

UTT/14/0243/FUL (STANSTED)

(Referred to Committee by Cllr Dean - Reason: need for retention/expansion of employment and Cllr Rich – concerns over scale of development/impact on residential amenity)

PROPOSAL: Proposed two storey extension of existing offices.

LOCATION: Bentfield Place, Bentfield Road, Stansted.

APPLICANT: City & Country Group.

EXPIRY DATE: 27 March 2014.

CASE OFFICER: Clive Theobald

1. NOTATION

- 1.1 Outside Development Limits / Within Metropolitan Green Belt (MGB) / within Conservation Area / Grade II Listed Building.

2. DESCRIPTION OF SITE

- 2.1 Bentfield Place lies on the south-west side of Bentfield Road and comprises a large C17 listed two storey farmhouse converted to offices for City & Country Ltd (the applicant) with a 1½ storey 1980s office extension that stands in enclosed landscaped grounds consisting of 0.64ha with staff car park to the front of the site. The listed Bentfield Barns residential barn complex exists onto the site's NW boundary separated by a dividing courtyard, whilst a bungalow (The Garden House) exists onto the site's SW boundary. A garage converted to an office and an adjacent tiled and timber-framed gazebo stand alongside the end of the office extension within the curtilage of the site on its SW side.

3. PROPOSAL

- 3.1 This application relates to the erection of a further office extension to the existing office accommodation provided at the site for City & Country Limited (applicant) involving the demolition of the existing garage and gazebo. The office extension would be 1½ to 2 storeys in height and would extend off the end of the existing 1980s extension at right angles to form an internal courtyard. The new extension would have an overall length of some 34 metres and a width of between 7.5 metres and 9.5 metres and would extend out at an angle by a length of 6.5 metres as an off-shoot from the front elevation of the existing office extension on the Bentfield Barns (NW) side. The extension would be externally clad in a mixture of materials and incorporate dormer windows.

4. APPLICANT'S CASE

- 4.1 The application is accompanied by a Design & Access Statement (revised February 2014) and Heritage Statement. The D & A Statement sets out the site's planning history, the commercial reasoning and justification for the proposed extension and design rationale. The D & A Statement concludes as follows:
- City & Country is a prestigious local company with strong community links, which is well established at Bentfield Place;

- The company needs to expand to continue its work, which includes restoring listed buildings across the UK;
- The existing accommodation is well suited to its needs, but the existing floorspace is now fully utilised. With the level of growth predicted, we need additional space and our preferred option is to stay in Stansted Mountfitchet and at Bentfield Place;
- This scheme would meet the company's needs whilst not harming the aims of the Green Belt;
- The design provides for the enhancement of the setting of the listed building by recreating the partially enclosed rose garden within the historical group of buildings;
- The proposal satisfies government advice on sustainability and meets its aims for economic growth involving small firms;
- The proposal would be in line with District Council policy regarding making the best use of previously-developed land;
- There are no other suitable sites in the locality which could satisfactorily accommodate the company;
- The proposal would be good for other Stansted businesses as well as providing more local job opportunities;
- Bentfield Place has been an area of significant change over the years; Currently an employer of 101 people, we were included in the 2013 Investec Hot100 Fastest Growing Privately Owned Businesses, which covers the whole of the United Kingdom;
- We are not building beyond the perceived development boundary;
- The design sympathetically responds to the conservation area designation, listed buildings and neighbours.

Additional information received 24 April 2014)

4.2 *"Following on from our telephone conversation, I can confirm that if City & Country were to gain permission that they would look to take on a further 10 to 15 members of staff spread over the next two to five years. The extension would also allow our current members of staff to move as we are currently over capacity as well as providing meeting rooms and storage space".*

5. RELEVANT SITE HISTORY

5.1 Change of use of Bentfield Place from residential to office use approved in 1986 (UTT/0231/86). Two storey office extension approved in 1989 (UTT/0504/89 & UTT/0675/89/LB).

6. POLICIES

6.1 National Policies

- National Planning Policy Framework (NPPF).

