

Uttlesford District Council

Chief Executive: John Mitchell

Planning

Date: Wednesday, 16 September 2015
Time: 14:00
Venue: Council Chamber
Address: Council Offices, London Road, Saffron Walden, CB11 4ER

Members: Councillors Robert Chambers, John Davey, Paul Fairhurst, Richard Freeman, Eric Hicks, John Lodge, Janice Loughlin, Alan Mills, Vic Ranger (Chairman), Howard Ryles.

AGENDA PART 1

Open to Public and Press

- 1 Apologies for absence and declarations of interest.**
To receive any apologies for absence or declarations of interest.

- 2 Minutes of the meeting held on 25 August 2015** 5 - 10
To consider the minutes of the previous meeting.

- 3 Matters Arising**
To consider matters arising from the minutes

- 4 Planning Applications**

- 4i UTT/15/0643/DFO Great Chesterford** 11 - 20
To consider application UTT/15/0643/DFO.

4ii	UTT/15/1541/FUL Thaxted To consider application UTT/15/1541/FUL.	21 - 30
4iii	UTT/15/1884/FUL Langley To consider application UTT/15/1884/FUL.	31 - 40
4iv	UTT/15/1959/FUL Thaxted To consider application UTT/15/1959/FUL.	41 - 48
4v	UTT/15/1662/FUL Saffron Walden To consider application UTT/15/1662/FUL	49 - 56
4vi	UTT/15/1663/FUL Saffron Walden To consider application UTT/15/1663/FUL.	57 - 60
4vii	UTT/15/1660/LB Saffron Walden To consider application UTT/15/1660/LB.	61 - 64
4viii	UTT/15/1661/LB Saffron Walden To consider UTT/15/1661/LB.	65 - 68
4ix	UTT/15/2373/FUL Thaxted To consider application UTT/15/2373/FUL.	69 - 74
4x	UTT/15/2218/LB Saffron Walden To consider application UTT/15/2218/LB.	75 - 80
4xi	UTT/15/2220/FUL Saffron Walden To consider application UTT/15/2220/FUL.	81 - 86
4xii	UTT/15/2221/AV Saffron Walden To consider application UTT/15/2221/AV.	87 - 92
4xiii	UTT/15/1844/FUL Saffron Walden To consider application UTT/15/1844/FUL.	93 - 100

- | | | |
|-------------|--|-----------|
| 4xiv | UTT/15/2413/LB Saffron Walden | 101 - 104 |
| | To consider application UTT/15/2413/LB. | |
| 5 | Notification of Works to Trees - Saffron Walden | 105 - 112 |
| | To consider proposed works to trees. | |
| 6 | Planning Agreements | 113 - 114 |
| | To consider a list of outstanding planning agreements. | |
| 7 | Any other items which the Chairman considers to be urgent | |
| | . | |

MEETINGS AND THE PUBLIC

Members of the public are welcome to attend any of the Council's Cabinet or Committee meetings and listen to the debate. All agendas, reports and minutes can be viewed on the Council's website www.uttlesford.gov.uk. For background papers in relation to this meeting please contact committee@uttlesford.gov.uk or phone 01799 510430/433

Members of the public and representatives of parish and town councils are permitted to speak at this meeting. You will need to register with Democratic Services by 2pm on the day before the meeting. An explanatory leaflet has been prepared which details the procedure and is available from the council offices at Saffron Walden.

The agenda is split into two parts. Most of the business is dealt with in Part 1 which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

Agenda and Minutes are available in alternative formats and/or languages. For more information please call 01799 510510.

Facilities for people with disabilities

The Council Offices has facilities for wheelchair users, including lifts and toilets. The Council Chamber has an induction loop so that those who have hearing difficulties can hear the debate.

If you are deaf or have impaired hearing and would like a signer available at a meeting, please contact committee@uttlesford.gov.uk or phone 01799 510430/433 as soon as possible prior to the meeting.

Fire/emergency evacuation procedure

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest designated fire exit. You will be directed to the nearest exit by a designated officer. It is vital you follow their instructions.

For information about this meeting please contact Democratic Services

Telephone: 01799 510433, 510369 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

**PLANNING COMMITTEE held at COUNCIL OFFICES LONDON ROAD
SAFFRON WALDEN at 2pm on 25 AUGUST 2015**

Present: Councillor V Ranger (Chairman)
Councillors R Chambers, J Davey, R Freeman, E Hicks, J Lodge,
A Mills and H Ryles.

Officers in attendance: E Allannah (Senior Planning Officer), N Brown
(Development Manager), M Cox (Democratic Services Officer), K
Denmark (Development Management Team Leader), C Oliva
(Solicitor), M Perry (Assistant Chief Executive – Legal) C
Theobald (Planning Officer), M Shoesmith (Development
Management Team Leader),

PC19 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors P Fairhurst and J
Loughlin.

PC20 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 29 July 2015 were agreed as a correct
record.

PC21 PLANNING APPLICATIONS

(a) Approvals

RESOLVED that the following applications be approved subject to the
conditions set out in the officer's report.

UTT/15/0564/DFO Takeley – reserved matters application following outline
UTT/13/1393/OP – details of landscaping – land south of Dunmow Road,
Brewers End for Bovis Homes Ltd.

Jackie Cheetham (Takeley parish council) spoke against the application.

UTT/15/1664/FUL Newport – removal of existing structures and erection of 2
no. detached dwellings and garages – land rear of Branksome – whiteditch
Lane for Mr P Frost

Subject to the following additional conditions

- 6 Notwithstanding the provisions of the Town and Country Planning
(General Permitted Development) Order 1995 (or any order
revoking and re-enacting that Order with or without modification),
no fences, gates or walls shall be erected within the curtilage of

any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

REASON: In the interests of protecting the character and amenities of the locality in accordance with Policy(ies) GEN2 [ENV1, and ENV2] of the Uttlesford Local Plan (adopted 2005).

7 Before development commences full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Subsequently, these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) proposed finished levels [earthworks to be carried out]
- b) means of enclosure
- c) car parking layout
- d) vehicle and pedestrian access and circulation areas
- e) hard surfacing, other hard landscape features and materials
- f) existing trees, hedges or other soft features to be retained
- g) planting plans, including specifications of species, sizes, planting centres, number and percentage mix
- h) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife
- i) details of siting and timing of all construction activities to avoid harm to all nature conservation features
- j) location of service runs
- k) management and maintenance details

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 Policy ENV8 of the adopted Local Plan (2005).

8 All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: to ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Councillors Hargreaves and Councillor Parry, Peter Arscott and Ted Denyer spoke against the application. Bill Bampton spoke in support of the application.

(b) Approval with legal obligation

UTT/15/1086/OP Takeley – outline application for the erection of a multi-deck car park with all matters reserved – site 500, Coopers End Road for Mr T Jurdon AP27 Limited

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the officer's report and a legal obligation as follows.

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder enters into a binding obligation to cover the matter set out below under S106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive – Legal, in which case he shall be authorised to conclude such an obligation to secure the following:
 - (i) Committing to paying the Passenger Transport Levy
 - (ii) Pay the Council's reasonable legal costs
- (II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below
- (III) If the freehold owner shall fail to enter into such an obligation by 23 September 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reason:
 - (i) Lack of commitment to pay the Passenger Transport Levy

Jackie Cheetham (Takeley Parish Council) spoke against the application

UTT/15/1085/OP Takeley – outline application with all matters reserved for the erection of an office building and ancillary single deck car park – Endeavour House, Coopers End for Mr Tim Jourdan AP26 Limited.

RESOLVED that conditional approval be granted for the above application subject to the conditions set out in the report and the a legal agreement as follows

- (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder enters into a binding obligation to cover the matter set out below under S106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by the Assistant Chief Executive – Legal, in which case he shall be authorised to conclude such an obligation to secure the following:
 - (i) Pay the monitoring fee in relation to the airport wide Travel Plan
 - (ii) Pay the Council’s reasonable legal costs
- (II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below
- (III) If the freehold owner shall fail to enter into such an obligation by 23 September 2015 the Assistant Director Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reason:
 - (i) Lack of payment of monitoring fee in relation to the airport wide Travel Plan

UTT/15/1732/FUL Great Canfield – Demolition of existing buildings and erection of 7 no. detached dwellings with garages and associated landscaping – Canfield Nursery, Bullocks Lane for Ms Jopson.

RESOLVED that conditional approval be granted for the above application subject to

- 1 the conditions set out in the report and an amendment to condition 3 to require details of the trees to be removed to be submitted prior to the commencement of development
- 2 A legal agreement as follows
 - (I) The applicant be informed that the Planning Committee would be minded to refuse planning permission for the reasons set out in paragraph (III) unless the freeholder owner enters into a binding obligation to cover the matters set out below under Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991, in a form to be prepared by

the Assistant Chief Executive - Legal, in which case he shall be authorised to conclude such an obligation to secure the following:

- (i) secure a financial contribution of £250,000 towards the provision of affordable housing
- (ii) pay Council's reasonable legal costs

- (II) In the event of such an obligation being made, the Assistant Director Planning and Building Control shall be authorised to grant permission subject to the conditions set out below
- (III) If the freehold owner shall fail to enter into such an obligation by 29 September 2015 the Assistant Director of Planning and Building Control shall be authorised to refuse permission in his discretion anytime thereafter for the following reasons:
 - (i) Lack of suitable provision of affordable housing

Councillor Artus, Robert Mackley (parish council) and Mike McGarr spoke in relation to this application.

(c) Refusal

RESOLVED that the following application be refused

UTT/15/1665/OP Wendens Ambo – outline application with all matters reserved except access and scale for the demolition of existing buildings and the erection of 12 No. apartments with a mix of one and two bedroom units – Gresham Court, Station Road for Mr J Billet

Reason:

- 1 The proposed development by reason of its overall scale in view of the number of dwellings to be provided would amount to overdevelopment of the site requiring part demolition of the rear section of Neville House. Furthermore, the indicative site layout drawing shows a poor physical relationship between private and communal amenity space for the future occupants of the residential units where three of the units would have no private amenity space at all, whilst the design concept of having private amenity space for apartments as indicated is confusing. In the circumstances, the proposal would be contrary to ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005) which seeks to promote good standards of design and the creation of environments which meet the reasonable needs of all potential users, and also core principle No.4 of the National Planning Policy Framework which states that the planning system should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 2 Neville House, whilst not a heritage asset, is nonetheless considered worthy of retention by reason of its architectural merit and the valuable contribution it makes to the street frontage at this

location and which has not been clearly evidenced within the application submission as being redundant for commercial purposes. The proposal would therefore be contrary to the aims of ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and paragraph 135 of the National Planning Policy Framework which states that the effect of an application on the significance of a non-designated heritage asset should be taking into account in determining an application where it is considered on balance that its loss outweighs the benefits of its removal for the wider benefits of the submitted scheme.

Isobel Grant (Wendens Ambo Parish Council) spoke against the application.

(d) Site visit

RESOLVED to visit the site of the following application prior to the next meeting of the committee.

UTT/15/1884/FUL Langley – demolition of existing dwelling and erection of replacement dwelling and change of use of paddock to residential garden land – Long View, Waterwick Hill for Mr and Mrs C Wakerley.

Councillor Oliver and Joe Walsh spoke against the application.

The meeting ended at 4.15pm

UTT/15/0643/DFO – Great Chesterford

MAJOR APPLICATION

PROPOSAL: Details following outline application UTT/14/0425/OP for 14 residential dwellings – details of access, scale and layout for 12 no. dwellings (REVISED APPLICATION)

LOCATION: Land North of Bartholomew Close Great Chesterford

APPLICANT: Michael and Andrew Hamilton

AGENT: Saffron Garner

EXPIRY DATE: 22 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Outside Development Limits; small corner of site is in Conservation Area.

2. DESCRIPTION OF SITE

2.1 The application site is located towards the edge of the village of Great Chesterford between a parcel of land at the north-east boundary currently being developed for 50 dwellings and an established estate. The site comprises undeveloped scrubland.

2.2 There are various trees and mature hedging along the boundaries of the site along with an entrance gate edge directly from Rookery Close.

2.3 The topography of the site levels rises gently from the entrance from Rookery Close towards the site to the north.

3. PROPOSAL

3.1 This application relates to the reserved matters following the granting of outline planning permission for 14 residential dwellings with all matters reserved.

3.2 The reserved matters for consideration now relates to Access, Scale, Landscaping and Layout for the erection of 12 residential dwellings.

4. APPLICANT'S CASE

4.1 The applicant has provided a Design and Access Statement to justify that the erection of twelve new dwellings of an even mix in size and bedroom number, in such sustainable location, close to the village facilities would be desirable.

4.2 The siting and scale of the proposed new dwellings has taken into consideration the context in which it is located as well as the mixed character of the wider area, and has been designed to respect the amenities of adjoining properties.

- 4.3 The submitted plans and drawings demonstrate that the erection of twelve dwellings on the site is a sensitive solution and one which respect the character and scale of properties in the surrounding area. The proposed layout also demonstrates that safe and adequate access to the site can be provided and that the visual impact on surrounding properties is acceptable and would be ameliorated by existing dwellings and landscaping.
- 4.4 Adequate off-street car parking is proposed, both for the new houses and for visitors, in accordance with currently adopted standards and the recommendation of the Local Highway Authority.
- 4.5 Other drawings and documents submitted to support the proposed revised reserved matters include the following:
- Proposed Site Layout
 - Transport Statement
 - And further planning statement addressing the concerns raised by consultees

5 RELEVANT SITE HISTORY

- 5.1 UTT/14/0425/OP. Approve with condition. Outline Planning permission with all matters reserved for residential development of up to 14 dwellings.

6 POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S7 The Countryside
- Policy H10 Housing Mix
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN6 Infrastructure Provision
- Policy GEN7 Nature Conservation
- Policy GEN8 Vehicle Parking Standards
- Policy ENV1 Conservation Area
- Policy ENV3 Open Spaces and Trees
- Policy ENV7 The Protection of the Natural Environment - Designated Sites
- Policy ENV8 Other Landscape Elements of Importance for Nature Conservation
- SPD Energy Efficiency and Renewable Energy
- SPD Accessible Homes and Playspace
- Parking Standards – Design and Good Practice
- Essex Design Guide
- Essex County Council Highways – Development Management Policies

7 PARISH COUNCIL COMMENTS

- 7.1 Great Chesterford Parish Council wishes to object to the application and would like the following comments recorded:

- There are a number of minor issues of concerns over parking, construction management, height and design details. We consider these can be relatively easily addressed and resolved and do not represent any serious impediment to the application
- The issues of access is another matter entirely. We have concerns that Essex Highways have relied upon outdated and incorrect data and plans to reach their conclusions over access and we must request that UDC (via Essex Highways) undertake further and detailed due diligence to verify and validate the access statements.
- Proposed access via Bartholomew Close and the roads leading to it represents a clear and present road safety hazard; excessive use by vehicular traffic on a carriageway, given the actual width of said carriageway; impractical and dangerous access for service vehicles and construction traffic
- A representative of the Parish Council will be attending Planning Committee to speak to this matter.

8 CONSULTATIONS

ECC Highways

- 8.1 No objection subject to recommended planning conditions.

BAA Aerodrome Safeguarding

- 8.2 There are no safeguarding concerns for Stansted Airport

ECC Ecologist

- 8.3 No objection.

ECC Senior Historic Environment Advisor

- 8.4 No objection subject to recommended planning condition.

Natural England

- 8.5 No objection.

9 REPRESENTATIONS

- 9.1 The application was published by sending consultation letters to adjoining occupiers, displaying site notices and advertising it within the local newspaper. 40 letters of objection have been received at the time of writing this appraisal that raise the following concerns:

- It is outside development limits and out of keeping with the rural nature of this area
- Traffic noise and pollution
- Proposal will affect pedestrians
- Proposal will increase the risk of flooding because it is within a flood zone
- Proposal will affect wildlife
- It would add pressure to local education capacity
- The current sewage is full to capacity.
- Parking problems
- Overlooking

- Loss of trees
- Overbearing

10 APPRAISAL

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

- A Whether the proposed scale and layout of the twelve residential dwellings are compatible with the surrounding buildings and if it would harm the living condition of the adjoining occupiers or the character and appearance of the conservation area (ULP Policies GEN2 and ENV1).
- B Dwelling mix and affordable Housing provisions (ULP Policies H9 and H10).
- C Trees and Landscape impact (ULP Policies GEN7, ENV3, ENV7 and ENV8).
- D The impact of the proposed access and parking provision (ULP Policies GEN1 and GEN8)

A Whether the proposed scale and layout of the proposed development would be compatible with the surrounding buildings and if it would harm the living condition of the adjoining occupiers or harm the character and appearance of the conservation area (ULP Policies GEN2 and ENV1

10.2 Paragraph 58 of the National Planning Policy Framework affirms that the proposed development should respond to the local character, reflect the identity of its surroundings, optimise the potential of the site to accommodate development and is visually attractive as a result of good architecture and appropriate landscaping.

10.3 Policy GEN2 states that “development will not be permitted unless its design for example is compatible with the scale, form, layout, appearance and materials of surrounding buildings...and if it meets all the criteria of the Policy.

10.4 The guidance contained within the Essex Design Guide has been considered in the overall design approach of the proposed reserved matters in order to conclude that the scale of the proposed twelve dwellings reflects the character of the surrounding buildings.

10.5 Policy GEN4 affirms that development would not be permitted if it would cause material disturbance or nuisance to occupiers of surrounding properties.

10.6 And Policy ENV1 states that “design of development within Conservation Area will be permitted where it preserves or enhance the character and appearance of the essential features of a Conservation Area, including the plan form, relationship between buildings, the arrangement of open areas and their enclosure and grain...”

10.7 Due to the number of objection received the applicant decided to revisit the entire layout in order to take on board the views and concerns raised by both local residents and the Parish Council. Further consultation on the revised proposals has been carried out privately by the applicant without involving the local planning authority in order to know how the local residents and Parish Council welcomes the revised plans. The current revised plans was presented to local residents and the Parish Council at the Great Chesterford Community Centre on 21st July 2015 and after considering their feedback; the applicant then submitted the revised plans to local planning authority for consideration and the council decided to carry out a further 14 days re-consultation to

local residents and Parish Council in addition with other internal and external consultees.

Neighbour Amenity

10.8 The concerns that were raised with regard to the impact of the original layout would have on the amenity of the existing residents. The occupier at 17 Rookery Close raised concerns about the scale and proximity of the proposed dwelling to the east of their property. The current revised plans have taken into account of such concerns and addressed the issues raised in the following order.

