

UTT/14/1064/NMA (Saffron Walden)

Application by Uttlesford District Council

PROPOSAL: New cycle shelter with retaining wall behind.
LOCATION: UDC Offices, London Road, Saffron Walden.
APPLICANT: Uttlesford District Council.
EXPIRY DATE: 9 May 2014
CASE OFFICER: Clive Theobald

1. NOTATION

1.1 Within Development Limits / Conservation Area / Curtilage of Grade II Listed Building.

2. DESCRIPTION OF SITE

2.1 The site comprises a raised rose planting bed area measuring some 4 metres across situated between the main rear delivery/loading bay area and a walkway positioned at elevated level in front of the staff meetings room within the curtilage of the UDC offices. A flight of entrance steps leads up the outside edge of the planting bed from the staff car park onto the walkway.

3. PROPOSAL

- 3.1 This Non-Material Amendment application (NMA) relates to the re-positioning of a cycle shelter to accommodate 10 No. staff cycle spaces with construction of retaining wall and associated ground levelling works and seeks by its submission a non-material amendment to the cycle shelter scheme which was originally approved by Members at this siting location in January 2014 under UTT/13/3289/DC.
- 3.2 The non-material amendment is sought for the re-positioning of the cycle shelter at right angles to that as previously approved whereby the shelter would now stand parallel with and in front of the boiler room which projects out from the main Council building rather than in front of the partially retained rose planting bed in front of the meetings room. Large wheelie bins which are presently kept within the loading bay area would be relocated opposite the shelter in its amended position on the newly created concrete apron by the steps and the retaining wall.
- 3.3 The cycle shelter as before would have dimensions of 4.1m (W) x 2.07m (D) x 2.08m (H) and would have clear perspex sides and roof with a steel framed black finish. The adjacent retaining wall would as with the original application comprise red engineering brick with brick detailing to match the appearance of the existing listed building. A line of existing rose planting would be retained behind the rear section of the new retaining wall beside the new shelter.

4. APPLICANT'S CASE

- 4.1 This small works project has been promoted by the Council's Climate Change Manager as part of the Council's Green Travel Plan as combined UDC/ECC grant funding has become available to fund the project to encourage both Council staff and ECC Social Services staff who work at the Council offices to cycle to work rather than use alternative means of transport in the interests of sustainable travel. It is estimated that the cost of the cycle shelter and associated works would be in the region of £5,000 to £5,500 where initial expenditure for the project would be subsequently recouped through the Energy Efficiency budget.
- 4.2 This NMA application has been submitted as it has been subsequently established following the approval of the original shelter scheme at this rear service area location in preparation for the associated site works that the relocated wheelie bins would have been lined up close to the side of the main building / boiler room where they would have potentially constituted a fire risk as it is the case that one of the wheelie bins kept in the rear service bay area had previously been set alight deliberately where this bin had been close to the face of the Council building. The amended siting for the shelter therefore takes into account this fire risk by relocating the wheelie bins further away from the building.

5. RELEVANT SITE HISTORY

- 5.1 Planning permission granted in January 2014 for the erection of a new cycle shelter adjacent to the rear loading bay under UTT/13/3289/DC.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF).

6.2 Uttlesford District Local Plan 2005

- ULP Policy GEN2 – Design
- ULP Policy ENV1 – Design of development within Conservation Areas
- ULP Policy ENV2 – Design affecting Listed Buildings

6.3 Uttlesford District DRAFT Local Plan

- Policy SP10 – Protection of the Historic Environment
- Policy DES1 – Design
- Policy HE1 – Design of Development within Conservation Areas
- Policy HE2 – Design affecting Listed Buildings

7. TOWN COUNCIL COMMENTS

- 7.1 Not required to notify.

8. CONSULTATIONS

- 8.1 Not required to consult (specialist advice on historic buildings and conservation received on original shelter application when no objections were raised subject to appropriate brickwork being used for the associated retaining wall – planning condition now discharged).

9. REPRESENTATIONS

9.1 Not required to consult.

10. APPRAISAL

The issue to consider in the determination of this NMA application is:

A Whether the amended siting of the cycle shelter as proposed would constitute a non-material minor amendment to the 2013 approved scheme.

10.1 As mentioned above, it is now proposed to re-site the cycle shelter just off-footprint at right angles to its originally approved position on the new concrete apron for the fire safety reason given. However, the shelter would be positioned within the same allocated area for this small works project to the side of the rear loading bay and is considered to constitute a non-material amendment to the originally approved siting position under UTT/13/3289/DC because of this whereby a new planning application is not required.