6.2 Uttlesford District Local Plan 2005

- ULP Policy GEN1 – Access
- ULP Policy GEN2 – Design
- ULP Policy GEN4 – Good Neighbourliness
- ULP Policy GEN7 – Nature Conservation
- ULP Policy GEN8 – Vehicle Parking Standards
- ULP Policy ENV1 – Design of development within Conservation Areas

- ULP Policy ENV2 – Development affecting Listed Buildings

6.3 Uttlesford District DRAFT Local Plan (Pre-submission Consultation, April 2014)

- Policy SP1 – Presumption in Favour of Sustainable Development
- Policy SP3 - Employment Strategy
- Policy SP10 - Protecting the Historic Environment
- Policy SP12 - Accessible Development
- Policy EMP1 – Existing and Proposed Employment Areas
- Policy DES1 – Design
- Policy HE1 - Design of Development within Conservation Areas
- Policy HE2 - Development affecting Listed Buildings
- Policy TA1 - Vehicle Parking Standards

6.4 Other material considerations

- Stansted Mountfitchet Parish Plan (2011).
- Stansted Mountfitchet Conservation Area Appraisal and Management Proposals document (2007).

7. PARISH COUNCIL COMMENTS (updated comments received 24/04/2014):

7.1 The Council is supportive of this application in principle, but asks the Members of the UDC Planning Committee to consider the following points:

- a) No objection is raised to the design of the extension.
- b) We acknowledge the need for City and Country Group to expand their business.
- c) Parking – we appreciate that the number of spaces to be provided exceeds the number required. However, it is clear that the residents of The Hall Barns believe that an alternative layout would minimise the impact upon them without having a detrimental impact upon the applicant and we would like to see that possibility explored further.
- d) Highways – we understand that ECC Highways have raised no objection to the application nor have they made any suggestions to improve access. We believe that a separate access to the site from Bentfield Road serving only the employees and service vehicles for Bentfield Place would minimise disturbance to the residents which they currently suffer and could be exacerbated. Permission has previously been granted for an additional access road but was never implemented by the applicant and has now expired.
- e) Overlooking. Some of the residents still believe that this is an issue – see the e-mail sent to you by Donna Allison and the attached letter from Mr Morrey who lives at The Garden House. We look to Members of the committee to ensure, by condition if necessary, that measures are included to reduce as much as possible any risk of overlooking.

For these reasons, we strongly urge the Members of the Planning Committee to undertake a site visit to understand the concerns for themselves.

8. CONSULTATIONS

Essex County Council Highways

8.1 No highway objections.

Essex County Council Ecology

- 8.2 No ecology objections subject to a condition being imposed prohibiting fixed lighting unless details have been previously submitted to and approved in writing by the LPA and installed in accordance with the approved details to ensure that such lighting is designed in such a way as to minimise any potential impacts upon bats.

Specialist Advice on Historic Buildings and Conservation

- 8.3 Bentfield Place is a timber-framed and plastered farmhouse which has been much altered and extended and converted to office use some years ago. The proposal subject of this application is to form an additional two storey range which would in part replace an existing single storey outbuilding all for further office use. In general, extensions to listed buildings should be in keeping with their architectural character and the level of new build should not have an overpowering effect on the historic parts of the original structure. In this instance, however, the listed building has already been substantially extended in an unremarkable manner. The previous 1980s extension was justified by the possible improvement to the economic well-being of the area. Similar justification is being put forward now.
- 8.4 I consider that on balance the character of the original listed building is not going to be impaired in much greater degree by the now proposed development. In design terms, I feel that the new range is interesting by successfully uniting traditional architectural forms with imaginative elevational treatment. Also, it is likely to screen the less inspired additions of the past. Its single storey and two storey vertical proportions would unlikely have an overbearing effect on the converted listed barns as these buildings are of very imposing proportions. In conclusion, and should there be no planning objections, I suggest approval subject to the following conditions.
- All new roofs to be hand made plain clay tiles to LA approval
 - The flat roof dormers to be finished in lead or similar to LA approval
 - All new roof lights to be conservation range to LA approval
 - All external joinery to be painted timber
 - All brickwork to be in hand made soft clay bricks laid in Flemish bond to LA approval
 - Any new timber fencing to be screened by hedge planting on the public side of the fence

9. REPRESENTATIONS

- 9.1 29 representations received - 27 Object, 2 Support. Neighbour notification expired 26 February 2014. Advertisement expired 6 March 2014. Site notice expired 6 March 2014.