- By revising the proposed Plot 1 to bungalow and the applicant agreed for the planning authority to secure such layout and scale through planning condition to prevent it been built as a two storey with a different layout.
- The applicant moved the bulk of the building away from the shared boundary in order to prevent overbearing or overlooking.
- Placed the off road parking provision between No. 17 and the new dwelling to act as a visual screen between the two properties in order to protect and safeguard the amenity of the adjoining properties.
- Further tree assessment has been carried out as a result the applicant decided to retain two of the three existing rowan trees that have been previously referred to by the occupier at No.17 Rookery Close.
- More new planting has been proposed between the proposed plot 1 (bungalow) and No.17 Rookery Close.

10.9 In order to address the impact of the proposed development on the properties at The Willows careful approach has been taken to overcome such concerns through the following means:

- The orientation of the proposed dwelling has changed by improving the proposed layout.
- The distance between the dwellings is now far greater for example; ranging between 14m to 18m and with new proposed native species hedge planting would serve as additional screening measures to the boundary treatment which assist to protect and safeguard the amenity of the adjoining occupiers.

10.10 Full consideration has been given to the impact of the development on No. 1 Bartholomew Close through the revised proposed layout and scale. For example;

- The proposed dwelling to the north east has been reduced in scale and massing such as Plot No.12. It would prevent any overbearing to the amenity of the adjoining occupier.
- Off road parking in the revised plan now separates the two properties in order to protect and safeguard the amenity of the adjoining occupier. This is welcome.

10.11 In conclusion, having considered the concerns and the impact of the proposed development; the details of the proposed scale and layout demonstrated through the revised plans shows how such concerns and impact has been addressed and overcome in addition with the use of the recommended planning conditions. Hence, the proposed revised layout and scale are considered acceptable as they are compatible with the character of the properties in the surrounding area; and the revised layout and scale would not harm the living condition of the adjoining occupiers in accordance with Policy GEN2.

B Dwelling mix and affordable Housing provisions (ULP Policies H9 and H10).

10.17 Policy H9 affirms the Council will seek to negotiate on a site to site basis an element of affordable housing of 40% and in this case the details of the proposed reserved provided such affordable housing as illustrated in the table below.

10.18 Policy H10 states that all developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties and with the above affordable housing has been secured through Section 106 Agreement accompanying the approval of the outline application.

10.19 The total numbers of the proposed dwellings considered with the current reserved matters are shown below in terms of their respective amenity space for each proposed dwelling.

Plot no.	Floor Area (M2)	No. Bedrooms	Garden Area (m2)	Max height (storeys)	Parking Provision
1	83	3	153	1	2
2	148	4	177	2	4
3	117	3	91	2	2
4	117	3	100	2	2
5	77	2	87	2	2
6	77	2	105	2	2
7	120	3	102	2	2
8	130	4	128	2	3
9	210	5	132	2.5	3
10	210	5	132	2.5	3
11	82	2	72	2	2
12	82	2	94	2	2

Bungalow (5%)

Affordable Dwellings (20% = 2.4 = 2 dwellings)

All properties will be wheelchair accessible

C Trees and Landscaping (ULP Policies GEN7, ENV3, ENV7 and ENV8).

10.20 Initially the applicant included landscaping as part of the proposed reserved matters but following the significant alterations in the revised proposed scale and layout; the applicant decided to remove such proposed details at this stage in order to be determined at a later stage of outstanding reserved matters.

10.21 The concerns that was raised about the existing trees on site and their potential loss as a result of the development has been given full consideration at this current reserved matter despite the landscaping details has been removed.

D The impact of the proposed access and parking provision (ULP Policies GEN1 and GEN8)

10.22 The proposed access would be from Bartholomew Close and this has generated a lot of concerns from local residents in terms of traffic generation and cars parking outside the approved development area.

10.23 The proposed 4/5 bed properties have three off road parking spaces and all of the other dwellings have two. In order to address the concerns raised by local residents the applicant have provided four visitors parking spaces on the site, one above the level

needed for a development of 12 dwellings. Such changes will ensure that there is minimal on road parking as a result of this proposal. It is therefore considered that it will not exacerbate the existing problem as each dwelling has the required amount of parking, unlike the existing residential properties that were built prior to the current policy requirements and have a deficit by today's parking standards. This additional space in your Planning Officer's opinion would assist to ease the existing problem.

10.24 The movement of traffic along this stretch of road to the application site was also a concern. Earlier studies submitted as part of the original submission detailed how this access is suitable for a development of up to 14 dwellings. The scheme under consideration is for 12 hence, no concerns raised by the Highways Authority in terms of the proposed access and off-street parking spaces. In addition, the Highways Authority have recommended appropriate planning conditions in order to protect and safeguard the amenity of the area and traffic within the vicinity

11 CONCLUSION

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

- A The proposed layout and scale are considered acceptable because it would not harm the character of the area or the living condition of the adjoining occupiers (ULP Policy GEN2).
- B The proposed access and car parking standards are acceptable and comply with (ULP Policies GEN1 AND GEN8) and with the recommended planning condition the proposal would not adversely affect traffic in the area.
- C The proposed access and car parking layout are considered acceptable because they would not harm traffic in the area subject to the implementation of the recommended planning conditions.
- D It should be noted that the proposed reserved matters above did not include Landscaping details as part of the planning issue for consideration and this has been reserved for future consideration.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. Before development commences samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is safeguarded and the amenity of the surrounding locality is protected.

2. No development shall take place, including any ground works or demolition, until a Construction Method Statement has been submitted to, and approved in writing by the

local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and underbody washing facilities

REASON: To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety.

JUSTIFICATION: In order to protect and safeguard the amenity of the area.

- 3 (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

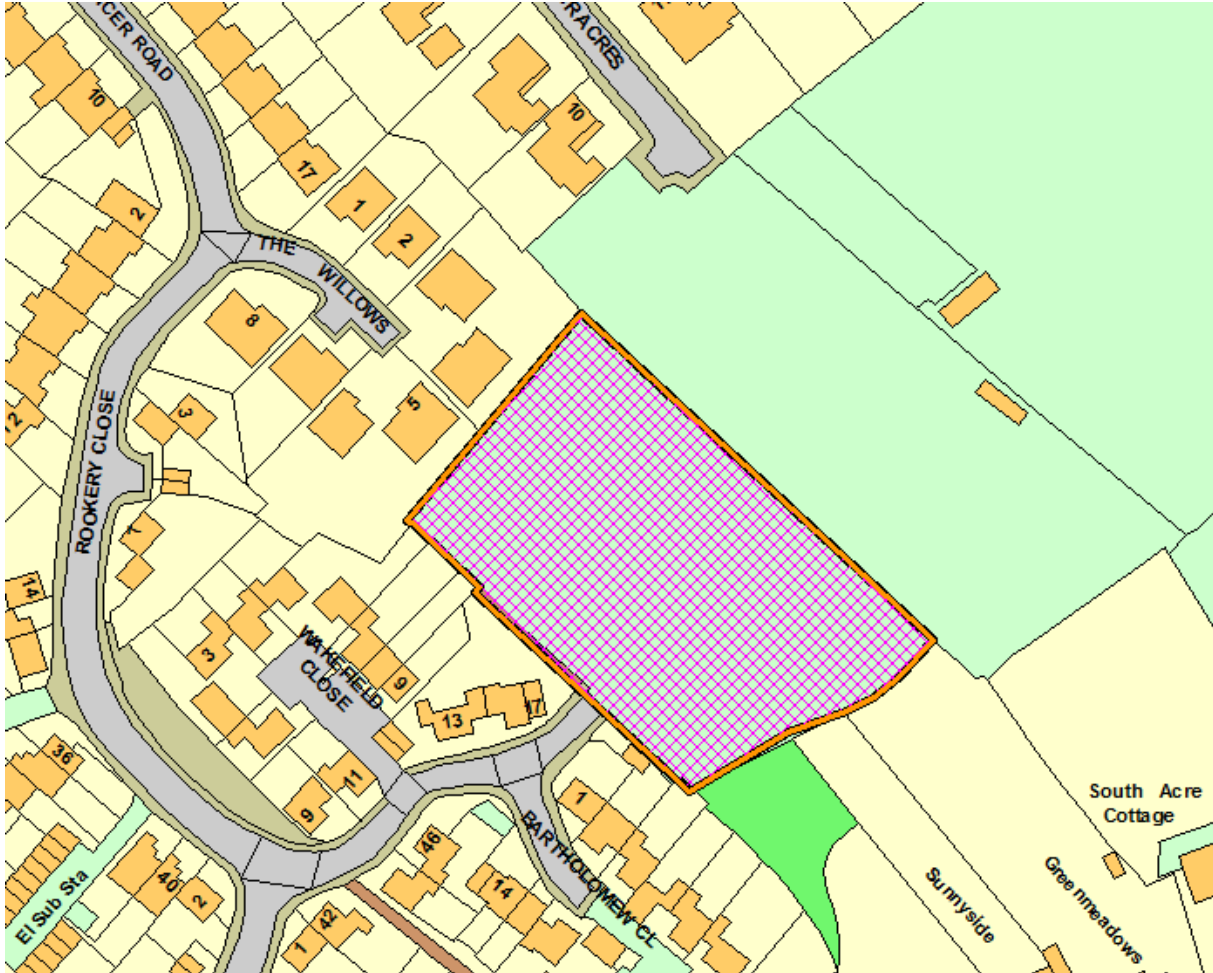
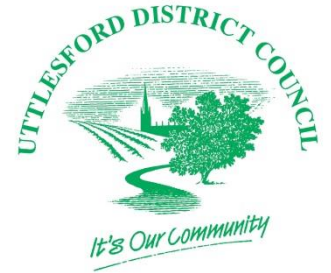
REASON: In order protect trees which are to be retained in order to enhance the development and the visual amenities of the area in accordance with Policies GEN2 and ENV8 of the adopted Local Plan (2005).

- 4 The garage(s), hereby permitted, shall be retained as secure parking for vehicles and shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.

REASON: To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policies GEN1 and GEN8 of the adopted Local Plan (2005).

Application no.: UTT/15/0643/DFO

Address: Land North Of Bartholomew Close, Great Chesterford



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: 1 September 2015

SLA Number: 100018688

UTT/15/1541/FUL (THAXTED)

(More than 5 dwellings)

PROPOSAL: Demolition of bungalow and garage and erection of 6 no. dwellings with landscaping and garaging (variation to approved scheme UTT/13/1678/FUL)

LOCATION: Artington, Orange Street, Thaxted

APPLICANT: Shire Hall Homes Ltd

AGENT: Andrew Stevenson Associates

EXPIRY DATE: 23 September 2015

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Within Development Limits; Conservation Area.

2. DESCRIPTION OF SITE

2.1 The application site is located on the corner of Orange Street and St Clements in Thaxted. The land slopes downwards from east to west and accommodates a bungalow and detached garage. It measures approximately 0.17 ha. To the north west is the Brethren Hall, and the other nearby buildings comprise dwellings of varying scale and appearance.

3. PROPOSAL

3.1 The application is for planning permission to demolish the bungalow and garage, and to erect five houses and one bungalow with associated landscaping and garaging. The proposal is an amendment to a similar development permitted under application number UTT/13/1678/FUL.

3.2 The schedule of accommodation is as follows:

Plot	Bedrooms (No.)	Parking (No.)	Garden (sq. m)
1	3	2	104
2	3 (incl. Studio)	2	107
3	3 (incl. Studio)	2	100
4	3	2	102
5	3	2	95
6	3	2	91
Visitors	-	2	-

4. APPLICANT'S CASE

4.1 It is suggested in the submitted Design and Access Statement that:

- There is no 'in principle' objection to residential development on the site

- No harm would be caused to the amenity of neighbours
- No harm would be caused to wildlife, conservation or landscape
- There would be no adverse impacts regarding road safety

5. RELEVANT SITE HISTORY

- 5.1 Following the refusal of planning permission under application number UTT/12/5743/FUL for a 7-dwelling development, permission was granted under application number UTT/13/1678/FUL to demolish the existing buildings and erect six dwellings. If not implemented, the permission would expire on 29 August 2016.
- 5.2 A separate conservation area consent was granted under application number UTT/12/5744/CA for the demolition of the existing buildings. If not implemented, the consent would expire on 1 February 2016.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S3 – Other Development Limits
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN7 – Nature Conservation
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV1 – Design of Development within Conservation Areas
- Policy ENV2 – Development affecting Listed Buildings
- Policy ENV4 – Ancient Monuments and Sites of Archaeological Importance
- Policy H1 – Housing Development
- Policy H3 – New Houses within Development Limits
- Policy H9 – Affordable Housing
- Policy H10 – Housing Mix

6.3 Guidance

- Supplementary Planning Document – Accessible Homes and Playspace
- Parking Standards: Design and Good Practice
- Local Residential Parking Standards
- The Essex Design Guide
- Developer Contributions Guidance Document

7. PARISH COUNCIL COMMENTS

- 7.1 Thaxted Parish Council objects to the proposed development, raising the following concerns:

- Overdevelopment of the site
- Parking spaces would not be located close to the properties they would serve
- Parking would be cramped
- Negative impact on neighbouring properties

8. CONSULTATIONS

Stansted Airport

8.1 No objection regarding aerodrome safeguarding.

Highway Authority (Essex County Council)

8.2 No objection, subject to the use of planning conditions regarding the following:

- Management of construction traffic
- Construction of vehicular access prior to occupation of the dwellings
- Surface water drainage
- Provision of parking area prior to occupation of the dwellings
- Provision of cycle/motorcycle parking
- Residential Travel Information Pack
- Closure of existing vehicular access

Ecological Consultant (Essex County Council)

8.3 No objection, taking into account the comments of ECC Ecology on the previous application.

Access and Equalities Officer

8.4 Initial objection, preceding the submission of revised drawings. Concerns regarding:

- Level, or gently sloping, access
- Proximity of parking spaces to respective dwellings
- WC compartment size
- Through-floor lift space in houses

9. REPRESENTATIONS

9.1 Neighbours were notified of the application by letter and a notice was displayed near the site. The following comments have been made in opposition to the proposal:

- Incompatible with the character of the area
- Harm to the setting of a listed building – Maytree House
- Overlooking
- Overbearing impact
- Loss of daylight
- Loss of sunlight to garden
- Nuisance to neighbours from cart lodge position
- Removal of valuable trees
- Insufficient infrastructure capacity
- Loss of off-street parking at 9 Mill End
- Proposed loft space is effectively a further bedroom
- Maintenance of retaining wall necessitated by the development
- Existing on-street parking could present difficulties when using driveway
- Adverse effect on road safety from position of vehicular access
- Loss of desirable view from existing buildings
- Access onto neighbouring property would be required during construction
- Devaluation of existing properties

9.2 The following comments have been made in support of the proposal:

- The proposed vehicular access off St Clements would be appropriate

10. APPRAISAL

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

A Accordance with the development plan

B Material considerations

A Accordance with the development plan

Housing development

10.1 Policy H1 identifies locations for housing development, which include the reuse of existing buildings and previously developed land outside urban areas. Policy H3 follows on from this, explaining that new housing will be permitted within development limits if a number of criteria are met. The proposed development, which would make efficient use of previously developed land in walking distance of the village's services, facilities and public transport links, would meet these criteria.

Settlement character

10.2 Policy S3 indicates that development will be permitted within the development limit of Thaxted if it would be compatible with the settlement's character and countryside setting. The surrounding area is residential and urban in character so a residential development on the site would be appropriate.

Sustainable transport

10.3 Policy GEN1 states that development will only be permitted if it encourages movement by means other than driving a car. The application site is located within walking distance of a range of services and facilities serving the village, and a regular bus service provides access to Saffron Walden and Stansted Airport. Occupiers of the dwelling would not be heavily reliant upon car use.

Road safety

10.4 Policy GEN1 states that development will only be permitted if access to the main road network is capable of carrying the traffic generated by the development safely, and if its design would not compromise road safety and would take account of the needs of all road users. Five of the proposed dwellings would be accessed via a shared driveway off St Clements, and Plot 4 would be served by a separate, adjacent driveway. These accesses would be similarly positioned to the existing access off St Clements. Taking into account the comments of the Highway Authority, it is considered that the proposal complies with Policy GEN1.

Design

10.5 Policy GEN2 states that development will not be permitted unless it is compatible with the scale, form, layout, appearance and materials of surrounding buildings. The application site is positioned between the historic buildings lining Orange Street and the 20th Century housing on St Clements. The historic buildings are mostly terraced

houses with traditional, narrow spans, while the more modern buildings on St Clements do not make a valuable contribution to the character of the area. The density of the development would be more in keeping with the area than the existing single dwelling on a large plot. The proposed bungalow would be distinct from the houses with smaller footprints, although its discreet position in the site ensures that this would have no significant effect on the street scene. The palette of materials is appropriate for the area and includes painted render, weatherboarding, timber joinery, clay tiles and slates.

- 10.6 Policy GEN2 states that development will not be permitted unless it provides an environment which meets the reasonable needs of all potential users. The policy is supplemented by the SPD entitled 'Accessible Homes and Playspace', which requires compliance with the Lifetime Homes standards. The Access and Equalities Officer raised a number of accessibility concerns regarding the initial drawings. However, the revised drawings have successfully addressed these, ensuring that parking spaces would be close to the dwellings they serve, level or gently sloping access would be provided to each dwelling, ground floor WCs have been enlarged, lift spaces have been identified and an opportunity for a rear access ramp has been identified at Plot 1.
- 10.7 Policy GEN2 states that development will not be permitted unless it has regard to guidance on layout and design. The policy is supplemented by 'The Essex Design Guide', which includes guidance on the provision of private amenity space. While Plots 5 and 6 would not meet the 100 sq m minimum standard, the gardens would be of a sufficient size to ensure a reasonable level of amenity for the future occupiers.
- 10.8 Policy GEN2 states that development will not be permitted unless it would avoid materially adverse impacts on the reasonable occupation and enjoyment of a residential property. The policy is supplemented by 'The Essex Design Guide', which includes guidance on issues including loss of privacy and loss of daylight. While first floor windows on the front elevation of Plots 2 and 3 would overlook the rear gardens of 1 and 2 St Clements, they would serve bathrooms so obscure glazing would prevent a significant loss of privacy. There would be no overbearing or overshadowing impacts.

Biodiversity

- 10.9 Policy GEN7 states that development which would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Taking into account the comments of the Ecological Consultant, it is considered that the proposal would be unlikely to cause harm to protected species or their habitats.

Vehicle parking

- 10.10 Policy GEN8 states that development will not be permitted unless the number, design and layout of vehicle parking places are appropriate for the location. This policy is supplemented by 'Parking Standards: Design and Good Practice' and 'Local Residential Parking Standards', which set minimum parking standards to prevent on-street parking. Each dwelling would be provided with two off-street parking spaces and two additional spaces would be available for visitors, in accordance with the parking standards.

