which would be contemporary in order not to compete with its surroundings. No impact upon the setting of the adjacent listed building is considered. This is in accordance with Local Plan Policies GEN2, and ENV2, also Draft Local Plan Policies SP13, DES1 and HE2.

10.10A sunlight/daylight analysis has been undertaken and submitted as part of the application this demonstrated that there would be no potential impact upon neighbouring occupier's residential amenity. Minimal overshadow is considered would result from the proposed development. Due to the design of the scheme there would also be no overlooking issues. Therefore due to the design, siting, distances and relationship with surrounding properties and taking into account existing boundary treatments the proposed scheme is considered to be generally acceptable subject to a condition relating to materials should planning permission be granted. This is in accordance with Local Plan Policies GEN2 and GEN4, and Draft Local Plan Policy DES1.

10.11 The proposed scheme would be designed to 'Secure By Design' Standards with consultation with the Architectural Liaison Officer and would also be DDA compliant. A secured refuse and recycling facility has been allocated near the proposed staff car park.

10.12 The design and access Statement states that noise acceptable external plant has been chosen. However, no details relating to plant machinery have been provided. It is proposed that the plant would be located internally within the building adjacent to the car park and relatively away from the neighbouring residential property. Details of noise and dust mitigation during construction works is an aspect that details would also need to be submitted for further approval. Should planning permission be granted relevant conditions should be imposed requiring such details, in accordance with Policies GEN2 and GEN4, also Policy SP8.

10.13 Local Plan Policies GEN1 and ENV15 relating to renewable energy and the Council's Supplementary Planning Document "Energy Efficiency and Renewable Energy" in line with NPPF seeks for sustainable development both in terms of reducing carbon footprint, promoting the use of renewable energy and locating development within accessible locations that can be served by other means of transport. This is also reflected in Draft Local Plan Policies SP10, SP11, EN1 and EN2. The proposed development is stated would be designed to BREEAM 'Very Good' and therefore complied with the above policies.

10.14 ULP Policy GEN1 requires all developments to ensure that they are accessible to all in order to ensure social inclusion. This is also reflected in Policies RS1, and LC2 of the Local Plan, also within Draft Local Plan Policies SP15 and DES1. It has been confirmed that the development would accord with Part M of the Building Regulations in terms of accessibility. This accords with Policies GEN1, RS1, LC2, GEN2, SP15 and DES1, and the golden thread of sustainability engrained within the NPPF.

## **C Highways, Accessibility and Parking**

10.15 Local plan policy GEN1 states "development will only be permitted if it meets all of the following criteria;

- a) Access to the main road network must be capable of carrying the traffic generated by the development safely.
- b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.
- c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.

- d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expects to have access.
- e) The development encourages movement by means other than driving a car.”

10.16 Local Plan Policy GEN1 seeks sustainable modes of transport which is reflected within National Planning Policy Framework. The application site is located adjacent to the town centre where there is bus stop provision and the local train station is approximately a 5/10 minute walk. The site accords with Local Plan Policy GEN2 and GEN1 in this respect.

10.17 The proposed vehicle movement has not been specified however the existing uses will remain and there is nothing to suggest that the vehicle movement would be materially greater.

10.18 In terms of the level of proposed car parking the Essex Parking Standards (2009) requires a maximum of 19 car parking spaces and approximately 6 cycle parking spaces. The proposed scheme would provide 10 cycle parking bays and 6 car parking spaces for staff. The development is adjacent to Crafton Green Car Park which currently facilitates the library and is considered would adequately cater for the new facility. The proposed relocated vehicular access to the south of the application site would move staff access further away from the clinic and day center entrance and main neck of the car parking access/egress, and would be controlled by a barrier. No objections were raised by the Highways Authority subject to conditions. The scheme is therefore considered to accord with Essex Parking Standards and Local Plan Policies GEN1 and GEN8.

#### **D Contaminated land issues, Impact on biodiversity, and Flood risk**

10.19 Due to the proposed nature of the development and the size and scale of the development in its location within Food Risk Zone 1 These are not considered to be issues, in accordance with Local Plan Policies GEN3 and GEN2, and the NPPF, also Draft Local Plan Policy SP9 and EN4.

