

UTT/15/0395/FUL SAFFRON WALDEN

Reason: Major Application

PROPOSAL: Omission of Condition 6 of UTT/12/5227/CA and Condition 7 of UTT/12/5226/FUL, and the varying of details approved under Condition 5 of planning permission UTT/12/5226/FUL “Erection of 31 sheltered apartments including communal facilities, access, car parking and landscaping” to allow for the removal of an additional section of wall and for the installation of railings.

LOCATION: Saffron Lodge, Radwinter Road, Saffron Walden

APPLICANT: Churchill Retirement Living

AGENT: Mr Thomas Whild, Planning Issues Ltd

EXPIRY DATE: 15 May 2015

CASE OFFICER: Rosemary Clark

1. NOTATION

Within Development Limits, Conservation Area

2. DESCRIPTION OF SITE

The application site comprises a recently completed development of sheltered apartments located within the Conservation Area and adjacent to Radwinter Road to the south-east of Saffron Walden town. There is a stretch of brick and flint wall that was constructed at the time of the development. There is an undercroft that leads to parking to the rear of the site. At present there is a section of the original brick and flint wall that adjoins Mercer and Hughes (Veterinary Surgery) to the east. To the south are the modern residential properties in Harris Yard. Opposite the site on the northern side of Radwinter Road are residential properties and the junction with Hollyhock Road.

3. PROPOSAL

This application relates to changes to the approved scheme in respect of conditions attached to application UTT/12/5227/CA and UTT/12/5226/FUL. The application is applying to omit Condition 6 of UTT/12/5227/CA and Condition 7 of UTT/12/5226/FUL and to vary the details approved under Condition 5 of planning permission UTT/12/5226/FUL. This will include the removal of the section of original wall to the east of the site and for the installation of railings. It will also regularise the railings that exist to the west of the access which differs from the details approved under Condition 5 of UTT/12/5226/FUL. The removal of the section of wall has been requested by the residents to improve visibility from the site access.

4. APPLICANT'S CASE

- 4.1 The applicants letter states that the reason for requesting these relatively minor visual changes is following requests by the residents and visitors that at present the retained wall to the east of the site impairs visibility for vehicles exiting the site which can make

leaving the site by car difficult when the road is busy. The changes will lead to a considerable improvement to highway safety for both visitors and residents.

5. RELEVANT SITE HISTORY

UTT/12/5226/FUL - Erection of 31 sheltered apartments including communal facilities, access, car parking and landscaping – approved 4.1.13

UTT/12/5227/CA - Demolition of existing outbuildings and erection of 31 sheltered apartments including communal facilities, access, car parking and landscaping – approved 4.1.13

UTT/13/0929/DOC - Application to discharge condition 6 (methodology statement) attached to UTT/12/5227/CA dated 4 January 2013 –discharged 17.5.13

UTT/13/2665/DOC - Application to Discharge Condition 7 (Reduction of Flint Wall) attached to UTT/12/5226/FUL dated 04 January 2013 – discharged 4.10.13

UTT/13/1839/DOC - Application to Discharge Condition 5 (Hard and Soft Landscaping) attached to UTT/12/5226/FUL dated 04 January 2013 – discharged 6.9.13

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN2 – Design
- ENV1 – Development within the Conservation Area
- GEN8 – Highway Safety
- GEN1 - Access

7. PARISH COUNCIL COMMENTS

- 7.1 Parish consulted – No objections to original submission. Revised plan received. Re-consulted Parish Expired 12.4.15 – No further comments received

8. CONSULTATIONS

- 8.1 **Essex County Highways** – No comments to make on this proposal as it is not contrary to the relevant transportation policies contained within the Highways Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1

9. REPRESENTATIONS

- 9.1 49 Neighbours consulted – No responses received to original submission. Revised plan received. Re-consulted - expired 12.4.15 – No responses received