Listed building

- 10.11 Policy ENV2 states that development will not be permitted if it would adversely affect the setting of a listed building. The proposal would affect the setting of a number of

listed buildings to the north west and south east, along Orange Street. The nearest of these are the Grade II listed Woodcroft to the north west and Cutlers Cottage on the opposite corner of St Clements and Orange Street. The existing openness of the site is not considered important to the setting of the listed buildings, and the appropriate design of the development ensures that it would cause no harm to the setting.

Conservation area

10.12 Policy ENV1 states that development will be permitted if it would preserve or enhance the character and appearance of the essential features of a conservation area. The application site is in a conservation area. The dwellings lining St Clements are almost exclusively mid to late 20th Century houses and bungalows, while Orange Street possesses a more traditional and varied street scene. The proposed development comprising new dwellings of a traditional and vernacular design would sit comfortably within these varied surroundings.

Archaeology

10.13 Policy ENV4 seeks appropriate archaeological investigation. In relation to the previous planning application, the Historic Environment Officer identified that the site lies within the archaeologically sensitive area of the medieval town of Thaxted. It would therefore be appropriate to secure appropriate investigation before the commencement of development.

Affordable housing

10.14 Policy H9 states that the Council will seek to negotiate on a site by site basis an element of affordable housing of 40% of the total provision of housing on appropriate allocated and windfall sites, having regard to the up to date Housing Needs Survey, market and site considerations. The most up to date information on affordable housing provision is contained within the Developer Contributions Guidance Document. This indicates that, for a development of the proposed number of dwellings, a financial contribution would be required if the gross floorspace would exceed 1000 sq. m. However, the measurement is approximately 910 sq. m so a contribution is not required.

Housing mix

10.15 Policy H10 states that developments on sites of 0.1 hectares and above or of 3 or more dwellings must provide a significant proportion of market housing comprising small properties. Small properties are those with 2 or 3 bedrooms. As all of the dwellings would have 3 bedrooms, the proposal complies with Policy H10.

Conclusion on the development plan

10.16 The proposal accords with the development plan as a whole, with no significant breaches of policy.

B Material considerations

National Planning Policy Framework (NPPF)

10.17 Paragraph 14 explains that at the heart of the NPPF is a presumption in favour of sustainable development. This states that development proposals that accord with the development plan should be approved without delay. Taking into account the policies

of the NPPF as a whole, it is considered that there are no considerations which indicate that an alternative decision should be taken.

11. CONCLUSION

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

- A The proposal is in accordance with the development plan, and there are no material considerations that indicate that planning permission should be refused.

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. Prior to commencement of the development, details of the external finishes (including samples and/or photographs as appropriate) must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.

REASON: To ensure compatibility with the character of the area, in accordance with Policy GEN2 and Policy ENV1 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

3. Prior to commencement of the development, details of hard and soft landscaping (including planting, hard surfaces and boundary treatment) must be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works must be carried out in accordance with the approved details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping must be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works must be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area and prevent surface runoff onto the highway, in accordance with Policy GEN2, Policy ENV1 and Policy GEN1 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

4. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading/unloading/reception and storage of building materials and manoeuvring of all vehicles, including construction traffic, must be submitted to and

approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.

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, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

5. Prior to commencement of the development, a written scheme of investigation including a programme of archaeological trial trenching must be submitted to and approved in writing by the Local Planning Authority. The archaeological trial trenching must be carried out in accordance with the approved details prior to commencement of the development.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

6. Following completion of the archaeological trial trenching required by Condition 5 and prior to commencement of the development, a mitigation strategy detailing the excavation/preservation strategy must be submitted to and approved in writing by the Local Planning Authority. The works detailed in the mitigation strategy must be carried out in accordance with the approved details prior to commencement of the development.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005). This condition must be 'pre-commencement' to ensure that the development is only carried out in accordance with the above details.

7. Within 6 months of the completion of the works required by Condition 6, a post-excavation assessment (including the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report) must be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with Policy ENV4 of the Uttlesford Local Plan (adopted 2005).

8. Prior to occupation of the dwelling identified on the drawings as Plot 1, details of the 'Alternative Ramp to Garden' as shown on Drawing No. 4837 04 Rev D must be submitted to and approved in writing by the Local Planning Authority. The ramp must be installed in accordance with the approved details prior to occupation of the dwelling.

REASON: To ensure the garden is accessible, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

9. Prior to occupation of the development, the vehicular access must be constructed at right angles to the highway boundary and to the existing carriageway in accordance with drawing No. 4837 03 Rev D.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

10. Prior to occupation of any dwelling hereby permitted, the vehicle parking area indicated on the approved plans must be hard surfaced, sealed and marked out in parking bays. The vehicle parking area must be retained in this form at all times. The vehicle parking must 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 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 GEN1 and Policy GEN8 of the Uttlesford Local Plan (adopted 2005).

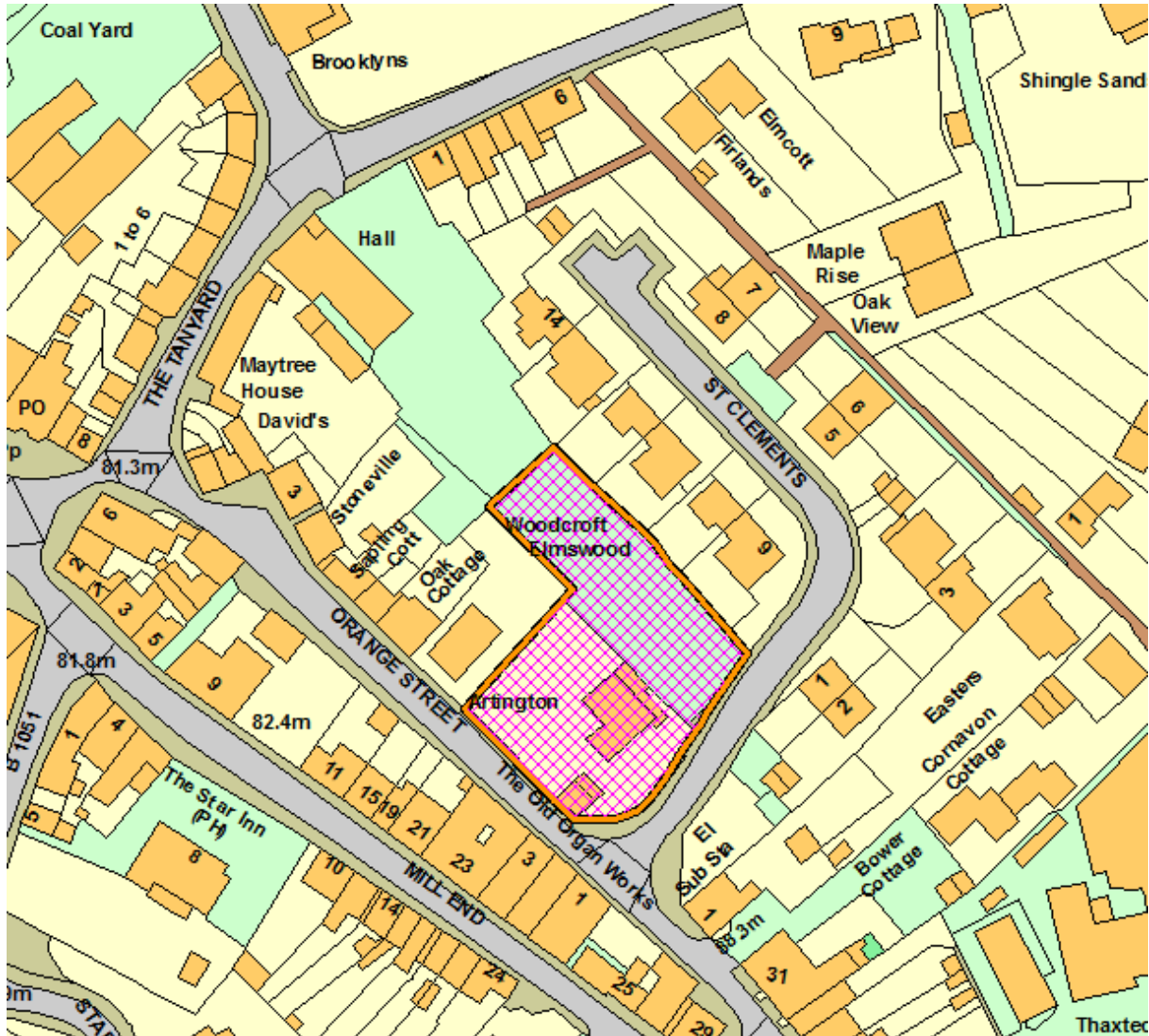
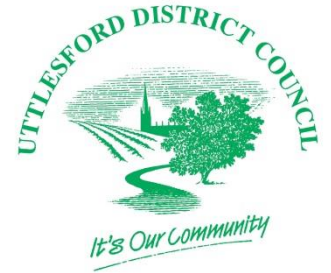
11. The parking spaces must be arranged in relation to their respective dwellings as shown on Drawing No. 4837 03 Rev D, with the exception of the visitor spaces and Plot 3 spaces which must be swapped, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure ease of access to each property, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

12. The first floor windows on the south east elevation of the dwellings identified on the drawings as 'Plot 2' and 'Plot 3' must be obscure glazed prior to occupation of the dwellings and thereafter retained.

REASON: To protect the privacy of the occupiers of 1 and 2 St Clements, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/15/1541/FUL
Address: Artington, Orange Street, Thaxted



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: 1 September 2015
SLA Number: 100018688

UTT/15/1884/FUL (LANGLEY)

(Referred to Committee by Cllr Oliver. Reason: Size and design of outbuildings, incorporation of paddock land, removal of hedge, Scarlet Malachite Beetle. Applicant related to Council employee. Deferred to September committee for site visit.)

PROPOSAL: Demolition of existing dwelling and erection of replacement dwelling and change of use of paddock to residential garden land.

LOCATION: Long View, Waterwick Hill, Langley

APPLICANT: Mr & Mrs C Wakerley

AGENT: Mr A Frostick

EXPIRY DATE: 20 August 2015, extension of time 8 September 2015

CASE OFFICER: Samantha Stephenson

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 The application site comprises a 2 storey white rendered, on a brick plinth, detached dwelling with off road parking for several vehicles and a detached pitched roofed double garage building. The dwelling is set well back from the road and has established hedging to the road frontage and neighbouring boundary, remaining boundaries are bounded by a mixture of post and rain fencing and hedging. The dwelling is sited on a hill and set considerably lower than the nearest adjacent property which is sited over 40m away to the south. To the rear of the dwelling is open countryside and to the north east is paddock land which is within the applicant's ownership. The residential area of the site is approximately 0.53ha with the adjoining paddock at approximately 1.54ha.

The dwellings in the locality are of varying sizes and design with no uniformity.

3. PROPOSAL

3.1 The application proposes the demolition of the existing dwelling and the erection of a replacement dwelling and garage building with games/gym room. The proposed house would be a 5 bedroom dwelling on two floors and will be sited in the same place as the existing dwelling with a larger footprint.

3.2 The dwelling would have maximum dimensions of approximately 21m in depth and an approximate width of 17.5m with a maximum ridge height of approximately 7.2m. Proposed materials are bricks and weatherboarding with natural slate and clay pantiles and painted timber fenestration and doors. The dimensions of the garage building are 10.5m x 7.4m and 5.8m to the pitch with studio over and the adjoining gym room is proposed to be 7.3m x 3.8m and 4m to the ridge.

- 3.3 Three parking spaces are proposed in the garage building with additional off road parking provision within the curtilage of the dwelling. It is also proposed to convert a small corner of the adjacent paddock into residential garden land.

4. APPLICANT'S CASE

- 4.1 Application supported by;
- Design and Access Statement
 - Biodiversity questionnaire
 - Bat Survey
 - Sustainable construction checklist
 - Site Waste Management Plan

5. RELEVANT SITE HISTORY

- 5.1 UTT/0902/91 Outline application for erection of one house and construction of new access. Refused 05.09.91
- 5.2 UTT/0903/91 Outline application for erection of one house and construction of new access. Refused 05.09.91.

6. POLICIES

6.1 National Policies

National Planning Policy Framework (2012)

6.2 Uttlesford District Local Plan 2005

- Policy S7 – The Countryside
- Policy H7 – Replacement Dwellings
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN7 - Nature Conservation
- Policy GEN8 - Vehicle Parking Standards
- Policy ENV6 Change of use of Agricultural Land to Domestic Garden
- Uttlesford Local Parking Standards 2013
- SPD Replacement Dwellings

7. PARISH COUNCIL COMMENTS

- 7.1 At the meeting of the Parish Council on Tuesday 21st July planning application UTT/15/1884/FUL - Long View, Waterwick Hill, Langley was discussed and no objections were raised.

Although the Council are in favour of the development they would like to point out that the red line on the ordnance extract outlining the site does not demonstrate correct line of boundary as access to the property is over common land, for which a deed of grant will need to be given.

8. CONSULTATIONS

Access and Equalities Officer

- 8.1 I have reviewed the application and whilst there is no reference to compliance with the SPD on Accessible Homes and Playspace within the Design and Access Statement the internal layout of the dwelling, because of its size will meet the requirements of the standard. Expired 23.07.15.

ECC Ecology

- 8.2 Thank you for consulting us. I have no objections. The bat survey undertaken by John Dobson in June 2015 found no evidence of bats in the property and deems no further surveys to be necessary.

Further response received dated 21.08.15.

The Scarlet Malachite Beetle is a priority (Section 41) species which is offered some protection under the Natural Environment and Communities Act (2006). The protection does not extend to its habitat (unlike European Protected Species).

I have reviewed the information sent over, including:

1. Langley Parish Council Minutes dated 8 June 2015 - item 3 refers to recent sightings
2. Langley Parish News & Environment Notes dated July 2015 - article notes recent sightings
3. Langley Parish News & Environment Notes dated July 2012 - article notes recent sightings (highlighting that this is a long-established breeding site)
4. Scarlet Malachite Beetle 2014 Report - published by buglife.org.uk
5. Scarlet Malachite Beetle 2013 Report - published by buglife.org.uk

I have also viewed recent aerial imagery of the site and its surroundings.

The map in the 2014 Buglife report (Page 42) does not show any scarlet malachite sightings in the south western corner of 'Malachite Meadow', which is to be lost to the proposals (or indeed in any part of Malachite Meadow). The report identifies two sightings close to the site, one on 'Walnut Tree Green' and the other beyond Park Lane. Walnut Tree Green exists approximately 150 metres to the north east of the site. The loss of a small area of 'Malachite Meadow' is not thought to impact any population using Walnut Tree Green.

In response to the queries from Jenny and Joe Walsh:

- Item 3 on the meeting minutes relates specifically to Walnut Tree Green, not the site in question.
- The Langley Parish news again mentions Walnut Tree Green, not the site in question.
- Langley Environment Notes (2012 and 2015) again refers to Walnut Tree Green, not the site in question.
- Neither Buglife Report 2013 or 2014, refer to the species being present on the site in question.
- I have not seen any information indicating that the site is a long established breeding site for the species.

There is currently no evidence to suggest that any Scarlet Malachite beetles exist on the site, despite two studies being done specifically on this area by Buglife. I think it would therefore be unreasonable to request further surveys, as there is not a 'reasonable likelihood' they are present (see <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>) . Even if the beetles were present, the area in question is very small relative to the remainder of Malachite Meadow and a significant area of suitable habitat will remain post development.

In order to remove any residual risk of harm, I recommend that the habitat is cleared in the summer months when the beetle is active and can naturally disperse away from any areas of disturbance. You may wish to tie the developer into providing some enhancements on Walnut Tree Green, to enhance the habitat they are known to be present on.

Regarding the pond, our aerial imagery only showed one pond, 280 metres to the north east of the site. However, there appears to be another small pond slightly closer to the site, approximately 100 metres to the north east within the tree line. There appear to be no other ponds within 250 metres of the site.

I have taken the time to run a 'rapid risk assessment' on the land required for removal. This is a tool offered by Natural England to guide ecologists and developers through the licensing process for European protected species. It is my understanding that the pond will be untouched by proposals.

Taking into account the above, I do not consider great crested newt surveys to be necessary. I do however recommend the following non-licensed avoidance measures are adhered to:

Location & layout

- (a) Locate site as far as possible from potential breeding ponds and high quality terrestrial habitat.
- (b) Locate in areas subject to high pre-existing fragmentation.
- (c) Locate on hard, compacted ground with few fissures.
- (d) Design layout so that any hard landscaping is as far as possible from ponds, with retained habitat and soft landscaping toward ponds.

Timing & duration

- (a) Restricting works to the winter period (when newts are rarely active above ground) is sensible if the project would not harm hibernation habitat. Projects with temporary habitat disruption and reinstatement, such as some pipelines, could potentially be carried out without any licensable activity in this way.
- (b) Keep duration of groundworks as short as possible.
- (c) Undertake during the day works that might only affect newts above ground.

Construction methods and special precautions

- (a) Backfill trenches and other excavations before nightfall, or leave a ramp to allow newts to easily exit.
- (b) Raise stored materials (that might act as temporary resting places) off the ground, e.g. on pallets.
- (c) For pipelines, use directional drilling to cross areas of core habitat and dispersal routes.
- (d) Avoid installing structures that act as barriers close to ponds, or include gaps at ground level where walls or fences are unavoidable.

ECC Highways

- 8.3 From a highway and transportation perspective the impact of the proposal is acceptable subject to conditions.

Thames Water

8.4 Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

9. REPRESENTATIONS

9.1 16 neighbours were informed. Consultation expired 16.04.15. 1 objection received. Description of application not clear. Size and location of the proposed new outbuilding. inaccuracies on biodiversity questionnaire.

10. APPRAISAL

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

- A The principle of development of the site (ULP Policies S7 and H7)
- B Design and visual impact (ULP Policies H7 & GEN2)
- C Impact on adjacent residential amenity (ULP Policy GEN2).
- D Access and Vehicle Parking Standards (ULP Policy GEN8 & GEN1)
- E Nature Conservation (ULP Policy GEN7)

A The principle of development of the site (ULP Policies S1 and H7).

10.1 The existing dwelling is located outside of the development limits and is therefore countryside for the purposes of the local plan where new dwellings are generally not permitted. However, the proposal is for a replacement dwelling and this would be acceptable in principle subject to it being in scale and character with neighbouring properties and through its location, appearance and associated scheme of landscape enhancement it would protect or enhance the particular character of the countryside in which it is set (ULP Policy H7).