Summary of representations (Objecting)

- Site lies outside development limits
- Site is located within the green belt and this alone justifies rejection of development for commercial purposes where this would otherwise set a precedent
- City & Country (C & C) have applied for permission to expand as, in their own words, they are "splitting at the seams".
- Development will have a detrimental effect on the area because the listed building site will be over commercialised

- Over the years C & C have sought to maximize their revenue from the building and surrounding land by sub-letting and selling off garages and sheds for residential use, and as their business has employed more staff, our homes have become an island in the middle of a large commercial car park servicing the businesses of both C & C and their tenants. Any further development will result in a further loss of residential amenity, which would be unacceptable.
- The grassed strip along Pond Lane has already been turned into a parking hardstanding for C & C in contravention of planning laws
- Constant never ending flow of commercial traffic, builders vans, sandwich vans, and comings and goings of high employee numbers for both C & C and their tenants DMG and KMD along with the tenants' own visitors. This means the site is nothing like the original farmyard setting it was planned to be. The number of vehicles has increased enormously as years have passed and will continue to increase if this extension is allowed.
- Available parking is inadequate at present and will certainly not be adequate with growth of C & C and their tenants where only a commitment to add just 10 No. new parking spaces to what is already a full staff car park.
- The lack of parking is the most disruptive aspect of the proposed extension and disagree with C & C's calculation of their current parking arrangements
- Increased number of vehicles at this pinch point, particularly turning right into the property at the blind bend at the entrance is going to increase dangers significantly
- Will destroy quiet ambience of the immediate surroundings, particularly in view of the size of the proposed development where residents were well aware that they were buying into a mixed use area despite the sales literature prepared by the applicant when it carried out the Bentfield Place/Barns conversion scheme promising a *"tranquil position, offering a rural farmyard setting"*.
- Car parking areas originally reserved for residents of Bentfield Barns on the plans for UTT/1107/03/FUL, including a rear compound area, have subsequently been utilised by C&C for commercial parking in breach of condition C.11.6 of that permission leaving little parking for residents. Despite C&C having no right to park in the compound, they have erroneously used these spaces in their current application and land which will be taken up for their other approved developments at Pond Lane to fulfil ULP Policy GEN8.
- Planning permissions have already been granted to C & C within their site and at Pond Lane for other developments. No further permissions should be granted.
- Will have significant impact on residents who live adjacent to the site
- Will cause parking congestion leading to overflow problems into adjacent areas already full of resident vehicles and onto roads and highway hazards at commuter times
- Construction work will be disruptive to adjoining residents and block shared access areas
- Numerous commercial buildings are available already in the village that could be better utilised by City and Country rather than at Bentfield Place where there is 27,176 sq. ft. of vacant office space, including Weston House, Unit 3 (7,301 sq. ft.), which is currently under offer by the applicant – only as back up if this planning permission is rejected
- Thin end of the wedge when developments like this are applied for
- Need to consider if local infrastructure can sustain such proposals
- If the applicant need more office space, why do they sub-let large parts of their existing offices to KMD Private Wealth Management and DMG Building Service Maintenance, which jointly have approximately 30 staff on the existing site?
- C & C have advised that they currently have 60 employees based Bentfield Place and wish to expand to accommodate a further 20. They currently have tenants in both the main house and 1 The Hall Barn who could be relieved of their tenancy in

order that C & C can take back their space to accommodate their expansion. (We understand that tenants DMG also plan a programme of expansion from their current employee number of 20). Whilst it would be an initial upheaval for the tenants, DMG and KMD, it would appear from local estate agents websites that there are numerous suitable office suites available in Stansted where they could be re-located where this would help fill these empty premises and reduce commercial impact at the site/immediate surroundings.

