

UTT/13/3393/FUL (LITTLE EASTON)

(MAJOR APPLICATION)

PROPOSAL: Removal of condition 4 (further details of the youth shelter required in accordance of condition 19 shall be submitted to and approved by the local planning authority before the occupation of the 30th open market housing unit.) from planning permission UTT/13/1663/DFO.

LOCATION: Sector 4 Woodlands Park, Great Dunmow

APPLICANT: Wickford Development Company Ltd

AGENT: Melville Dunbar Associates

EXPIRY DATE: 21 March 2014

CASE OFFICER: Katherine Mathieson

1. NOTATION

1.1 Outside Development Limits

2. DESCRIPTION OF SITE

2.1 The site is former agricultural land and has a quoted area of 11.1 hectares. The land is enclosed by the approved route of the bypass and 5.5 hectares is proposed for residential development. It has a curving, almost crescent shape and its northern and western edges are defined by the line of the uncompleted North-West ByPass (NWBP).

2.2 From the line of the NWBP the site slopes down towards Hoglands Brook on the south eastern boundary and there is an overall slope down from west to east. The changes in level are significant. For example, along the line of the bypass the existing levels rise up from the south west by about three metres to the point of the proposed T-junction into the residential part of the site before descending by fourteen metres to the roundabout on the B184. From the line of the bypass to the south eastern corner of the site there is a drop of about ten to twelve metres. To the south and outside the site are areas of woodland and the playing fields of the Helena Romanes secondary school.

2.3 Since the outline planning permission was granted works to complete the NWBP have continued and the bypass is substantially complete and anticipated to open in February 2014.

3. PROPOSAL

3.1 This application seeks the removal of condition 4 attached to planning permission UTT/13/1663/DFO. The full wording of the condition is:

“Notwithstanding the submitted details of the youth shelter/rural shelter, further details of the youth shelter required in accordance with condition 19 shall be submitted to and approved in writing by the local planning authority before the occupation of the 30th open market housing unit. Subsequently the youth shelter shall be implemented in

accordance with the approved details before the occupation of the 50th open market housing unit.

Reason: The submitted details are not acceptable in relation to the proposed location of the youth shelter/rural shelter which would have no natural surveillance and would give rise to safety concerns relating to the users of the facility having to cross the northwest bypass to access the shelter contrary to Policies GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).”

4. APPLICANT'S CASE

- 4.1 The need of the Youth Shelter in the location agreed by Essex Police as the most appropriate is questioned by Great Dunmow Town Council, Little Easton Parish Council and Members of the Uttlesford Planning Committee. It is also considered it will be a focus for vandalism and undesirable behaviour.

By way of compromise, the applicant suggests a one-off payment of £10,000 to be spent on youth facilities in Great Dunmow to be secured by a Section 106 obligation.

5. RELEVANT SITE HISTORY

- 5.1 UTT/2507/11/OP

- 5.2 Outline planning application for “Demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond.

Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref.No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout” approved subject to conditions and a S106 agreement August 2012.

- 5.3 UTT/13/1663/DFO

- 5.4 Details following outline application UTT/2507/11 for demolition of derelict former Brookfield Farmhouse and construction of up to 125 No. dwellings and associated estate roads, garages, car parking spaces, footpaths, cycleways, cycle stores, refuse storage, public open space, landscaping and foul and surface water drainage with pumping station, foul sewer along the B184 and dry balancing pond. Access to the development will be obtained from the un-constructed northern section of the Great Dunmow North West By-pass of approximately 0.55km in length (approved under Ref.No. UTT/0084/01/FUL but amended by this application to incorporate a right hand turn lane). Removal of existing spur from roundabout - Details of appearance, landscaping, layout and scale conditionally approved 31 October 2013.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S7 – The Countryside

- GEN1 – Access
- GEN2 – Design

7. PARISH/ TOWN COUNCIL COMMENTS

- 7.1 Little Easton Parish Council:
Supports the removal of this planning condition.
- 7.2 Great Dunmow Town Council:
The Town Council objects to the removal of this condition as it would be detrimental to the health and wellbeing of the youth of the town to remove the youth shelter. An alternative location is required on the same side of the bypass as the development.

8. CONSULTATIONS

None

9. REPRESENTATIONS

- 9.1 5 representations in support of the application have been received. Period expired 23 January.
- 9.2 Main points:
- Concerns regarding ongoing maintenance costs of a youth shelter
 - The youth shelter on Flitch Green is appalling and has had no maintenance
 - A youth shelter on this site would not be used and would not benefit the youth of Great Dunmow
 - A youth shelter would attract problems
 - A donation from the developer could be put to better use to benefit the local youths

10. APPRAISAL

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

A The implications of the removal of the youth shelter provision.