10.2 Policy GEN2 states that development should be compatible with the scale, form, layout and appearance of surrounding buildings and should have regard to guidance on layout and design adopted as supplementary planning guidance to the development plan. While Policy H7 states replacement dwelling will be permitted if in scale and character with neighbouring properties. The SPD on Replacement Dwellings expands on this and specifies that dwellings must be lawful, structurally unsound or poorly constructed for a replacement dwelling to be acceptable. In addition replacement dwellings should be of a similar size to the dwelling to be replaced, take account of local character and the footprint should be similar.

10.3 The site accommodates an existing dwelling which is of 1980's design and has little architectural merit either visually or materially and does nothing to enhance the countryside setting.

10.4 In addition to the requirements of Policies GEN2 and H7 mentioned above the SPD also states that development should result in an enhanced building on the site. The proposed replacement dwelling is of modern construction using sustainable and renewable energy sources, in line with the SPD- Energy Efficiency and Renewable Energy Adopted October 2007 and the Code for Sustainable Homes.

B Design and visual impact (ULP Policies H7 & GEN2).

- 10.5 The proposed dwelling would be larger than the existing with a proposed ground floor footprint of approximately 240m². Whilst it is larger than the existing it is considered that given the allowance for extensions and development that would be allowed under permitted development rights, as well as the size of the plot and distances between neighbouring sites that the size is acceptable in this case.
- 10.6 The design of the new dwelling addresses the scale of the houses in the locality, it would be set in from the boundaries and is set lower than the existing (by 1m), the submitted south-eastern elevation drawing demonstrates this and shows that the proposed dwelling would provide an appropriate transition between the neighbouring properties and would be compatible with the group as a whole. Although the proposed garage building has moved closer to the boundary there remains sufficient distance between it and the existing boundary screening and as well as the distance between properties to ensure that there will be no detrimental visual impact.
- 10.7 The new dwelling has been positioned in the same location as the existing, the plot is a deep one with a large verge, the large gardens remain and the general sense of space that exists in the street scene achieved by the separation between buildings will be preserved.
- 10.8 The majority of landscaping and trees is proposed to be retained along the boundaries, and new indigenous planting will also be introduced to strengthen these boundaries. Therefore, the rural character of this locality can be adequately safeguarded and screening can be maintained, the imposition of landscaping conditions will help to ensure this.
- 10.9 The gables reflect the design details of the existing and neighbouring dwellings and whilst the overall proposed design differs from the existing, it is of vernacular design and similar to other dwellings in the locality. It is not considered therefore that the proposal is so out of keeping as to warrant refusal. Given the area is characterised by a mix of development styles with no conforming style, the proposed dwelling would not look out of place or be unduly prominent in the street scene. It would replace an unremarkable building with a more attractive property, more in keeping with nearby dwellings. It is considered that the design would not be out of keeping with the street scene or detrimental to the character and appearance of the street scene.
- 10.10 The Essex Design Guide recommends 100sqm of private amenity area for a dwelling of this size and this plot is well in excess of that.
- 10.11 The proposal to convert a small area of paddock land to residential garden land is considered to be compatible with ULP Policy ENV6 which states that this will be permitted if it does not result in a material change in the character and appearance of the surrounding countryside. The proposed area of the paddock is considered to be a small unworkable corner and will not create a wedge of domestic garden intruding into an agricultural landscape. The applicant has proposed appropriate boundary treatment suitable for the rural location, which will not have the effect of urbanising the area or compromising the openness of the countryside.
- 10.12 The erection of one replacement dwelling would not generate a volume of traffic that would impact on the surrounding transport network.

C Impact on adjacent residential amenity (ULP Policy GEN2).

10.13 With regard to the proposed replacement dwelling and its impact on residential amenity, the dwelling to the south is at a sufficient distance to ensure that there will be no overshadowing, overbearing or overlooking impact. The proposed dwelling will be set lower than the existing by 1m so will have a reduced visual impact. Although the garage building is larger than the existing and is moved slightly closer to the boundary there still remains sufficient distance to minimise this impact and the dropped eaves line design minimises its visual impact.

D Access and Vehicle Parking Standards (ULP Policy GEN8 & GEN1)

10.14 The proposal would utilise the existing access into the site. Essex County Council Highways Department has no objection to the proposal subject to conditions. The proposed garage and additional off road parking provision within the curtilage of the site is sufficient to meet and exceed the Uttlesford Local Residential Parking Standards adopted December 2012.

E Nature Conservation (ULP Policy GEN7)

10.15 Policy GEN7 seeks to ensure that development would not have a harmful effect on wildlife. As part of the application a Bat Survey and biodiversity questionnaire was submitted and as part of the determination of the application the County Ecologist was consulted. The County Ecologist had no objections but recommended that some non-licensed avoidance measures be adhered to. The proposal complies with Policy GEN7.

11. CONCLUSION

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

- A The proposed development is acceptable and complies with all relevant Development Plan policies.

RECOMMENDATION – APPROVAL WITH CONDITIONS

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) 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).

- 3. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

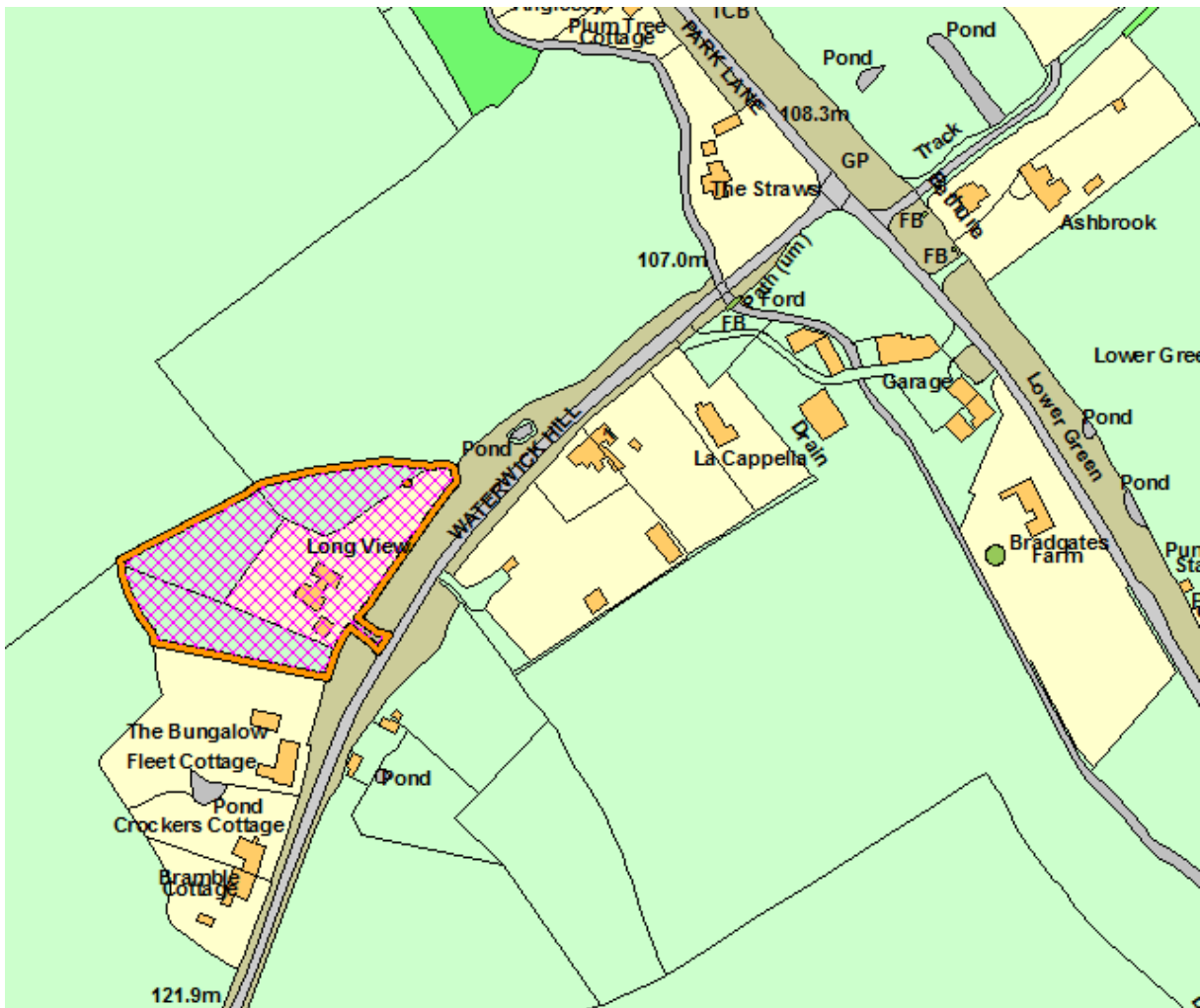
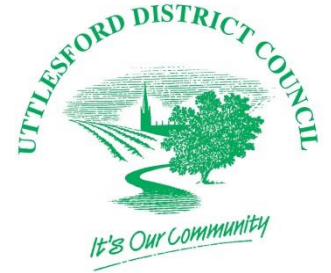
REASON: To avoid displacement of loose material onto the highway in the interests of highway safety, in the interests of highway safety in accordance with Policy GEN1 of the Uttlesford Local Plan adopted 2005

- 4. Before development commences samples of 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. The development shall be implemented using the approved materials. Subsequently, the approved materials shall not be changed without the prior written consent of the local planning authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

Application no.: UTT/15/1884/FUL

Address: Long View, Waterwick Hill, Langley



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: 1 September 2015

SLA Number: 100018688

UTT/15/1959/FUL - THAXTED

MINOR

PROPOSAL: Conversion of former children's nursery building into 7 no dwellings and the erection of a rear two storey extension comprising 2 no dwellings together with associated parking, external works and drainage

LOCATION: 25 Barnards Field, Thaxted

APPLICANT: Mr C Hockley

AGENT: Robert Crawford Associates

EXPIRY DATE: 28 August 2015, extension of time to 18 September 2015

CASE OFFICER: Karen Denmark

1. NOTATION

1.1 Outside Development Limits.

2. DESCRIPTION OF SITE

2.1 The application site is located within the residential development known as Barnards Field. It is a former children's nursery which has now been vacated. Dwellings forming part of the Barnards Field estate are located to the east and south. Magdalene Green is located to the west and is located on lower ground. There is an agricultural field to the north, with an access to the field running along the western boundary.

2.2 The building is predominantly two storeys and constructed in a mixture of red brick and black weatherboarding, with a plain tile roof. There is a picket fence to the front and hedging to the other boundaries. There is a large car parking area associated with the former use of the building.

3. PROPOSAL

3.1 The proposal relates to the change of use of the existing building into 7 no flats, together with a two storey extension to provide an additional 2 flats. The proposed mix would be:

- Flat 1 – 1 bedroom
- Flat 2 – 1 bedroom
- Flat 3 – 2 bedroom
- Flat 4 – 1 bedroom
- Flat 5 – 2 bedroom
- Flat 6 – 1 bedroom
- Flat 7 – 1 bedroom
- Flat 8 – 2 bedroom
- Flat 9 – 2 bedroom

3.2 The layout drawing indicates that 17 car parking spaces would be provided, including 1 disabled space. There would be a communal bin store and an area for cycles. There

would be four communal areas of amenity space which would total approximately 225 square metres. In addition there are two areas of land to the front of the building totalling approximately 60 square metres. Flat 7 would also have a small terrace.

4. APPLICANT'S CASE

4.1 The application has been submitted with a Design and Access Statement, the conclusions of which are:

- The development of the application site for the conversion of the existing building and new extension would meet the aims and objectives of the NPPF in relation to the 3 strands of sustainability, and would not be in conflict with relevant local plan policies. The development of the site will provide new housing within a previously developed sustainable location whilst at the same time contribute to protecting and enhancing the natural, built and historic environment.
- At the same time, it would not be detrimental to the amenities of adjoining property owners or the character and appearance of the area, and addresses the reasons for refusal of the previous scheme.
- As a consequence, the Council are respectfully requested to receive this application positively, and to approve it in due course.

5. RELEVANT SITE HISTORY

5.1 UTT/14/3254/FUL – Conversion of former children’s nursery building into 7 no dwellings and the erection of 3 no dwellings together with associated parking, external works and drainage. Refused on the basis of insufficient amenity space, failure to improve the character and quality of the area, and failure to secure a contribution towards affordable housing.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S7 – The Countryside
- GEN1 – Access
- GEN2 – Design
- GEN3 – Flooding
- GEN8 – Vehicle Parking Standards

7. PARISH COUNCIL COMMENTS

7.1 To be reported.

8. CONSULTATIONS

ECC Ecology

8.1 The building in question is of modern construction style and from recent aerial and street imagery appears intact; offering very limited opportunities for roosting bats. The

surroundings also offer very little in the way of bat foraging habitat. The remainder of the site appears to comprise a car park and play area with some minor ornamental planting. None of these features are likely to provide suitable habitat for any protected species. I do not consider further ecology surveys to be necessary. Any landscaping plan should endeavour to retain the vegetation demarking the western boundary.

ECC Highways

- 8.2 From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions relating to the provision of the parking areas and cycle/powered two wheeler parking.

9. REPRESENTATIONS

- 9.1 Two letters of representation have been received in respect of these proposals raising the following issues:

- Concerns regarding flooding
- Overlooking from flat 7

10. APPRAISAL

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

- A The principle of development in this location (ULP Policy S7; NPPF)
- B Design (ULP Policy GEN2; NPPF)
- C Access (ULP Policy GEN1)
- D Parking provision (ULP Policy GEN8)
- E Flooding (ULP Policy GEN3; NPPF)

A The principle of development in this location (ULP Policy S7; NPPF)

- 10.1 The application site is located outside the development limits, but does form a brownfield site. Whilst Policy S7 seeks to prevent development within the countryside, it is not fully consistent with the NPPF. Policy S7 does permit development that needs to take place in the rural area and if it protects and enhances the particular character of the part of the countryside within which it is set, or there are special reasons why it needs to take place there. One of the core principles, as set out in paragraph 17 of the NPPF, is the encouragement for the effective use of previously developed land (brownfield). This is reinforced in paragraph 111 under Section 11 of the NPPF which seeks to conserve and enhance the natural environment.
- 10.2 This site within Thaxted is a relatively sustainable location, with access to a primary school, doctor's surgery, shops and other facilities. In addition there is access to public transport.
- 10.3 The application site is an existing building which is no longer in use for the purposes for which it was constructed. It is located within a residential area and it forms previously developed land. The redevelopment of the existing building to form 7 flats would

represent a use that would be appropriate in this residential area, and would be in accordance with the sustainability principles set out in the NPPF.

- 10.4 The proposed extension would create two additional flats. Whilst this would intensify the use of the site, it is considered that this would result in the more efficient use of this brownfield site. As such, the principle of development is considered to be in accordance with Policy S7 and the NPPF.

B Design (ULP Policy GEN2; NPPF)

- 10.5 The proposed conversion of the existing former nursery building to residential would require some minor alterations to fenestration. On the west elevation there would be two new ground floor windows and 2 additional projecting windows with side glazing only. On the east elevation there would be a new window and a door changed to a window. On the south elevation a window would be relocated and on the north elevation there would be a new rooflight. Existing ramps and escape staircases would be removed. The proposed alterations are considered to be acceptable and in keeping with the character of the building.

- 10.6 The proposed two storey extension would be constructed in materials to match the existing building. The proposed scale and design of the extension is acceptable in terms of its relationship with the existing building.

- 10.7 A neighbour raised concerns regarding overlooking and this has been addressed by replacing the traditional window with a further projecting window with side glazing only. This window would essentially allow light into the room but no opportunity to overlook the property to the rear. As such the proposals would not result in loss of amenity due to overlooking. The scale of the proposed extension is acceptable and would not result in any loss of amenity due to overshadowing or overbearing.

- 10.8 In terms of amenity space, there would be a requirement for 225sqm of communal amenity area to serve the proposed dwellings. This would be provided in two areas of land to the rear of the building. In addition there would be two further areas of private amenity land serving flats 1 and 3, totalling a further 60sqm. Flat 7 would also have a small terrace. Therefore the proposals comply with the requirements for amenity space.

C Access (ULP Policy GEN1)

- 10.9 The proposals would utilise the existing access point which was designed for the previous use of the building as a nursery. ECC Highways has assessed the proposals and raise no objections.

- 10.10 Policy GEN1e) seeks to locate development in areas where it encourages movement by means other than driving a car. Thaxted has a small range of facilities, including a primary school, doctor's surgery, shops and public houses and restaurants/cafes. In addition there are two bus routes serving the village, one providing an hourly service each way to Stansted Airport and Saffron Walden. The other service operates between Great Dunmow and Saffron Walden which operates 6 times a day Monday to Friday and 3 times a day on Saturdays. As such the proposals comply with Policy GEN1.

D Parking provision (ULP Policy GEN8)

- 10.11 The proposal comprises 4 x 1 bed and 5 x 2 bed flats. This generates a requirement for 17 parking spaces, 14 for the units and 3 visitor parking spaces. The layout plan

clearly indicates the 17 spaces all at the required space sizes of 5.5m x 2.9m. Therefore the proposals comply with Policy GEN8.

E Flooding (ULP Policy GEN3; NPPF)

10.12 The application site size is less than 1ha and therefore a Flood Risk Assessment is not required to be submitted as part of the application. In addition statutory consultees are not providing advice on sites of less than 1ha.

10.13 The risk of increased flooding has been raised by representations. The site is a brownfield site and is predominantly hardstanding at the present time. The conversion of the existing building into flats would not give rise to any flood risk issues. The proposed extension would be partially located on an area of existing hardstanding. This should not give rise to significant increased risks of flooding.

10.14 The proposal incorporates the installation of permeable block paving to the car parking area together with gravel filled cellular plastic grids to the parking bays. These would enable surface water to drain slowly from the site, more in line with greenfield run off rates. Therefore the proposals are likely to improve the current situation on site and potentially reduce flood risk issues. As such the proposals are in accordance with Policy GEN3.

11. CONCLUSION

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

- A Whilst the site is located outside the development limits the proposal is for the reuse of an existing building and the erection of two additional flats on a brownfield site. As such the proposal is considered to be acceptable in terms of Policy S7 and the NPPF.
- B There would be no loss of residential amenity arising from the proposals. The issue of overlooking has been addressed satisfactorily. The design of the proposals is considered acceptable and in accordance with Policy GEN2.
- C The access to the site is considered acceptable and no highway issues arise from the proposals. As such the proposals are in accordance with Policy GEN1.
- D The parking provision meets the required standards and is in accordance with Policy GEN8.
- E The proposals incorporate the installation of permeable paving and cellular grids to attenuate surface water flows. As such the proposals are unlikely to increase flood risk issues and are in accordance with Policy GEN3.

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. The development hereby permitted shall be constructed entirely of the matching materials details of which are shown on the schedule of materials on the planning application form 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).