10. APPRAISAL

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

- A Whether the proposals would be of an appropriate design and scale, respecting the existing building and character and appearance of the Conservation Area (ULP GEN2 and ENV1)

B Whether the proposals would have any adverse impact on highway safety (ULP Policy GEN1 and GEN8)

A Whether the proposals would be of an appropriate design and scale, respecting the existing building and character and appearance of the Conservation Area (ULP GEN2 and ENV1)

10.1 The minor changes that are proposed will not be harmful to the character and appearance of the building. The installation of the additional railings is considered to be an acceptable alternative to the wall and would not be harmful to the setting of the Conservation Area in which the site is located. The railings that are already in place sit comfortably with the approved wall and it is therefore considered that the proposals would meet the aims of the relevant Local Plan Policies.

B Whether the proposals would have any adverse impact on highway safety (ULP Policy GEN1 and GEN8)

10.2 The Essex County Councils' Highways Department have been consulted and raise no objection to the proposed changes. The proposal will be an improvement on the existing arrangement for access to and from the apartments and therefore meet the criteria of Uttlesford Local Plan Policies GEN1 and GEN8.

11. CONCLUSION

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

A The proposal would not have any material detrimental impact on the character and setting of the Conservation Area

B The proposed design of the proposed changes would not have an adverse impact to the character of the property and street scene.

C There would be no highway safety issues arising from the proposed changes.

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. The new railings to be erected shall match the existing railings on the western side of the access.

REASON: In the interest of the appearance of the development in accordance with Uttlesford Local Plan Policies ENV1 and GEN2

3. Each unit of the residential home hereby permitted shall be occupied only by:
i) persons of 60 years of age or over;
ii) persons living as part of a single household with such a person or persons;
iii) persons who were living as part of a single household with such a person or persons who have since died.

REASON: In the interest of the special circumstances surrounding the approval, highway safety, parking provision and educational contributions for school places in accordance with Policies H3, GEN1, GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005) and ECC Parking Standards (adopted 2009).

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 brought into use and any apartment is occupied or in accordance with the programme agreed with the local planning authority.

REASON: In the interest 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. The development hereby permitted shall be implemented in all respects in accordance with the scheme of mitigation/enhancement contained in the Bat Survey Report dated August 2012 submitted with the application 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 and PPS9 of the Uttlesford Local Plan (adopted 2005).

6. The building shall not be occupied until the parking area shown on the plan number 40010SW-PL02 Rev A has been laid out and surfaced and that area shall not thereafter be used for any purpose other than for the parking of vehicles of the residents or visitors of the development hereby permitted.

REASON: To ensure that there are adequate parking spaces available at all times and in the interest of highway safety in accordance with Policies GEN1, GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005)

7. Infiltration systems should only be used where it can be demonstrated that they will not pose a risk to groundwater quality. A scheme for surface water disposal shall be submitted to and approved by the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the proposed development does not cause pollution of Controlled Waters and that development complies with the approved details in the interests of protection of Controlled Waters in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005)