- Difficult part of the village for pedestrian passage with a very narrow pavement. Passers-by have to step into the road to enable oncoming pedestrians to continue down the pavement. This is already dangerous with a blind bend and the increase in commercial traffic as well as heavy lorries during the build would be a danger to pedestrians
- Would represent a floorspace increase of 50%.
- The Bentfield Barns area is predominantly residential and an increase in office space at Bentfield Place would further upset this balance in favour of dwellings.
- If permission is granted, then the following conditions should be imposed to protect residents: restriction to one occupancy to prevent further sub-letting and an increased number of commercial enterprises, strict allocation of parking, provision of safer access.
- Extension will have a significant overbearing effect where it would stand on higher ground and cause significant overlooking and loss of privacy to the occupants of The Garden House given its close positioning. The occupants have young children where the development could also create a child protection risk.
- Location of extension would create problems for fire tender to access The garden House (>45m from nearest accessible fire tender point).
- Very few, if any of C&C staff based at Bentfield Place nor any of their tenants walk to work.
- C&C's smoking area adjacent to the boundary with The Garden House.
- The existing 90 staff occupying Bentfield Place have 62 parking spaces available to them. Unsurprisingly, given this ratio, the car park is filled to capacity on most days. The erection of a new office extension with space for 42 staff comfortably, and 95 occupants quite safely, is completely inconsistent with the proposed creation of 10 No. car parking spaces.
- To grant permission for the office extension would be directly contrary to the refusal reasons for two storey replacement dwelling at The Garden House where this development was considered contrary to the character and appearance of the conservation area (UTT/13/3456/FUL)
- Further space could be allocated for staff parking by creating more hardstanding on grassed areas. The available spaces here are currently grossly inadequate with the existing number of employees, visitors and tenants and therefore will be unacceptable for the increased numbers the extension will hold.

Summary of representations (Supporting):

- It is in the interests of Stansted and its surroundings to have a diverse mix of businesses. Supporting those businesses already there to expand their staff will in turn benefit other local businesses in terms of increased custom;
- Of paramount importance that large professional organisations such as City & Country are encouraged to stay in Uttlesford and expand and for the region and its business community to grow.

10. APPRAISAL

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

- A Impact of proposed development on the Metropolitan Green Belt (MGB) (NPPF);
- B Whether the proposal represents a sustainable form of development (NPPF);
- C Design / whether the proposal would have a detrimental effect on the character and appearance of the conservation area / setting of a Grade 2 Listed Building (ULP Policies GEN2/ENV1/ENV2);
- D Impact of proposal on residential amenity (ULP Policies GEN2 and GEN4);
- E Car parking standards (ULP Policy GEN8);
- F Other matters: Ecology (ULP Policy GEN7).

A Impact of proposed development on the Metropolitan Green Belt (MGB) (NPPF)

- 10.1 The NPPF replaces previous national guidance on green belts where it states at paragraph 79 that the fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open where the essential characteristics of green belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances. The NPPF advises that when considering any application for planning permission that LPA's should ensure that substantial weight is given to any harm which may be caused to the green belt. "Very special circumstances" will not exist unless the potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. An LPA should regard the construction of new buildings as inappropriate in Green Belt except where exemptions apply. These exceptions include *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"*. The current proposal for a further office extension therefore has to be considered against this assessment as to whether the proposal amounts to inappropriate development.
- 10.2 The existing gross office floorspace of Bentfield Place (original house and the 1980s extension) is stated as being 930sqm and would as a result of the development involve a net additional gross internal office floorspace of 400sqm where 40sqm would be lost by the demolition of the existing converted garage outbuilding. Whilst the extension therefore represents a significant building element, it would notwithstanding this be in proportion when viewed in context with the existing converted building and 1980s extension combined where it would form a courtyard setting on the site. Bentfield Place, Bentfield Barns and other satellite buildings together form an enclave of buildings on the south-western side of Bentfield Road where the settlement boundary for Stansted runs to the north of the site along the southern edge of Bentfield Road. The site itself is enclosed to all site boundaries where long views into the site from the south are limited and where the imposing adjacent barns form a physical barrier on the north side. The impact of the development on the openness of the MGB at this edge of village location is therefore reduced compared to if the site was situated within a more exposed location.
- 10.3 The proposed development is therefore considered to be an acceptable building addition to the existing built form on the site in terms of its mass and scale and as such would not amount to an inappropriate form of development when assessed against green belt criteria contained within the NPPF and no objections are therefore raised on this basis.