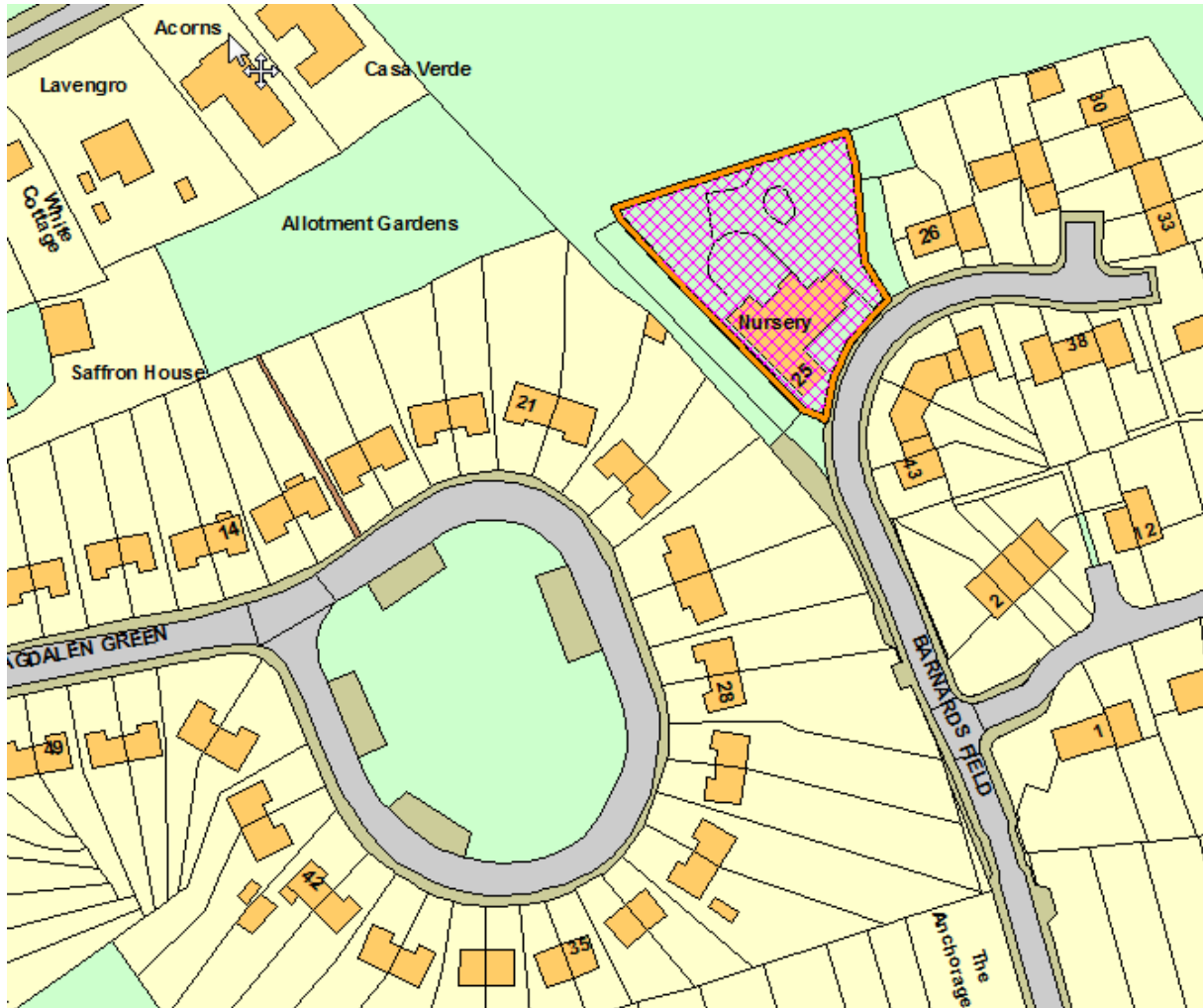
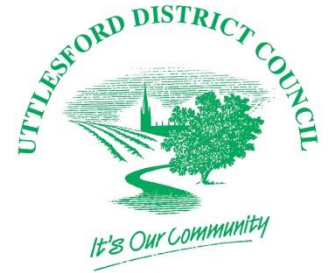
3. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form 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 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).

4. The cycle/powered two wheeler parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity, in accordance with Policy GEN8 of the Uttlesford Local Plan.

Application no.: UTT/15/1959/FUL
Address: 25 Barnards Field, Thaxted



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: 1 September 2015
SLA Number: 100018688

UTT/15/1662/FUL (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor.

PROPOSAL: Change of use from Class A3/A5 (restaurant/hot food takeaway) to Class A5 (hot food takeaway) including the installation of replacement extraction and ventilation equipment.

LOCATION: 12 Hill Street Saffron Walden

APPLICANT: Mr Joshi

AGENT: Mr Jonathan Rainey

EXPIRY DATE: 28 August 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within Development. Conservation Area. Within Flood Plain Zone 2. Aerodrome Direction. Archaeological Site. Listed Building. Road Classification Line. Water Authority.

2. DESCRIPTION OF SITE

2.1 The application site is part of an existing two storey building. It is a Listed Building which is located within Saffron Walden Town Centre, along a designated shopping parade.

3. PROPOSAL

3.1 The proposal is a change of use of from Indian restaurant and takeaway (Mixed Use) to a hot food takeaway (Class A5). A new extraction will run from the oven and terminate at the rear elevation. It will run through the new slate roof and terminate approximately 1 metre above the upper floor window. A fresh air intake duct will also rise through the new slate roof at the rear of the site and terminate at a low level.

3.2 The customer service area will be located at the front of the shop, with the main entrance being off Hill Street 9 in the same position as the current entrance (entrance door). The cooking area, including the 'bake and service' area will be in the centre of the shop. A cold room, a washing up area, a WC, and a store room will be located the rear of the store.

3.3 Delivery will be made by car. During the time that delivery drivers are waiting for the food to be made and are back at the site, they will park in the nearby public car parks.

3.4 During the day, one car will be utilised and will, for large parts of the day, be making deliveries. During the evening, which is the busiest time, two cars will be in use.

3.5 The applicant is expecting to purchase from the Council the requisite number of permits to park in the public car parks.

3.6 The proposed takeaway will operate between 11am and 11pm.

4. APPLICANT'S CASE

- 4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access and Heritage Statement.
- 4.2 Applicant argued that it has been demonstrated that the proposed development will be compliant with the relevant and adopted local planning policy. The proposed takeaway would not have adverse impact on the amenity of surrounding occupiers; the character and appearance of the Conservation Area; the special features of the Listed Building or have a detrimental impact on the local highway network.
- 4.3 The proposed change of use will make a positive use on a vacant site and can only enhance the role of Saffron Walden as a retail and service centre. And it will provide approximately 35 No. jobs

5. RELEVANT SITE HISTORY

- 5.1 UTT/0224/05/FUL. Approve with condition. To vary condition C.90B to alter opening hours to 11:30am to 11:00pm Sunday to Thursday and 11:00am to 11:30pm Friday and Sunday.
- 5.2 UTT/0588/91. Approve with condition. Change of use of first floor from offices to beauty salon.
- 5.3 UTT/0726/93. Approve with condition. Change of use of shop to restaurant and hot takeaway and provision of extraction flue.
- 5.4 UTT/0803/90. Approve with condition. Change of use of ground floor from A1 to D2 exercise/toning tables.
- 5.5 UTT/1327/93/FUL. Approve with condition. Change of use of first floor from office to residential accommodation.
- 5.6 UTT/2031/05/FUL. Approve with condition. Proposed part change of use of first floor from staff employed in restaurant accommodation to self- contained flat.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S1 Development Limits for the main Urban Areas
- Policy GEN1 Access
- Policy GEN2 Design
- Policy GEN3 Flood Protection
- Policy GEN4 Good neighbouring
- Policy GEN8 Vehicle Parking Standards
- Policy ENV1 Design of Development within Conservation Areas
- Policy ENV2 Development affecting Listed Building
- Policy ENV4 Ancient Monuments and Sites of Archaeological Importance
- Policy ENV11 Noise Generators

- Policy RS2 Town and Local Centres
- Policy SW1 Town Centre

7. TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

ECC Highways Authority

8.1 No objection because the proposal is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1 adopted (2005).

Environmental Health Officer

8.2 No objection subject to recommended planning conditions.

ECC Suds Team

8.3 Awaiting for comments which will be reported in the Supplementary Planning Committee Report.

9. REPRESENTATIONS

9.1 Five objection letters received for the following reasons:

- The proposal would generate traffic, noise and odour
- The opening hours would cause nuisance to the local surroundings
- Parking problems

9.2 Councillor John Lodge- stated his surprised by the Highways comments here. The reality of this application could be a very large increase in short term parking outside of the premises on a narrow and congested piece of road. Surely it is the role of ECC Highways to take such consideration.

10. APPRAISAL

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

- A The principle of the proposal (ULP Policy S1)
- B Whether the proposed change of use would be in conflict with town centre retail policy (ULP Policies RS2 and SW1)
- C The impact of the proposal on the amenity of the adjoining occupiers (ULP Policies GEN2 and GEN4)
- D The heritage impact (ULP Policies ENV1, ENV2 and ENV4)
- E Impact on flood zone area (ULP Policy GEN3)
- F Traffic impact (ULP Policies GEN1 and GEN8)

A The principle of the proposal (ULP Policy S1)

- 10.1 Policy S1 affirms that the development limits of the existing main urban areas and proposed urban extensions for Great Dunmow, Saffron Walden and Stansted Mountfitchet development will be permitted with the existing built up areas, if compatible with the character of the settlement.
- 10.2 In land use terms the application site is located within development limits which is within a designated shopping parade of Saffron Walden Town Centre which comprised of mixed use such as retail, commercial units, restaurants, offices and residential premises.
- 10.3 Given the mixed use character of this part of Saffron Walden Town Centre the principle of the proposed change of use from a restaurant/takeaway (Class A3/A5) to a hot food takeaway (Class A5); the installation of extract/ventilation ducting equipment; as well as the proposed external and alterations to the building can be considered acceptable subject to the evaluation and assessment of its impact on the character and amenity of the area.

B Whether the proposed change of use would be in conflict with town centre retail policy (ULP Policies RS2 and SW1)

- 10.4 Policy RS2 states that retail, commercial and community uses or mixed-use development including a residential element will be permitted in the centres of Saffron Walden if it meets the following criteria:
- It maintains or enhances their role as retail and service centres;
 - It does not harm their historic and architectural character;
 - It contributes to the diversity of retail and other commercial activity;
 - It does not result in significant loss of houses or flats in the centres;
 - It does not prejudice the effective use of upper floors as living or business accommodation.
- 10.5 The application site is currently vacant. The principle of the proposal is compatible with the land use activities in the area as it would enhance the role of this part of the Saffron Walden Town Centre.
- 10.6 The proposed alterations to the façade and internal parts of the building would not harm the setting of the Listed Building or the appearance and character of the Conservation Area.
- 10.7 The proposed change of use from restaurant/hot food takeaway (Class A3/A5) to hot food take away (Class A5) is considered acceptable because it would maintain the diversity of commercial activity within this part of Saffron Walden shopping centres. Given that the application site has been vacant since July 2014 and all efforts done through marketing it for retail use did not attract any potential applicant; and the proposal would not significantly result to loss of flats above the ground floor because this application only relates to the ground floor vacant shop. Hence, the benefit of this application can be seen from bringing the vacant shop to an economic use that would be compatible to the land use activities within this part of Saffron Walden Town Centre area. And as such this proposal is welcome because it would improve the local economic development within this part of the Town Centre.

C. The impact of the proposal on the amenity of the adjoining occupiers (ULP Policies GEN2 and GEN4)

10.9 Part of the proposal involves the installation of replacement extraction ventilation ducting which has attracted some concerns from adjoining occupiers because it might generate nuisance such as cooking odour.

10.10 The planning history of the site revealed that the planning application registered as UTT/0726/93/FUL which was granted planning permission in 1993 for the restaurant and hot food takeaway included a condition which stated that “the premises shall not be open to the public outside the hours 5.30pm - 11.00pm Sunday to Thursday and 5.30pm to 11.30pm Friday and Saturday”.

10.11 Given the history of the site in order to protect and safeguard the amenity of the adjoining occupiers to the proposed change of use from restaurant/hot food takeaway to Class A5 (hot food takeaway including the installation of replacement extraction and ventilation equipment; it is your Planning Officer’s opinion that the same open hours should be imposed to the current application. And this would be secured through planning condition.

D. The heritage impact (ULP Policies ENV1, ENV2 and ENV4)

10.12 The application site is a Grade II Listed Building which located within a designated Conservation Area which makes a positive contribution to its character and appearance by reason of its siting, materials, form and detailing. .

10.13 Despite the proposed extraction ventilation ducting or flue would be taller than the existing, and proposed intake duct with ‘mushroom cowl’ the Conservation Officer advised that it would cause less than substantial harm to the heritage asset. And the opportunity to improve the existing appearance from the elevation would be by painting the new flues in a matt black coating, in order to reduce their visual impact from the street scene or public realm. Overall, the Conservation Officer agreed to the proposed flues and recommended appropriate planning conditions in order to ensure the proposed flues are sympathetic to the setting of the Listed Building, the character and appearance of the Conservation Area.

E. Impact on flood zone area (ULP Policy GEN3)

10.14 The application site is located within functional flood zone 2; hence the proposal would be subject to the outcome of flood risk assessment.

10.15 At the time of assessing this proposal the Essex County Council Drainage Team are have not forwarded their comment or advice for consideration. Any comment received at a later date will be reported in the Supplementary Planning Committee Report (Addendum)

F. Traffic impact (ULP Policies GEN1 and GEN8)

10.16 The application site is located very close to a road junction and it is anticipated that those visiting the restaurant might decide to park very close to the road junction. This could affect road safety. It is equally noted the immediate vicinity is within a restrictive parking zone area which also prevent unauthorised parking.

10.17 In consultation with Essex County Council Highways Authority they advised they have no objection to the proposal because it is not in conflict with the Highway Authority’s

Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and the Uttlesford Local Plan Policy GEN1 adopted (2005).

CONCLUSION

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

- A The principle of the proposal is acceptable because the development is compatible with the land use activities within this part of Saffron Walden Town Centre.
- B The proposal would not be prejudicial to retail outlet in the Town Centre, instead it would bring back a vacant ground floor shop that was last in use as a restaurant and hot food takeaway (Class A3 and/A5) to a hot food takeaway (Class A5) which help to generate the local economic development.
- C With appropriate planning conditions in place the proposed replacement extraction and ventilation equipment and controlled opening hours would not adversely harm the amenity of the adjoining occupiers.
- D The proposal would not adversely harm the traffic in the area.

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 Act 2004.

2. The development hereby permitted shall not be open to the public outside the hours 11.00am to 11.00pm Monday to Sunday.

REASON: In order to protect and safeguard the amenity of the area in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

3. All equipment detailed in the application, Proforma Annex B Document Rev B (dated 13 August 2015) & Phillips Acoustic report (ref 15001-002) to reduce the impact of noise and odours from the building shall be installed prior to the use of the premises and shall remain fully operational during all times when the premises is operational.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

4. The extraction equipment filters and odour abatement equipment installed in pursuance to Condition 3 above shall be maintained in accordance with S. 5.8 & Appendix 3 of document Proforma Annex B Document Reb B (dated 13th August 2015) to ensure its continued satisfactory operation.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

5. The cooking process shall cease to be operated if at any time the extraction equipment ceases to function to the satisfaction of the Local Planning Authority.

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

6. The combined rating level of all plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission, when assessed in accordance with BS:4142: 2014 shall not exceed the background noise level of 39dB L90 (1 hr) between 22:00 – 23:00 and 35dB L90 (1 hr) at night between 02:00 – 03:00

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN4 of the adopted Local Plan (2005).

7. All plant machinery and equipment (including fans, ducting and external openings) shall be so installed, maintained and operated so as to prevent the transmission of vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

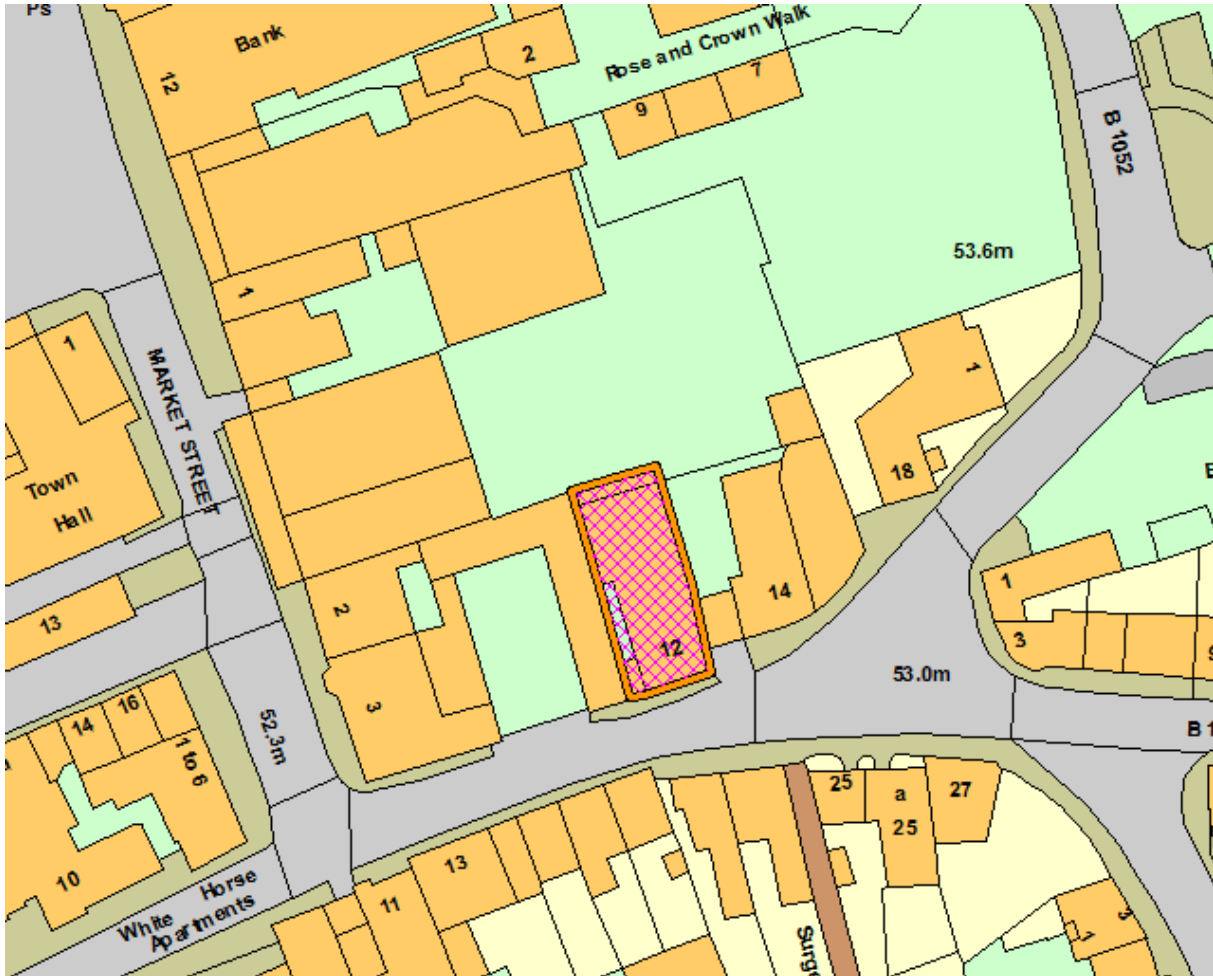
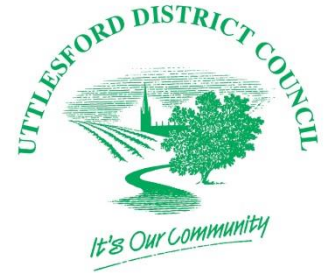
REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policy GEN4 of the adopted Local Plan (2005).