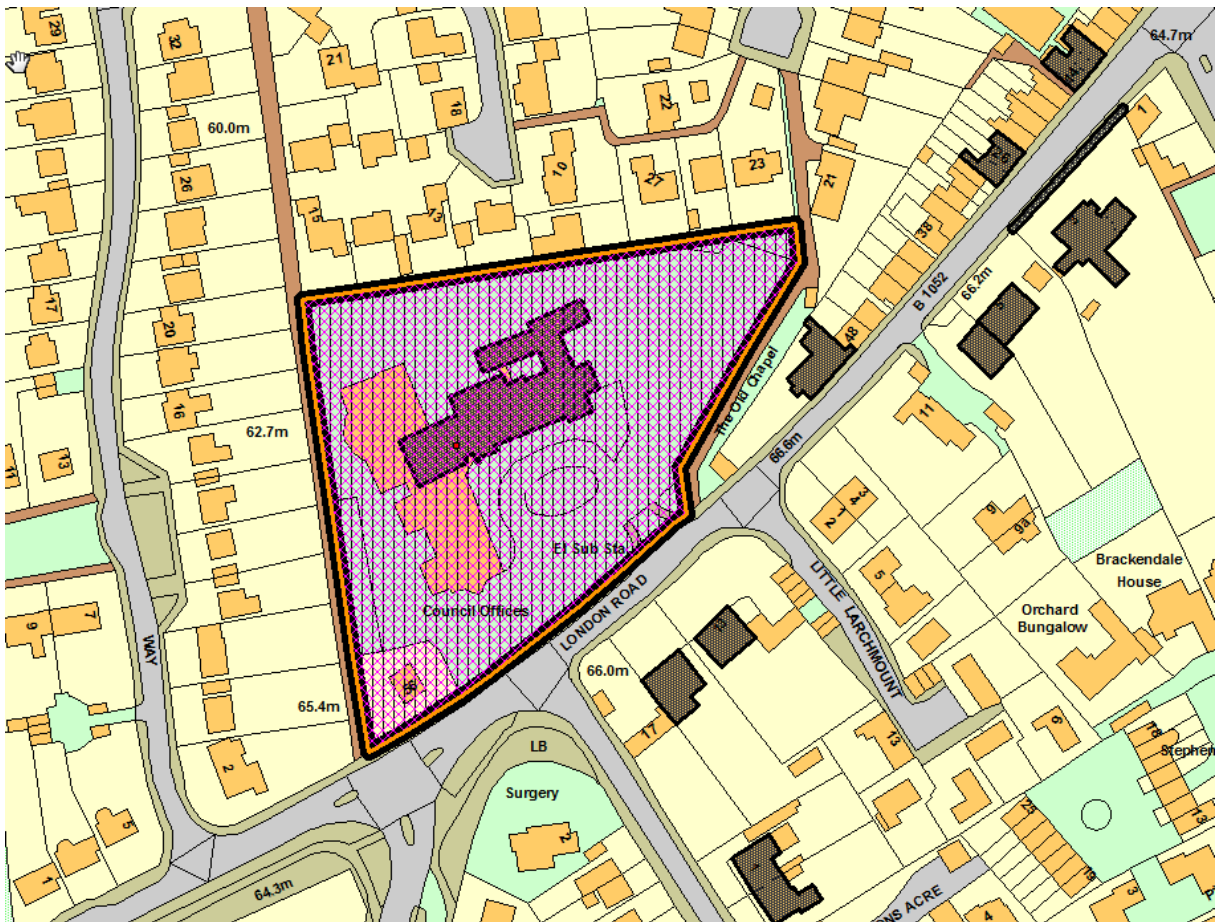
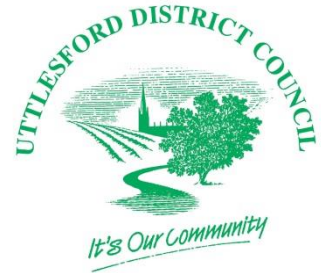
11 CONCLUSION

11.1 The amended siting of the proposed cycle shelter as sought is considered to be a non-material minor amendment to UTT/13/3289/DC.

RECOMMENDATION – APPROVE AS NON-MATERIAL MINOR AMENDMENT.

Application no.: UTT/14/1064/NMA

Address: Council Offices London Road Saffron Walden



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office© Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings

Organisation: Uttlesford District Council

Department: Planning

Date: 25 April 2014

SLA Number: 100018688