8. Using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

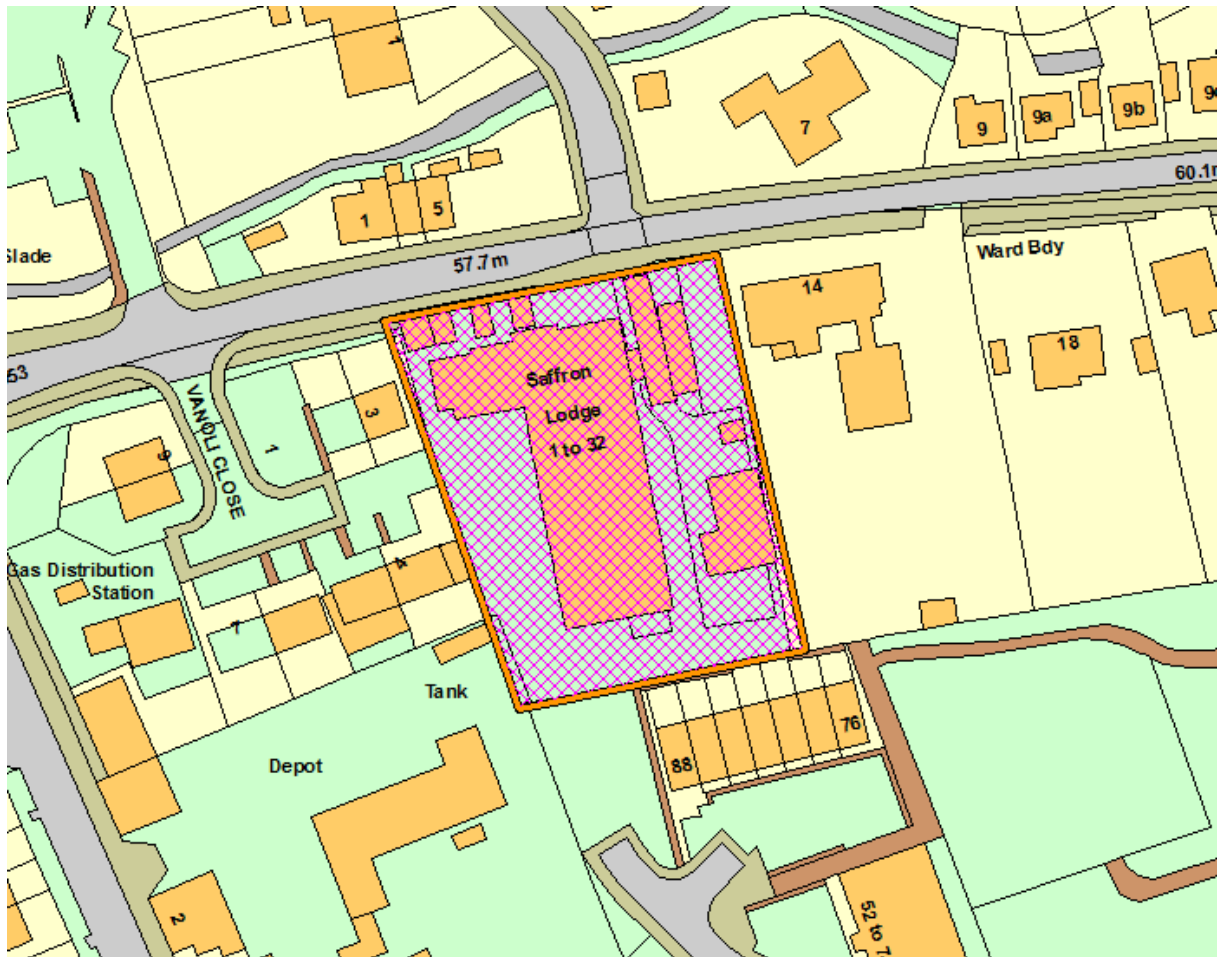
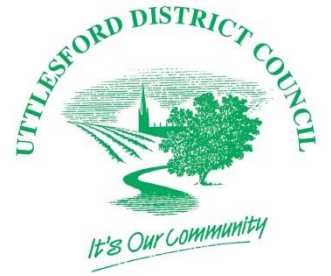
REASON: To protect and prevent the pollution of controlled waters in line with Environment Agency Groundwater Protection (GP3:2008) position statement P10-3. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater in accordance with Policies ENV12 and ENV14 of the Uttlesford Local Plan (adopted 2005)

Informative

At the time of determining the application the development has been built and occupied and a number of conditions on the original applications UTT/12/5227/CA and UTT/12/5526/FUL have been removed

Application no.: UTT/15/0395/FUL

Address: Saffron Lodge Radwinter Road Saffron Walden



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Organisation: Uttlesford District Council

Department: Planning

Date: 16 April 2015

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