8. Except with the prior agreement of the local planning authority in writing, there should be no collection or deliveries to and from the site outside the hours of 11.00 am to 11.00pm on Monday – Sundays

REASON: In order to protect and safeguard the amenity of the adjoining occupiers in accordance with Policies GEN2 and GEN2 of the adopted Local Plan.

Application no.: UTT/15/1662/FUL

Address: 12 Hill Street, 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: 1 September 2015

SLA Number: 100018688

UTT/15/1663/FUL (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor.

PROPOSAL: External alterations to the building including the replacement of the existing roof on existing lean-to; replacement of customer entrance door; removal of later fascia treatments and other minor alterations to the building.

LOCATION: 12 Hill Street Saffron Walden

APPLICANT: Mr Joshi

AGENT: Mr Jonathan Rainey

EXPIRY DATE: 27 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within Development. Conservation Area. Within Flood Plain Zone. Aerodrome Direction. Archaeological Site. Listed Building. Road Classification Line. Water Authority

2. DESCRIPTION OF SITE

2.1 The application site is part of an existing two storey building. It is a Listed Building which is located within Saffron Walden Town Centre, along a designated shopping parade.

3. PROPOSAL

3.1 External alterations to the building including the replacement of the existing roof on existing lean-to; replacement of customer entrance door; removal of later fascia treatments and other minor alterations to the building.

4. APPLICANT'S CASE

4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access Heritage Statement.

5. RELEVANT SITE HISTORY

5.1 UTT/0224/05/FUL. Approve with condition. To vary condition C.90B to alter opening hours to 11:30am to 11:00pm Sunday to Thursday and 11:00am to 11:30pm Friday and Sunday.

5.2 UTT/0588/91. Approve with condition. Change of use of first floor from offices to beauty salon.

5.3 UTT/0726/93. Approve with condition. Change of use of shop to restaurant and hot takeaway and provision of extraction flue.

- 5.4 UTT/0803/90. Approve with condition. Change of use of ground floor from A1 to D2 exercise/toning tables.
- 5.5 UTT/1327/93/FUL. Approve with condition. Change of use of first floor from office to residential accommodation.
- 5.6 UTT/2031/05/FUL. Approve with condition. Proposed part change of use of first floor from staff employed in restaurant accommodation to self- contained flat.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy GEN2 Design

7. TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

ECC Highways Authority

8.1 No objection subject to recommended planning condition.

9. REPRESENTATIONS

9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the architectural character or visual amenity of the area (ULP Policy GEN2).

A Whether the proposal would harm the architectural character or visual amenity of the area (ULP Policy GEN2)

10.1 Policy GEN2 affirms that development will be permitted provided the scale, form, layout, appearance and materials are compatible with the surrounding buildings or if it would not harm the amenity of the area.

10.2 The application site is a Listed Building and it is also located within a Conservation Area. The applicant has also submitted two separate planning applications for both the Listed Building Consent and Conservation Area respectively and both planning applications would be presented to Planning Committee consideration separately.

10.3 In terms of the current planning application the aim to is carry out all the external and internal repairs required for the architectural character and features of the building in order to make it fit for its proposed use as a restaurant and takeaway premises that

would be compatible in both appearance and materials when compared with the nearby other town centre shopfronts.

- 10.4 The proposed design approach is considered acceptable as it would bring back unattended building within this part of Saffron Walden Town Centre fit for its commercial purpose for the ground floor shop. It is also seen as opportunity in improving the architectural fabric of the building compatible with other similar commercial premises within the Town Centre. Hence, the proposal is not considered to be in conflict with Policy GEN2.

11. CONCLUSION

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

- A The proposed external and internal alterations to the building are considered acceptable because it would not harm the architectural character of the building or the visual amenity of the area.

RECOMMENDATION –CONDITIONAL APPROVAL

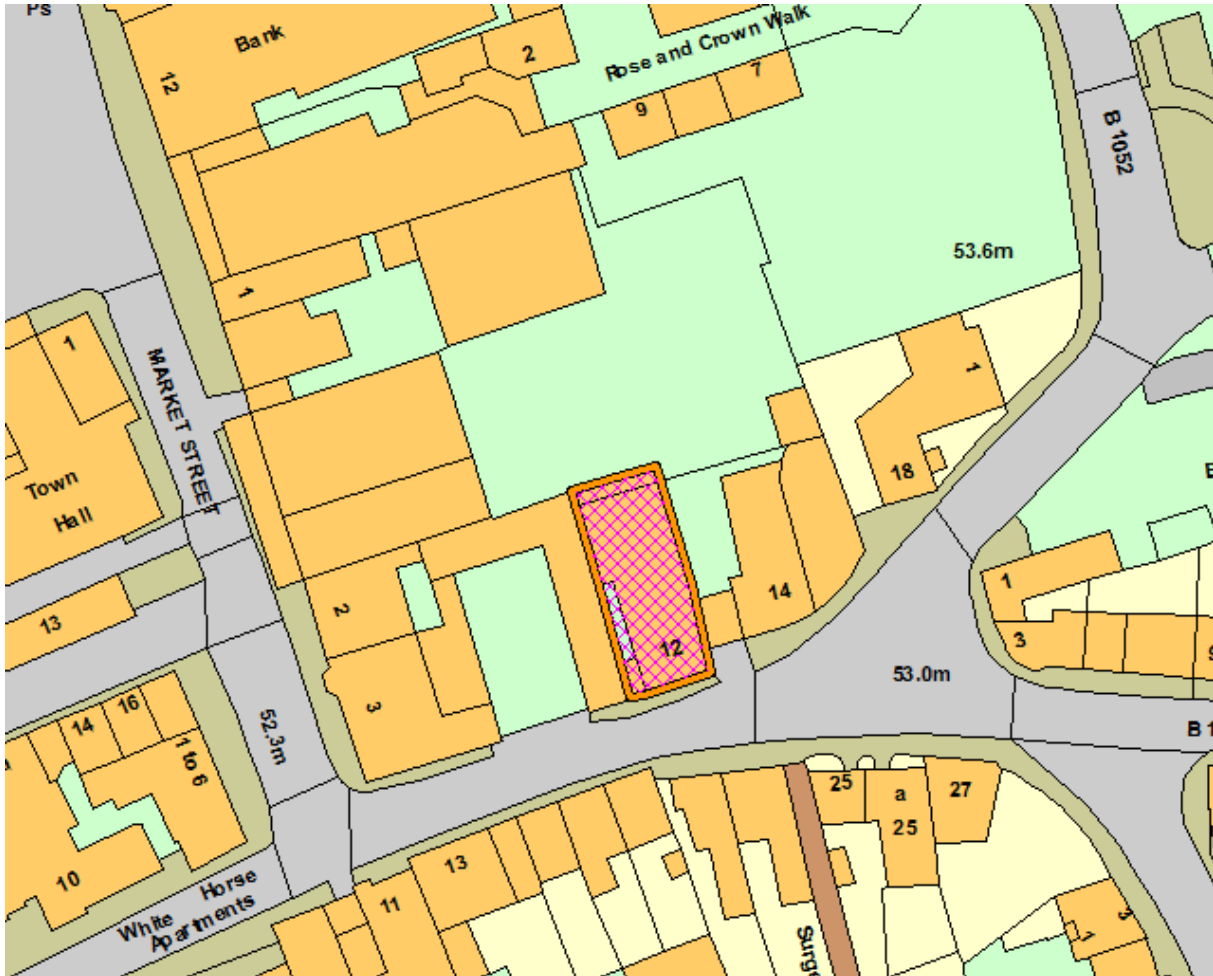
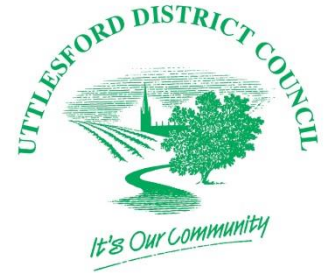
Conditions/reasons

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 Act 2004.

Application no.: UTT/15/1663/FUL

Address: 12 Hill Street, 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: 1 September 2015

SLA Number: 100018688

UTT/15/1660/LB (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor

PROPOSAL: Installation of a replacement extract duct (including removal of existing air condensing units; new fresh air intake; and air condensing unit.

LOCATION: 12 Hill Street Saffron Walden Essex CB10 1EH.

APPLICANT: Mr Joshi

AGENT: Mr Jonathan Rainey

EXPIRY DATE: 22 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within Development. Conservation Area. Within Flood Plain Zone. Aerodrome Direction. Archaeological Site. Listed Building. Road Classification Line. Water Authority

2. DESCRIPTION OF SITE

2.1 The application site is part of an existing two storey building. It is a Listed Building which is located within Saffron Walden Town Centre, along a designated shopping parade.

3. PROPOSAL

3.1 Installation of a replacement extract duct including removal of existing air condensing units; new fresh air intake; and air condensing unit.

4. APPLICANT'S CASE

4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access Heritage Statement.

5. RELEVANT SITE HISTORY

5.1 UTT/0965/03/LB. Approve with condition. Internal alterations to accommodate restaurant; including alterations to partitions.

5.2 UTT/1100/93/LB. Approve with condition. Provision of extraction flue.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy ENV1 Design of Development within Conservation Areas
- Policy ENV2 Development affecting Listed Building

7. TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

Conservation Officer

8.1 No objection subject to recommended planning condition.

Environmental Health Officer

8.2 No objection subject to recommended planning conditions.

9. REPRESENTATIONS

9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

10.1 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features.

10.2 The proposal would enhance the character and appearance of the essential features of the building which constitutes the essential features of the Conservation Area. Hence, it is not in conflict with Policy ENV1.

10.3 Policy ENV2 affirms that development affecting a listed building should be in keeping with its scale, character and surroundings.

10.4 The replacement of the extract duct including removal of existing air condensing units; new fresh air intake; and air condensing unit would not harm the historical characteristics and setting of the Listed Building in accordance with Policy ENV2.

11. CONCLUSION

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

- A The proposal is considered acceptable because it would not harm the character and appearance of the Conservation Area or the setting of the Listed Building; hence the proposal is in accordance with Policies ENV1 and ENV2.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

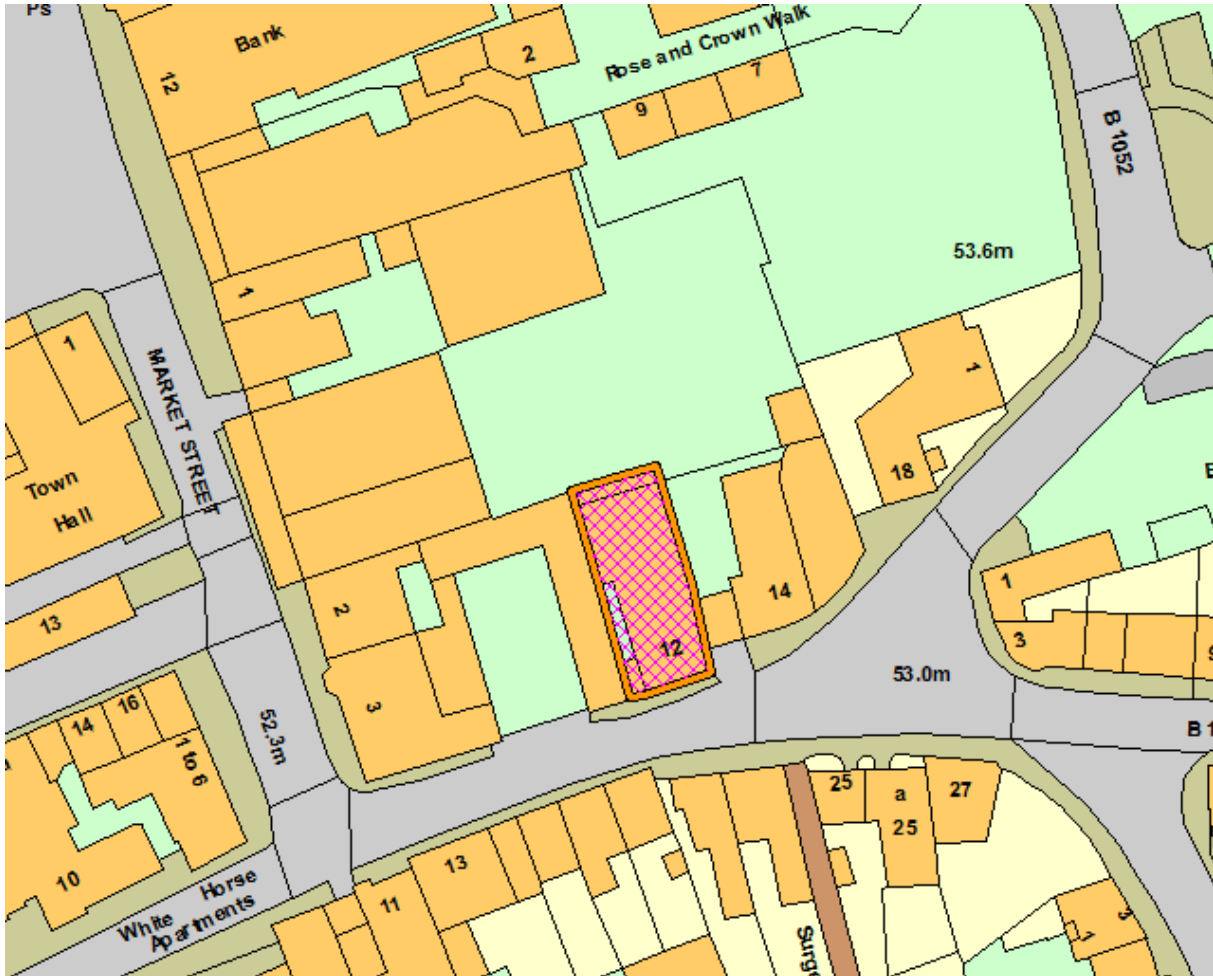
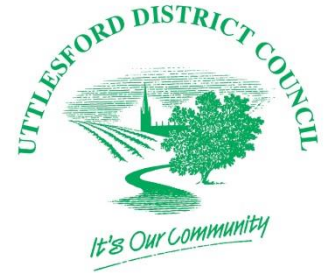
2. Before development commences details of materials and finishes of the proposed extractor flue and duct hereby permitted, and the method of fixing the ducting to the internal surfaces, shall have been submitted to and approved in writing by the local planning authority. The development /works shall be implemented in accordance with the approved details. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.

REASON: In the interest of preserving the historic character and appearance of the Listed Building and its setting in accordance with Policies ENV1 and ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is safeguarded and the amenity of the surrounding locality is protected.

Application no.: UTT/15/1660/LB

Address: 12 Hill Street, 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: 1 September 2015

SLA Number: 100018688

UTT/15/1661/LB (SAFFRON WALDEN)

Referred to Planning Committee due to commercial interest of District Councillor.

PROPOSAL: Proposed replacement of the existing roof on existing lean-to, replacement of customer entrance door, removal of later fascia treatments and other minor alterations to the building. Proposal also includes minor internal alterations to existing building.

LOCATION: 12 Hill Street Saffron Walden Essex CB10 1EH.

APPLICANT: Mr Joshi

AGENT: Mr Jonathan Rainey

EXPIRY DATE: 22 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

- 1.1 Within Development. Conservation Area. Within Flood Plain Zone. Aerodrome Direction. Archaeological Site. Listed Building. Road Classification Line. Water Authority

2. DESCRIPTION OF SITE

- 2.1 The application site is part of an existing two storey building. It is a Listed Building which is located within Saffron Walden Town Centre, along a designated shopping parade.

3. PROPOSAL

- 3.1 Proposed replacement of the existing roof on existing lean-to, replacement of customer entrance door, removal of later fascia treatments band other minor alterations to the building. Proposal also includes minor internal alterations to existing building.

4. APPLICANT'S CASE

- 4.1 The applicant supported this proposal with the submission of 'Planning, Design and Access and Heritage Statement.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0224/05/FUL. Approve with condition. To vary condition C.90B to alter opening hours to 11:30am to 11:00pm Sunday to Thursday and 11:00am to 11:30pm Friday and Sunday.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy ENV1 Design of Development within Conservation Areas
- Policy ENV2 Development affecting Listed Building

7. TOWN COUNCIL COMMENTS

7.1 No objection.

8. CONSULTATIONS

Conservation Officer

8.1 No objection subject to recommended planning condition.

9. REPRESENTATIONS

9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

10.1 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area, including plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain or significant natural or heritage features.

10.2 The proposal would enhance the character and appearance of the essential features of the building which constitutes the essential features of the Conservation Area. Hence, it is not in conflict with Policy ENV1.

10.3 Policy ENV2 affirms that development affecting a listed building should be in keeping with its scale, character and surroundings.

10.4 The details of the proposed external and internal work that would bring this Listed Building to its beneficial use are considered acceptable because its scale and form are in keeping with the surrounding which would assist in preserving the historical characteristics and setting of the Listed Building in accordance with Policy ENV2.

11. CONCLUSION

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

A The proposal is considered acceptable because it would not harm the character and appearance of the Conservation Area or the setting of the Listed Building; hence the proposal is in accordance with Policies ENV1 and ENV2.