B Whether the proposal represents a sustainable form of development (NPPF).

- 10.4 The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development, which comprises three strands, an *economic* role, a *social* role and an *environmental* role. The site is located within a sustainable position within

the village some 200 metres from Cambridge Road on its western side. Therefore, the principle of having additional B1 floorspace provision at this site location would comply with the NPPF in this respect. It has been suggested that a considerable number of employees working for City & Country at the site commute from some distance given the nature of the applicant's business and that there are less employees who are more local, i.e, who live in Stansted itself. Whilst arguably it could be said that from an economic perspective the business does not have a local employment base, it is the case nonetheless that the applicant is established at the site and that it also contributes to the local economy. It would be difficult to argue against the general economic thrust of the NPPF in this respect. In terms of environmental sustainability, as previously mentioned, the site is relatively enclosed and it is considered that the environmental impact of the proposed development would not be so significant as to warrant refusal on environmental grounds where it is argued above that the proposal would not be harmful to the openness of the green belt.

C Design / Whether the proposal would have a detrimental effect on the character and appearance of the conservation area / setting of a Grade 2 Listed Building (ULP Policies (ULP Policies GEN2/ENV1/ENV2))

10.5 The proposed extension would have a 1½ storey-2 storey design at split level ridge heights using a mixture of external materials, namely, tile/slate, brick, render and weatherboarding and would incorporate both dormer windows and skylights as additional window openings. The mass of the extension is broken up by this variation in ridge height levels and contrasting use of materials and is considered to represent a subservient and appropriate office extension design where it would have more architectural merit than the rather uninspiring 1980's extension previously granted.

10.6 The extension is sufficiently vernacular in its built form as a continuum range of Bentfield Place as to not materially harm either the character or appearance of the conservation area or the setting of the host Grade II listed building or adjacent listed buildings where the Council's Conservation Officer has not raised any specialist objections in her detailed assessment of the proposal. The proposal would therefore comply with ULP Policies GEN2, ENV1 and ENV2.

D Impact of proposal on residential amenity (ULP Policy GEN2)

10.7 Bentfield Place is within close proximity to existing residential development, namely the converted Bentfield Barns to the front and The Garden House to the side. It is therefore necessary to assess whether or not the proposal would have a materially adverse effect on the reasonable occupation and enjoyment of these adjacent properties with regard to loss of privacy, loss of daylight, overbearing impact or overshadowing.

10.8 The extension would have a maximum ridge height of 7.5 metres and would be erected approximately 2 metres from the southern boundary of the site with The Garden House. A close-boarded fence currently exists along the southern boundary where approximately 5.5 metres of built form would be above this fence line. Whilst the comments from the residents of The Garden House have been noted regarding loss of amenity to the rear of the site, it is considered that the extension would not have a significant overbearing effect or cause overlooking on this property to the degree that this would be a sufficient reason for refusal where the applicant has demonstrated that this would not occur on an illustrated drawing.

The extension on its north-western side would face onto No.5 The Barns and a single storey range adjacent. The extension would be 1½ storey on this side and would not result in any undue overbearing effect on these properties. There is the potential for

loss of privacy from indicated first floor flank windows on this side, although these are intentionally shown as obscure glazed and could be conditioned to this effect where the plain glazed top light would be above 1.8 metres standing height from first floor level. There would be some of loss of natural light on this side, although this is not considered to be significant.