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- 10.1 The provision of a youth shelter was requested by the Essex Police Architectural Liaison Officer when consulted on the outline planning application. There is no policy basis for the youth shelter to be provided and during the consideration of the reserved matters application, it was made clear that neighbouring residents and Little Easton Parish Council did not support the provision of the youth shelter in the position proposed. Members also raised concerns regarding the youth shelter and condition 4, which is the subject of this application, was imposed in order to allow for further discussions as to the youth shelter's proposed location.
- 10.2 Since the determination of the reserved matters application, the applicant has discussed with Officers whether there is a requirement for a youth shelter within the development. It is Officers' view that there is not a policy requirement for such a facility on the site and the applicant is now proposing to provide a £10,000 contribution for youth services in the Great Dunmow area, this has been covered in UTT/13/3439/FUL.
- 10.3 The removal of the youth shelter provision is supported by Little Easton Parish Council and the residents of neighbouring properties. The removal of the condition would not compromise the remainder of the development of Sector 4 or the provision of the

northwest bypass and there are no detrimental implications for the removal of the condition.

11. CONCLUSION

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

- A The removal of the condition requiring the provision of a youth shelter is acceptable and would not impact on the wider development.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

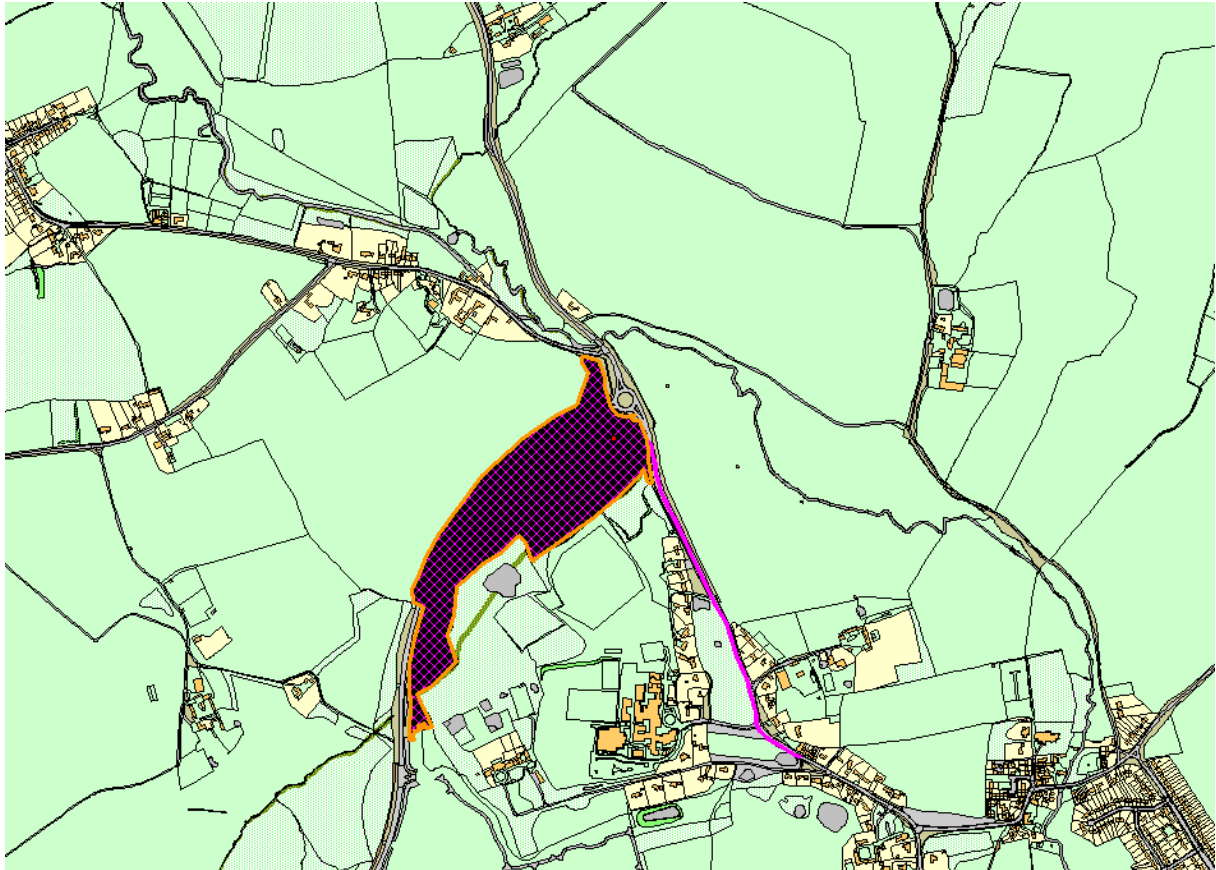
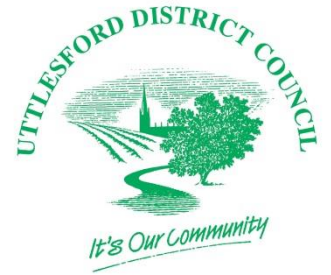
1. The development hereby approved shall be implemented in accordance with the plans and details approved under application references UTT/13/1663/DFO, UTT/13/3306/DOC, UTT/13/2980/DOC and UTT/13/3385/DOC.

REASON: To ensure that the development is satisfactorily implemented as previously approved in accordance with Policies S7, GEN1 and GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/13/3393/FUL

Address: Sector 4 Woodlands Park, Parsonage Downs

Little Easton/Gt Dunmow



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