RECOMMENDATION – CONDITIONAL APPROVAL

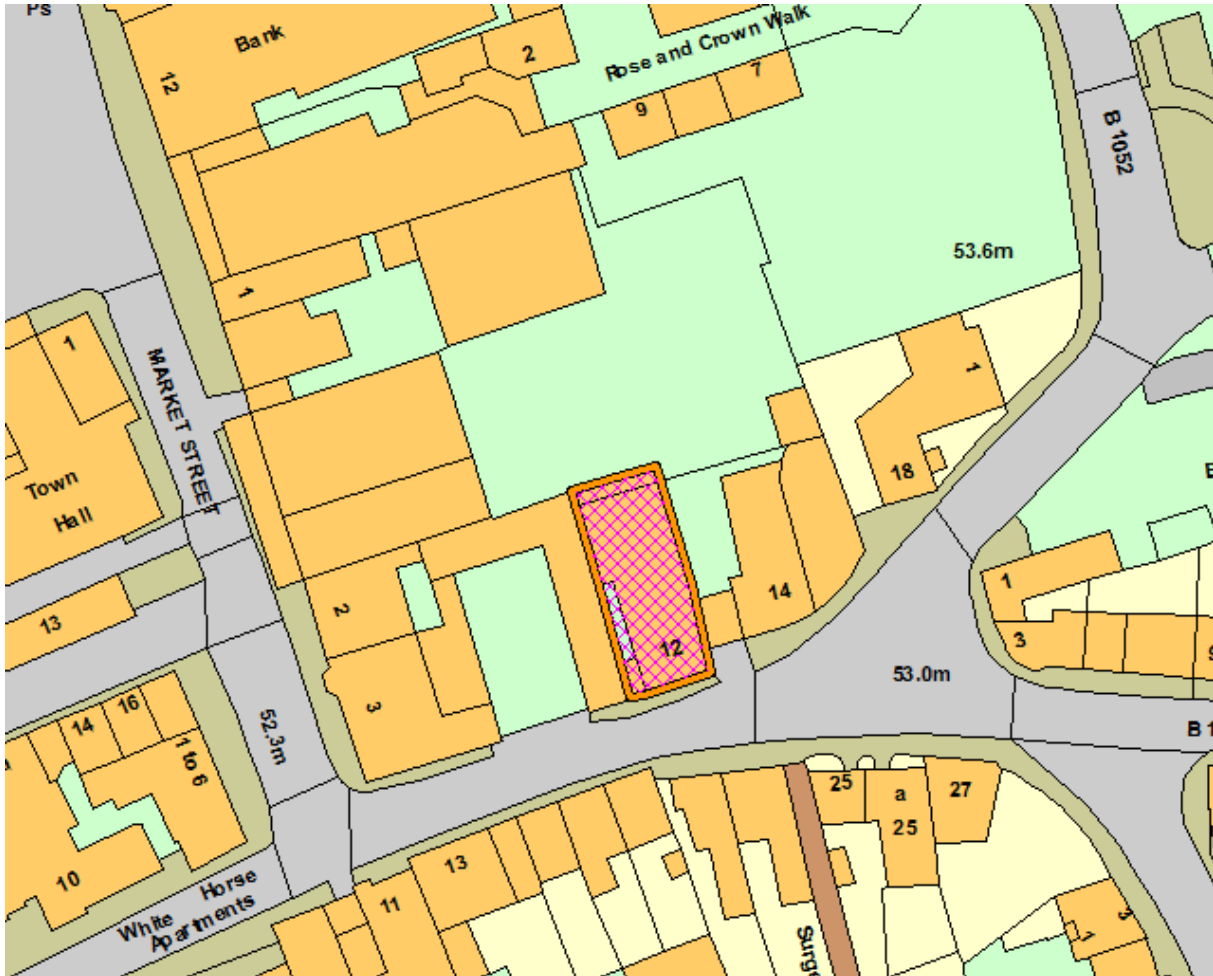
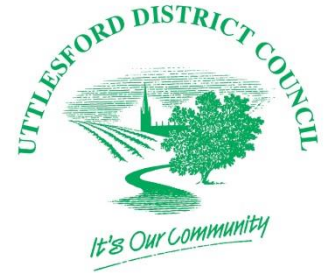
Conditions/ reasons

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application no.: UTT/15/1661/LB

Address: 12 Hill Street, 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: 1 September 2015

SLA Number: 100018688

UTT/15/2373/FUL (THAXTED)

(Referred to Committee by Cllr Foley. Reason: Public concern regarding a valuable community asset)

PROPOSAL: Proposed change of use to residential dwelling

LOCATION: Clarence House, Watling Street, Thaxted

APPLICANT: Mrs K O'Donnell

EXPIRY DATE: 16 September 2015

CASE OFFICER: Luke Mills

1. NOTATION

1.1 Within Development Limits; Conservation Area; Local Centre.

2. DESCRIPTION OF SITE

2.1 The application site is located off Watling Street in Thaxted. It accommodates a Grade I listed building, with a garden to the rear that is bounded by a Grade I listed wall. To one side is a driveway and a series of buildings associated with the main building.

3. PROPOSAL

3.1 The application is for planning permission to change the use of the site to a dwelling. Its existing use is an adult education centre and library.

4. APPLICANT'S CASE

4.1 It is suggested in the applicant's supporting letter that Historic England is fully supportive of the proposed change of use, and that Essex County Council is aware of the proposal.

5. RELEVANT SITE HISTORY

5.1 While a number of additions and alterations have been made to the property, there are no recent planning applications that are relevant to the present proposal.

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- Policy S3 – Other Development Limits
- Policy GEN1 – Access
- Policy GEN2 – Design
- Policy GEN8 – Vehicle Parking Standards
- Policy ENV1 – Design of Development within Conservation Areas

- Policy ENV2 – Development affecting Listed Buildings
- Policy ENV3 – Open Spaces and Trees
- Policy H1 – Housing Development
- Policy H3 – New Houses within Development Limits
- Policy RS3 – Retention of Retail and Other Services in Rural Areas
- Thaxted Local Policy 1 – Local Centre

6.3 **Guidance**

- SPD Accessible Homes and Playspace
- The Essex Design Guide
- Parking Standards: Design and Good Practice
- Local Residential Parking Standards

7. **PARISH COUNCIL COMMENTS**

7.1 Thaxted Parish Council wishes to make no comment.

8. **CONSULTATIONS**

Highway Authority (Essex County Council)

8.1 No objection.

Historic England

8.2 No objection. Extract:

“Although the building has been well looked after by Essex County Council (notwithstanding some compromises) during its long and valued public use, its return to single domestic use would be - a priority - wholly compatible with the conservation of its special architectural and historic interest. It would be fair to consider single domestic use to be the “optimum viable use” of the house and its ancillary structures.

Historic England consider the proposed change of use consistent with the National Planning Policy Framework’s provisions for the conservation of the historic environment and of designated heritage assets (NPPF, 7, 17, 131, 132). In particular we consider it to be consistent with the aim of “sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation” (NPPF, 131).”

9. **REPRESENTATIONS**

9.1 Neighbours were notified of the application by letter and notices were displayed near the site. No representations have been received.

10. **APPRAISAL**

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

A Accordance with the development plan

B Material considerations

A Accordance with the development plan

Housing development

- 10.1 Policy H1 identifies locations for housing development, which include the reuse of existing buildings and previously developed land outside urban areas. Policy H3 follows on from this, explaining that new housing will be permitted within development limits if a number of criteria are met. The proposed new dwelling, which would reuse an existing building in walking distance of the village's services, facilities and public transport links, would meet these criteria.

Settlement character

- 10.2 Policy S3 indicates that development will be permitted within the development limit of Thaxted if it would be compatible with the settlement's character and countryside setting. The application site is located close to a range of uses, including residential properties. Taking into account the original design of the building as a house, the proposal would respect the character of the settlement.

Sustainable transport

- 10.3 Policy GEN1 states that development will only be permitted if it encourages movement by means other than driving a car. The application site is located within walking distance of a range of services and facilities serving the village, and a regular bus service provides access to Saffron Walden and Stansted Airport. Occupiers of the dwelling would not be heavily reliant upon car use.

Community facilities

- 10.4 Policy RS3 strictly controls the change of use of community facilities in rural areas, and lists a number of examples including shops, public houses and village halls. While an adult education centre may be valuable to its users, it is not one of the listed examples, nor is it of the same nature as those listed. It is a County Council operated facility which serves a wider community than those in the village, and may be moved to alternative locations in the county as is deemed appropriate. This is distinct from shops, public houses, village halls and the other examples, which provide vital day-to-day services specifically for residents of, and visitors to, the village and its immediate surroundings. It is therefore considered that the proposal does not breach Policy RS3.

Road safety

- 10.5 Policy GEN1 states that development will only be permitted if access to the main road network is capable of carrying the traffic generated by the development safely, and if its design would not compromise road safety and would take account of the needs of all road users. The proposal utilises the existing site access off Watling Street. Taking into account the comments of the Highway Authority, it is considered that the proposal complies with the policy.

Design

- 10.6 Policy GEN2 states that development will not be permitted unless it provides an environment which meets the reasonable needs of all potential users. The policy is supplemented by the SPD entitled 'Accessible Homes and Playspace', which requires compliance with the Lifetime Homes standards. The existing buildings do not fully meet the criteria of the SPD.

- 10.7 Policy GEN2 states that development will not be permitted unless it has regard to guidance on layout and design. The policy is supplemented by 'The Essex Design Guide', which includes guidance on the provision of private amenity space. The proposed garden is larger than 100 sq. m, in accordance with the guidance.
- 10.8 Policy GEN2 states that development will not be permitted unless it would avoid materially adverse impacts on the reasonable occupation and enjoyment of a residential property. The policy is supplemented by 'The Essex Design Guide', which includes guidance on issues such as loss of privacy and loss of daylight. There are no existing impacts on neighbouring properties that would be compounded by the proposed change of use, and the occupiers of the new dwelling would not experience adverse impacts on their living conditions.

Vehicle parking

- 10.9 Policy GEN8 states that development will not be permitted unless the number, design and layout of vehicle parking places are appropriate for the location. This policy is supplemented by 'Parking Standards: Design and Good Practice' and 'Local Residential Parking Standards', which set minimum parking standards to prevent on-street parking. The existing driveway benefits from ample space to park at least three vehicles, in accordance with the parking standards.

Listed building

- 10.10 Policy ENV2 states that development affecting a listed building should be in keeping with its scale, character and surroundings. Taking into account the comments of Historic England, it is considered that the proposed use is the optimum use for the building. The proposal does not include any operational development so there would be no effect on its appearance.

Conservation area

- 10.11 Policy ENV1 states that development will be permitted if it would preserve or enhance the character and appearance of the essential features of a conservation area. Taking into account the above assessment in relation to the listed building, there would be no effect on the conservation area.

Trees

- 10.12 Policy ENV3 states that the loss of important groups of trees and fine individual tree specimens will not be permitted unless the need for the development outweighs their amenity value. While a tree on the site is protected by a Tree Preservation Order, no operational development is proposed so it would not be affected by the proposal.

Local centre

- 10.13 Thaxted Local Policy 1 applies strict control in the defined Local Centre for change of use of shops, restaurants, public houses and hot food takeaways to residential uses. It is silent on the type of change of use proposed and is therefore not applicable.

Conclusion on the development plan

- 10.14 The proposal does not comply with the part of Policy GEN2 that relates to accessibility. However, given the need to preserve the character of the listed building in accordance with Policy ENV2, it is considered that the shortcomings in terms of accessibility are

outweighed by the benefit of converting the building to its optimum viable use. The proposal complies with all other relevant policies so it is generally in accordance with the development plan.

B Material considerations

National Planning Policy Framework (NPPF)

10.15 Paragraph 14 explains that at the heart of the NPPF is a presumption in favour of sustainable development. This states that development proposals that accord with the development plan should be approved without delay. Taking into account the policies of the NPPF as a whole, it is considered that there are no considerations which indicate that an alternative decision should be taken.

Asset of Community Value

10.16 The site has been listed as an Asset of Community Value in accordance with the Localism Act 2011 and the Community Right to Bid. This listing ensures that the community is given the opportunity to purchase the asset when it is advertised for sale. While this is an indication of the value of the facility to the local community, it does not override planning policies that are designed to guide planning decisions. It is noted that a local community group has had the opportunity to purchase the asset, but a sale was not agreed.

11. CONCLUSION

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

A The proposal is in accordance with the development plan, and there are no material considerations that indicate that planning permission should be refused.

RECOMMENDATION – CONDITIONAL APPROVAL

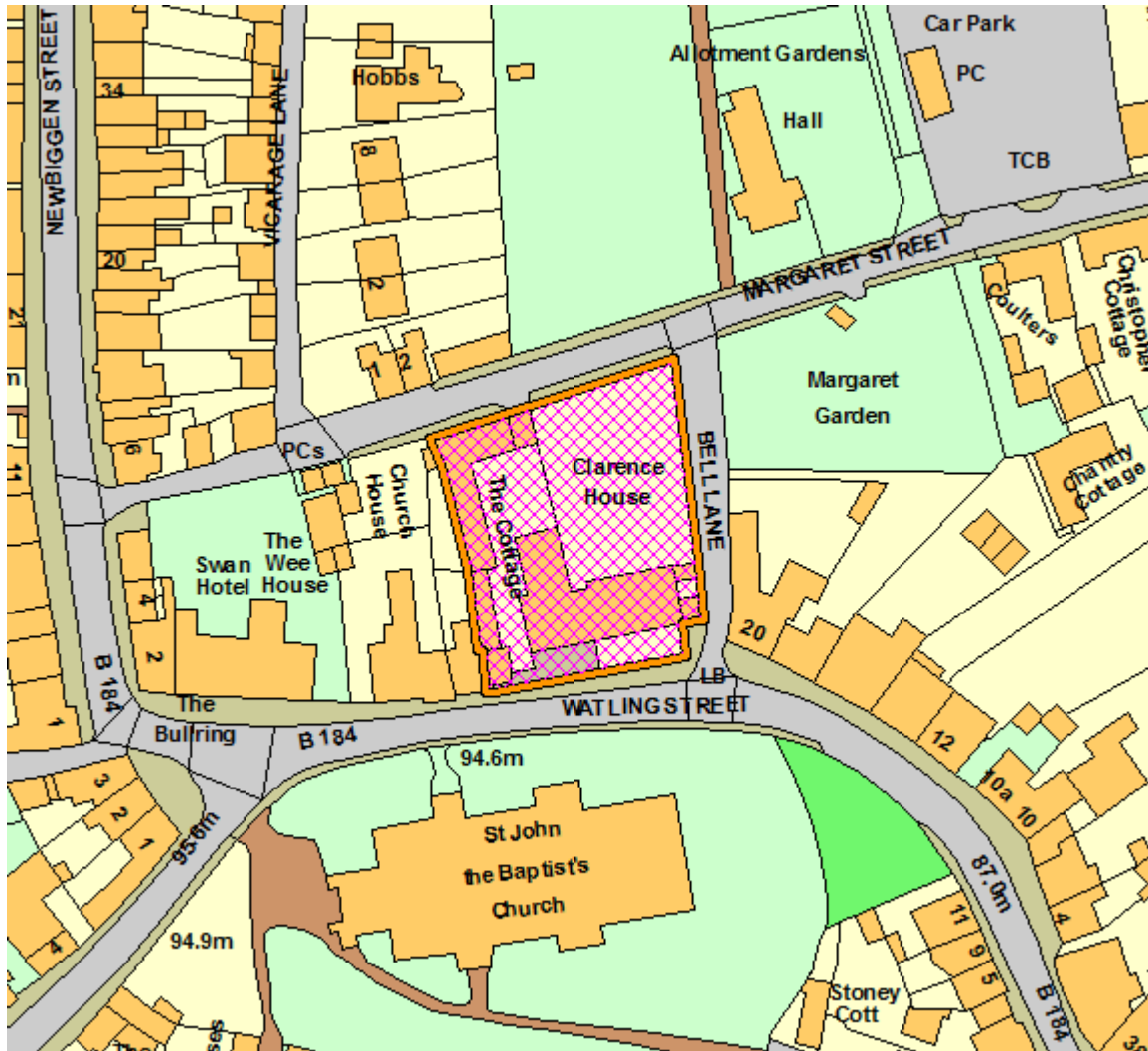
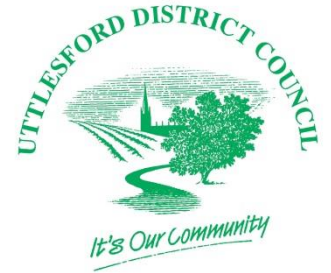
Conditions/reasons

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.

Application no.: UTT/15/2373/FUL

Address: Clarence House, Watling Street, Thaxted



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: 1 September 2015

SLA Number: 100018688

.UTT/15/2218/LB (Saffron Walden)

Matter referred to Planning Committee by Cllr Morris out of keeping with Conservation Area.

PROPOSAL: New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations.
New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 No, nameplate and 1 no. suspended chevron (REVISED APPLICATION).

LOCATION: Natwest 3 Market Place Saffron Walden Essex CB10 1HS

APPLICANT: Mr Alan Finlayson

AGENT: Mr Lola Roca

EXPIRY DATE: 23 September 2015

CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within development limits. Conservation Area. Listed Building. Aerodrome Direction. Road Classification-Line.

2. DESCRIPTION OF SITE

2.1 The application site is a two pair of three storey terraced Listed Building currently in use as Natwest Bank. It is located within the town centre which is also within Conservation Area.

3. PROPOSAL

3.1 New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 no. nameplate and 1 no. suspended chevron (Revised Application).

4. APPLICANT'S CASE

4.1 Applicant design statement stated that Natwest are committed to delivering an appropriate, improved and accessible personal service and banking experience for their customers and staff. This has identified a need to improve each branch with better brand graphic externally to allow for easier banking and provide more obvious advertising of the services available within. The external appearance of the building will be improved with a deep clean and redecoration of existing surfaces, the replacement of existing signage and addition of new window merchandising always keeping the scale of the façade.

4.2 Internally the aim is to reconfigure where necessary, upgrade current banking automation and to redecorate to produce a space which is far more homely and inviting to customers, whilst providing an improved working environment for staff.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0971/04/LB. Approve with condition. Installation of new external task lighting and upgraded internal lighting.
- 5.2 UTT/1070/96/LB. Approve with condition. Removal of existing signs and erection of 3 signs to front elevation.
- 5.3 UTT/1196/93/LB. Approve with condition. Change in external signage and name plates, letter box and fascia colours.
- 5.4 UTT/1699/86/LB. Approve with condition. Projecting sign conservation style in wrought iron frame none illuminated.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- ENV1 Design of development within Conservation Areas
- ENV2 Development affecting Listed Building

7. TOWN COUNCIL COMMENTS

- 7.1 Prior to the revised plans the Parish Council object to the proposal on the following grounds:

- Internally illuminated signs on window are not in keeping with or permissible within a Conservation area; fascia sign Advert 1 and Advert 6 refer. This is contrary to Policy ENV1 of the District Plan.
- A request be made to UDC that this application is deferred until such time as a report is available from the UDC Conservation Officer noting any concerns or matters which he / she may raise and that this made available to SWTC prior to the application being determined by UDC enabling further comment from SWTC.
- It was noted that the Town Council owns part of the building forming this application.