E Car parking standards (ULP Policy GEN8)

- 10.10 The proposed scheme would provide an extra 10 No. parking spaces at the rear of the existing staff parking area for Bentfield House where this would take the form of additional rows of parking into the lawned area of the site. The applicant has stated that the number of parking spaces meets and exceeds the car parking standards for B1 business use when existing allocation is taken into account. Car parking has historically been a problem at the adjacent Bentfield Barns where vehicles belonging to staff of City & Country and sub-contractors for the company have been parked on areas around the barns, including along Pond Lane and to the rear of the barns within a parking compound area. The Council has previously investigated alleged unauthorised parking within these areas, although enforcement action has not been formally taken to date against the applicant in relation to this parking as it has been considered by the Council that the alleged activities have not been sufficiently within the public interest for it to be expedient to take enforcement action. This remains the case.
- 10.11 In an attempt to alleviate some of these parking difficulties, Officers have suggested to the applicant for the current application that additional parking be provided within the lawned area of Bentfield House over and above the 10 No. parking spaces proposed by the applicant as it is known that the staff car park is usually full to capacity where this would include a further 7 (No.) spaces bringing the total up to seventeen. It is considered that this additional provision should resolve to some extent the parking problems which are currently occurring. It should be noted that the parking for B1 use is a maximum and not a minimum standard and this should be borne in mind when assessing the car parking provision for the proposed extension.

F Other matters: Ecology (ULP Policy GEN7)

- 10.12 The proposal would involve the demolition of the existing 1920's summer house "gazebo" and more modern detached garage. The applicant has submitted a bat survey report which has confirmed that no bats are present in either building and that there is no evidence to suggest that bats use the buildings as a roosting place. As such, it is considered that the proposal would not be harmful to protected species and would not be contrary to ULP Policy GEN7.

11. CONCLUSION

- 11.1 This application is viewed as finely balanced where the proposal has to be considered in the context of harm to the Metropolitan Green Belt and any other material harm which could be caused on the one hand and the benefits of allowing a further extension for this established B1 user in the village on the other where the NPPF has a presumption in favour of sustainable development and focus on economic growth. It is considered on balance that planning permission ought to be granted for the proposal where MGB harm and residential amenity harm would not be significant, where no design or listed building objections are raised and where an additional seven parking spaces on top of the original parking proposed should help to alleviate some of the existing parking problems.

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

- A The proposal would not amount to inappropriate development within the Metropolitan Green Belt (MGB) (NPPF)
- B The proposal would amount to a sustainable form of development in terms of the site's village location (NPPF)
- C The proposal would be acceptable in terms of design and would not have a detrimental effect on the character and appearance of the conservation area or the setting of Bentfield House and adjacent barns (ULP Policies GEN2, ENV1 and ENV2)
- D The proposal would not have a significant impact on residential amenity (ULP Policy GEN2)
- E The proposal would comply with car parking standards (ULP Policy GEN8)
- F The proposal would not have a harmful effect on ecology (ULP Policy GEN7)

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

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. Samples of materials to be used in the external surfaces of the extension hereby permitted shall be submitted to and approved in writing by the LPA prior to commencement and shall thereafter be used in the construction of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

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

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

4. 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).

5. Details of a staff/visitor parking area capable of accommodating at least 17 No. (seventeen) vehicles as an extension/overflow to the existing car parking area on the site shall be submitted to and approved by the local planning authority in writing before the development is commenced. This parking area shall be laid out in accordance with the approved details and shall not thereafter be used for any purpose other than the parking of vehicles associated with the permitted use of the site.

REASON: To ensure that sufficient parking is provided at the site in connection with the development hereby permitted and in the interests of adjacent residential amenity in accordance with ULP Policies GEN2 and GEN8. .

6. This permission shall enure for the sole benefit of City & Country Limited. As such, the extension hereby permitted shall not be occupied by any separate B1 user not associated with City & Country Limited whilst City & Country Limited remains at the site.