10.20 It has been identified within the planning application that there is evidence of Bats within the existing roof space. It is stated within the submission that this can be overcome without any harm to the Bat by undertaking mitigation measures and obtaining a licence to ensure that no harm would come to the bats. The proposed development is not considered to detrimentally impact upon protected wildlife subject to relevant condition. This is in accordance with Local Plan Policy GEN7, and Draft Local Plan Policies HE4 and SP14, also the NPPF.

10.21 With regards to contamination based on the nature of the existing and proposed use this is not considered to be of a material issue in accordance with Policies ENV12, ENV14 also EN5 and EN7.

### **11. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- A The site is located within development limits. The application would see the demolition and replacement of an existing facility. Whilst the application site is located within the updated Position Statement (March 2013) as an area of development opportunity the community

nature of the proposed development accords with both adopted local plan policies and draft local plan policies.

- B The size, scale, design and siting of the proposed development is acceptable. The proposed developments relationship along the shared boundary with number 70 Chapel Hill is considered acceptable and unlikely to cause loss of light, or infringe causing overlooking based upon existing boundary treatment and the design of the proposed building. In terms of noise and dust nuisance this can be mitigated through relevant conditions should planning permission be granted.
- C The site is located within a highly accessible, sustainable area which has access to the neighbouring public car park. The Essex Parking Standards states that “a lower parking provision of vehicle parking may be appropriate in urban areas (including town centre locations) where there is good access to alternative forms of transport and existing car parking facilities“. The adjacent public car park has capacity to assist in providing parking as well as the proposed staff car parking on site. No objection has been raised by the Highways Authority subject to conditions.
- D No issues have been raised with regards to contamination, flood risk, or ecology, subject to conditions should planning permission be granted. This is in accordance with Local plan Policies GEN3, ENV14 and GEN7.

#### **RECOMMENDATION – CONDITIONAL APPROVAL**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the erection of the development hereby approved (not including footings and foundations and demolition) samples of the 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. Development shall be carried out in accordance with the approved details.

REASON: In the interests of the appearance of the development in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

3. No development shall take place until proposed levels including cross-sections of the site and adjoining land, including details of existing levels around the building(s) hereby permitted and any changes in level proposed, together with the proposed floor levels within the building(s), have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To protect the amenities of neighbours and in order to minimise the visual impact of the development in the street scene, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

4. Before the commencement of the development hereby permitted details of a lighting

scheme shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

REASON: To safeguard and protect the amenity of the surrounding locality, in accordance with Policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

5. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that appropriate loading/unloading facilities are available so that the highway is not obstructed during the construction period in the interest of highway safety ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided, in accordance with Policy GEN8 of the Uttlesford Local Plan (adopted 2005) and the Essex parking Standards (adopted 2009).

6. The proposed development shall be implemented in accordance with the details of demolition methodology and noise and dust mitigation as outlined in Section 7.31 of the Design and Access Statement.

REASON: To safeguard the residential and local amenity of the area in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

7. Before development commences details of the plant machinery in terms of size, scale, design, manufactures details; noise emission etc. shall be submitted to and approved in writing by the Local Planning Authority. The scheme thereafter shall be implemented in accordance with the approved details.

REASON: To safeguard the residential and local amenity of the area in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

8. The temporary accommodation hereby permitted shall only be erected during the period of construction of the proposed new library facility and thereafter removed immediately after first occupation of the new facility.

REASON: To safeguard the residential and local amenity of the area and prevent long term erection of temporary port cabins which would otherwise be inappropriate development, in accordance with Policy GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

9. No development shall take place until a detailed mitigation plan for bats identified including their breeding sites and resting places has been submitted to and approved in writing by the Local Planning Authority. Should the relevant species be found within the survey, no development shall place until a detailed mitigation plan for the identified species has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be carried out in accordance with the approved details

REASON: To make appropriate provision for conserving and enhancing the natural environment within the approved development in the interests of biodiversity and in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the NPPF.

10. Prior to the erection of the development hereby approved (not including footings and foundations) full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-
  - i. hard surfacing materials;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;

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).

11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interests of the appearance of the site and area in accordance with Policies GEN2, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The statement shall specify the provisions to be made for the control of noise and dust emanating from the site and shall be consistent with the best practicable means as set out in the Uttlesford Code of Development Practice. The approved Statement shall be adhered to throughout the construction period.

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

UTT/13/2027/FUL

Stansted Library Chapel Hill Stansted



Scale : 1:1250

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Organisation	Uttlesford District Council
Department	Planning & Building Control
Comments	
Date	06 November 2013
SLA Number	N/A