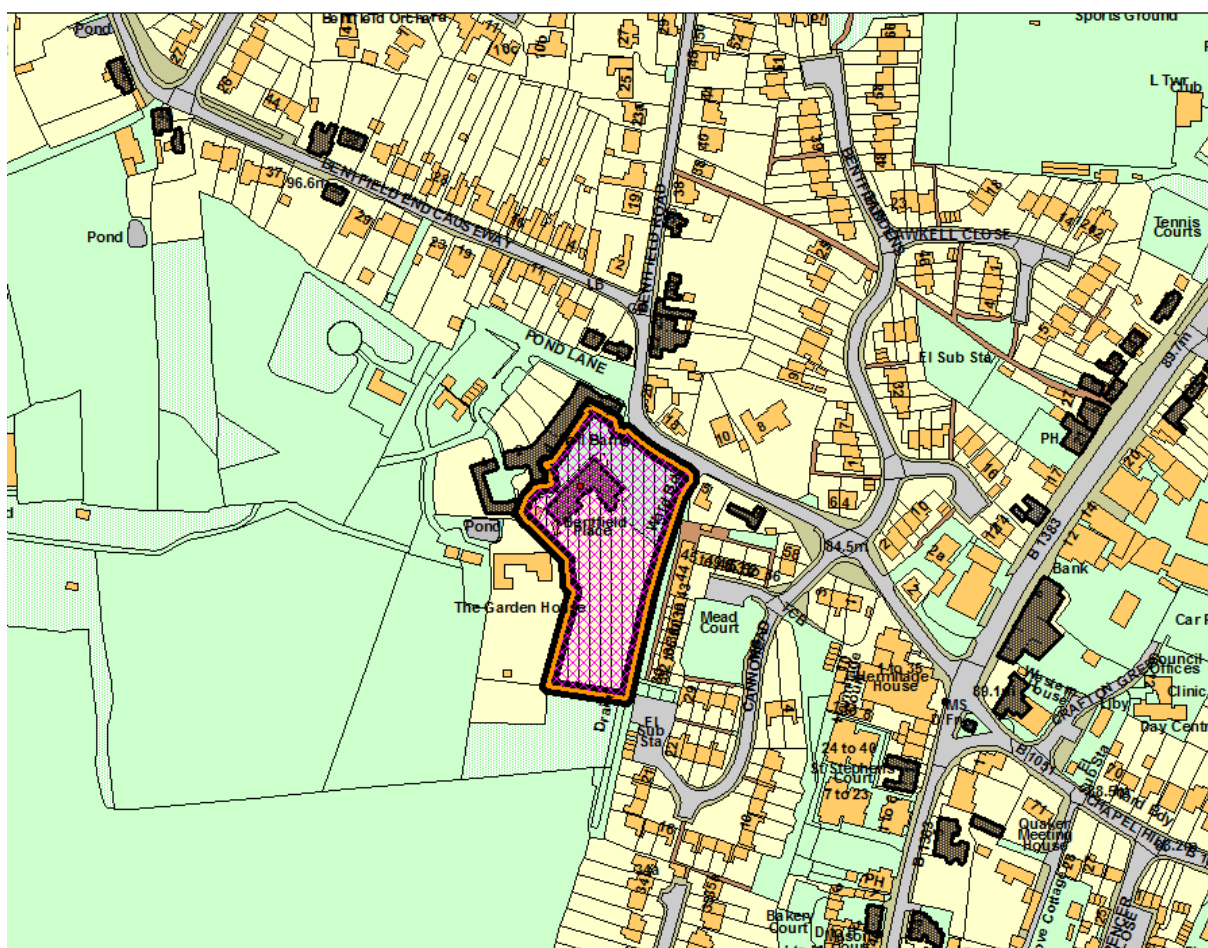
REASON: In the interests of parking and residential amenity and in view of the demonstrated need for the extension hereby approved by the applicant in accordance with ULP Policies GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005).

7. No fixed lighting shall be erected or installed until details of then location, height, design, sensors and luminance have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure the lighting is designed in such a way to minimise any potential impact upon bats. The lighting shall thereafter be erected, installed, and operated 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 ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/14/0243/FUL

Address: Bentfield Place Bentfield Road Stansted



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Organisation: Utlesford District Council

Department: Planning

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