8. CONSULTATIONS

Conservation Officer

- 8.1 No objection to the revised scheme subject to the recommended planning conditions because it would preserve the significance of the heritage asset, and the non-designated heritage asset. It will also preserve the character of the surrounding Saffron Walden Conservation Area and therefore, it would satisfy Local Plan policies ENV1 and ENV2, as well as National Planning Guidance.

9. REPRESENTATIONS

- 9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies ENV1 and ENV2).

A Whether the proposal would harm the character and appearance of the Conservation Area, the setting of the Listed Building or the amenity of the area (ULP Policies ENV1 and ENV2)

10.1 The application site is a Listed Building and within a designated Conservation Area.

10.2 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area.

10.3 Given the sensitivity location of the application site as a Listed Building and in a Conservation Area, the Conservation Officer engaged the applicant professionally in order to secure a much better and acceptable proposed revised scheme which would preserve the character and appearance of the Conservation Area. The existing historic fascia which forms part of the entablature to the Listed Building, will be retained, and the external signage will be non-illuminated, which would preserve the special historic character and appearance of the Conservation Area in accordance with Policy ENV1.

10.4 The application site is also a Listed Building in which Policy ENV2 applies. The Policy affirms that development affecting Listed Building should be in keeping with its scale, character and surroundings. The initial proposed scheme was not considered acceptable because of its harm on the heritage asset as result the Conservation Officer negotiated with the applicant in order to secure an acceptable revised proposed scheme which would not harm the setting and historic characteristics of the Listed Building.

11. CONCLUSION

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

A The proposed revised scheme would not harm the character and appearance of the Conservation Area or the setting of the Listed Building in accordance with Policies ENV1 and ENV2 of the adopted Local Plan (2005).

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions reasons

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 81 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the details submitted, the fascia sign shall be non-illuminated.

REASON: In order to preserve the character and appearance of the Conservation Area in accordance with Policy ENV1 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is sympathetic to the character and appearance of the Conservation Area.

- 3 Prior to the commencement of the approved development details of the new doors shall be submitted and approved by the Local Planning Authority.

REASON: In order to enhance the historical architectural character of the building and the setting of the Listed Building in accordance with Policy ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is sympathetic to the character and appearance of the Conservation Area and the setting of the Listed Building.

- 4 All signage identified for removal as part of the proposed scheme, shall be removed by hand and the surface to be made good using like-for-like materials.

REASON: In order to enhance the historical architectural character of the building and the setting of the Listed Building in accordance with Policy ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: In order to enhance the historic architectural character of the Listed Building.

- 5 There shall be no cutting of historic timbers.

REASON: In order to preserve the historic features of the Listed Building in accordance with Policy ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: In order to preserve the historic architectural features of the Listed Building.

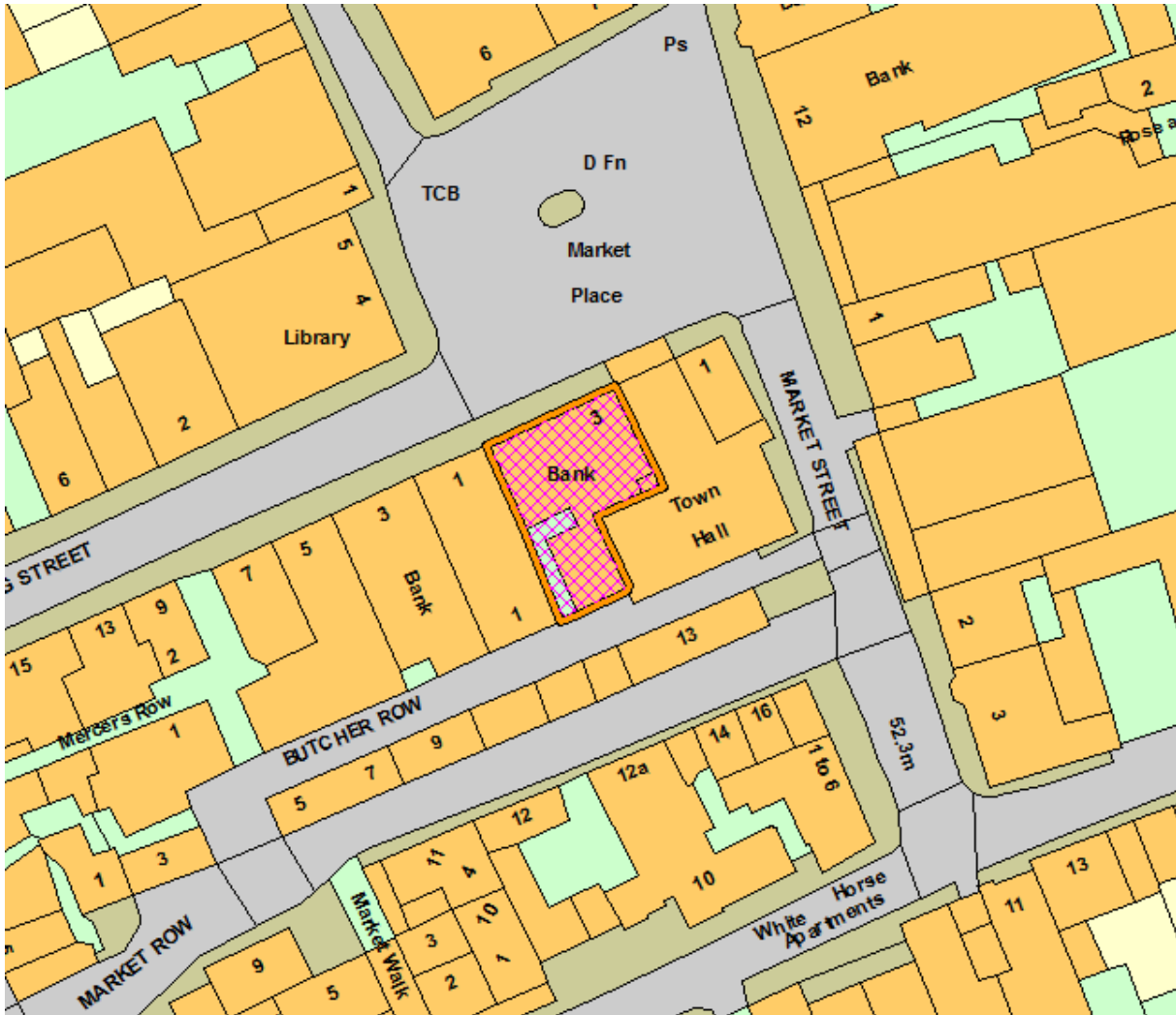
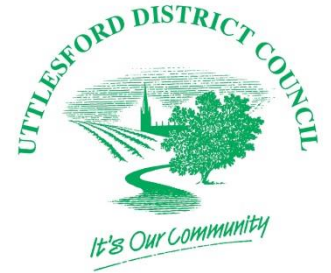
- 6 Prior to the commencement of the approved revised scheme details of new ATM shall be submitted to and approved Local Planning Authority.

REASON: In order to preserve the historic architectural features of the Listed Building the character and appearance of the Conservation Area in accordance with Policies ENV1 and ENV2 of the adopted Local Plan (2005).

JUSTIFICATION: The details of materials would need to be submitted for approval prior to the commencement of the development to ensure that the resulting appearance of the development is sympathetic to the character and appearance of the Conservation Area and the setting of the Listed Building.

Application no.: UTT/15/2218/LB

Address: Nat West 3 Market Place 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: 1 September 2015
SLA Number: 100018688

UTT/15/2220/FUL (Saffron Walden)

Matter referred to Planning Committee by Cllr Morris out of keeping with Conservation Area.

PROPOSAL: External ATM machine.
LOCATION: Nat West 3 Market Place Saffron Walden
APPLICANT: Mr Alan Finlayson
AGENT: Mr Lola Roca
EXPIRY DATE: 23 September 2015
CASE OFFICER: Emmanuel Allanah

1. NOTATION

1.1 Within development limits. Conservation Area. Listed Building. Aerodrome Direction. Road Classification-Line.

2. DESCRIPTION OF SITE

2.1 The application site is a two pair of three storey terraced Listed Building currently in use as Nat West Bank. It is located within the town centre which is also within Conservation Area.

3. PROPOSAL

3.1 New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyl's, 1 no. nameplate and 1 no. suspended chevron (Revised Application).

4. APPLICANT'S CASE

4.1 Applicant design statement stated that Nat West are committed to delivering an appropriate, improved and accessible personal service and banking experience for their customers and staff. This has identified a need to improve each branch with better brand graphic externally to allow for easier banking and provide more obvious advertising of the services available within. The external appearance of the building will be improved with a deep clean and redecoration of existing surfaces, the replacement of existing signage and addition of new window merchandising always keeping the scale of the façade.

4.2 Internally the aim is to reconfigure where necessary, upgrade current banking automation and to redecorate to produce a space which is far more homely and inviting to customers, whilst providing an improved working environment for staff.

5. RELEVANT SITE HISTORY

5.1 UTT/1148/00/FUL. Approve with condition. Installation of satellite dish.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN1 Access
- GEN2 Design
- ENV1 Design of development within Conservation Areas
- ENV2 Development affecting Listed Building

7. TOWN COUNCIL COMMENTS

7.1 Prior to the revised plans the Parish Council object to the proposal on the following grounds:

- Internally illuminated signs on window are not in keeping with or permissible within a Conservation area; fascia sign Advert 1 and Advert 6 refer. This is contrary to Policy ENV1 of the District Plan.
- A request be made to UDC that this application is deferred until such time as a report is available from the UDC Conservation Officer noting any concerns or matters which he / she may raise and that this made available to SWTC prior to the application being determined by UDC enabling further comment from SWTC.
- It was noted that the Town Council owns part of the building forming this application.

8. CONSULTATIONS

Conservation Officer

8.1 No objection to the revised scheme subject to the recommended planning conditions because it would preserve the significance of the heritage asset, and the non-designated heritage asset. It will also preserve the character of the surrounding Saffron Walden Conservation Area and therefore, it would satisfy Local Plan policies ENV1 and ENV2, as well as National Planning Guidance.

Essex County Council Highways Authority

8.2 No objection.

9. REPRESENTATIONS

9.1 No comments from neighbouring properties.

10. APPRAISAL

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

- A Whether the principle of the proposal within development limits of Saffron Walden Town Centre is acceptable (ULP Policy S1).
- B Whether the proposal would harm the character and appearance of the Conservation Area or the setting of the Listed Building (ULP Policies GEN2, ENV1 and ENV2) .

C Whether the proposal would affect traffic in the area (ULP Policy GEN1)

A Whether the principle of the proposal within development limits of Saffron Walden Town Centre is acceptable (ULP Policy S1).

10.1 The application site (Nat West Bank) building is located within the development limits of Saffron Walden Town Centre which comprised of mixed use development such as residential, retail, banking premises, offices and other commercial activities or outlets.

10.2 Policy S1 affirms that development will be permitted within the existing built up areas, if compatible with the character of the settlements. Given the existing land use character of this part of Saffron Walden Town Centre, it can be concluded that the principle of the proposal is compatible with the character of this part of the Saffron Walden Town Centres subject to the evaluation of its impact on the character and appearance of the Conservation Area, the setting of the Listed Building and the amenity of the area.

B Whether the proposal would harm the character and appearance of the Conservation Area, the setting of the Listed Building or the amenity of the area (ULP Policies GEN2, ENV1 and ENV2)

10.2 The application site is a Listed Building and within a designated Conservation Area.

10.3 Policy GEN2 states that development will be permitted if the scale, layout, form, appearance and materials are compatible with the surrounding buildings. The application site is an existing Nat West Bank and the aim of the proposal is to ensure the design approach of the proposed signage and ATM details are sympathetic to the character of the area.

10.4 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area.

10.5 Given the sensitivity location of the application site as a Listed Building and in a Conservation Area, the Conservation Officer engaged the applicant professionally in order to secure a much better and acceptable proposed revised scheme which would preserve the character and appearance of the Conservation Area. The existing historic fascia which forms part of the entablature to the Listed Building, will be retained, and the external signage will be non-illuminated, which would preserve the special historic character and appearance of the Conservation Area in accordance with Policy ENV1.

10.6 The application site is also a Listed Building in which Policy ENV2 applies. The Policy affirms that development affecting Listed Building should be in keeping with its scale, character and surroundings. The initial proposed scheme was not considered acceptable because of its harm on the heritage asset as result the Conservation Officer negotiated with the applicant in order to secure an acceptable revised proposed scheme which would not harm the setting and historic characteristics of the Listed Building.

C Whether the proposal would affect traffic in the area (ULP Policy GEN1)

10.7 The application site is located within Saffron Walden Town Centre which also comprised of pedestrian pavement and accessible to vehicles.

10.9 Policy GEN1 affirms that development will be permitted provided the design does not compromise road safety and take account of other road users.

10.10 The design approach that has been secured through the revised proposed scheme shows that the proposed signage would not be illuminated and the location of the ATM is also easily accessible to all its users. Overall, it is considered that the revised scheme would not compromise road safety or affect other road users. Hence the proposal is not in conflict with Policy GEN1.

11. CONCLUSION

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

- A The principle of the revised proposed scheme within development limits and Saffron Walden Town Centre is acceptable because it is compatible with the land use activities of the area.
- B The proposed revised scheme would not harm the character and appearance of the Conservation Area or the setting of the Listed Building.
- C The location and design approach of the revised proposed scheme would not affect other road users or traffic in the area.

RECOMMENDATION – CONDITIONAL APPROVAL

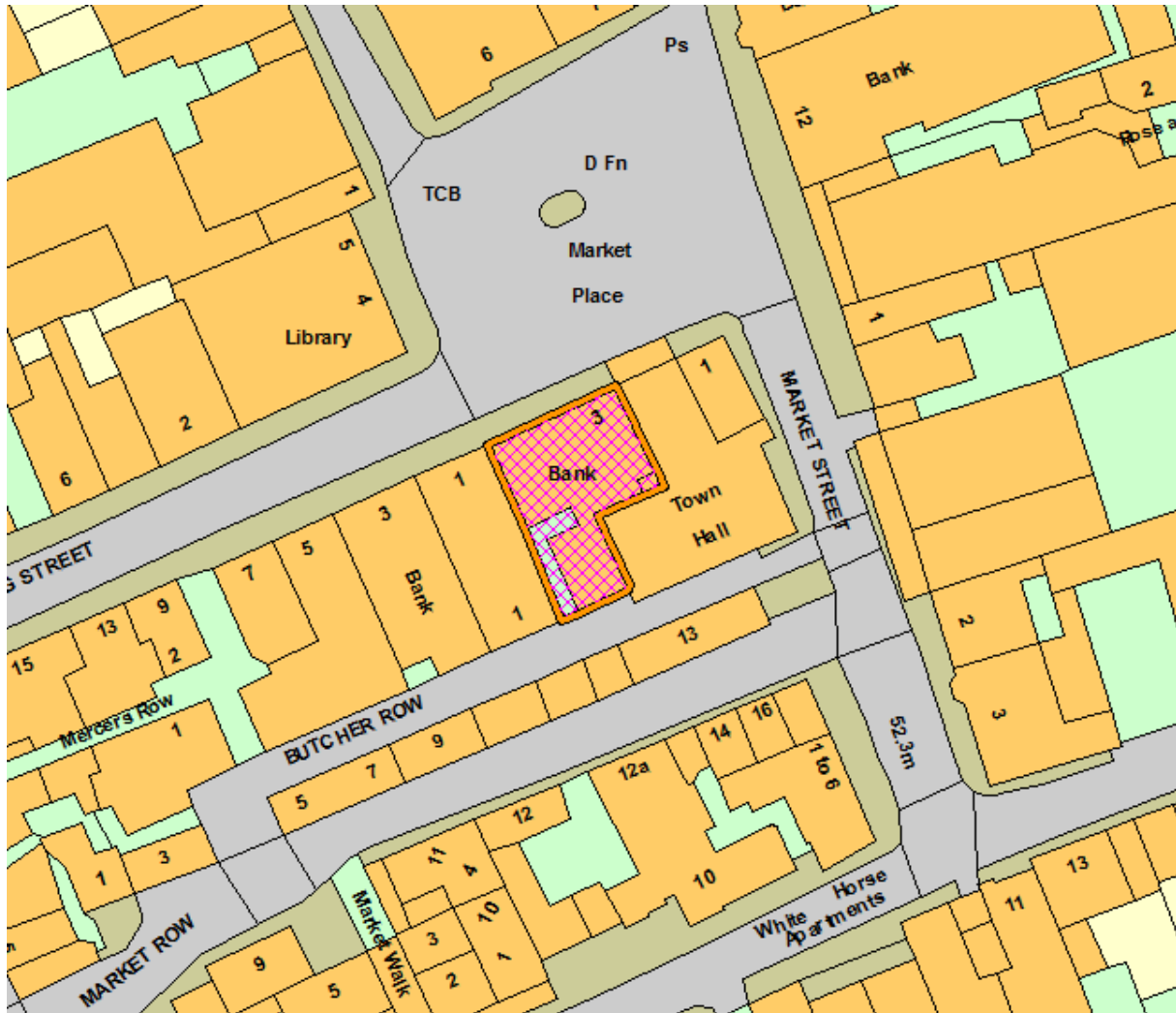
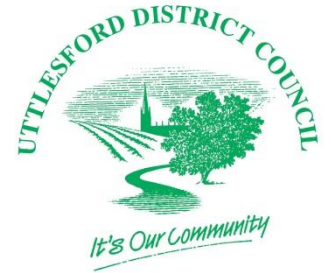
Conditions/reasons

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.

Application no.: UTT/15/2220/FUL

Address: Nat West 3 Market Place 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: 1 September 2015

SLA Number: 100018688

.UTT/15/2221/AV (Saffron Walden)

Matter referred to Planning Committee by Cllr Morris out of keeping with Conservation Area

PROPOSAL: **New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 No, nameplate and 1 no. suspended chevron (REVISED APPLICATION).**

LOCATION: **Nat West 3 Market Place Saffron Walden**

APPLICANT: **Mr Alan Finlayson**

AGENT: **Mr Lola Roca**

EXPIRY DATE: **23 September 2015**

CASE OFFICER: **Emmanuel Allanah**

1. NOTATION

1.1 Within development limits. Conservation Area. Listed Building. Aerodrome Direction. Road Classification-Line.

2. DESCRIPTION OF SITE

2.1 The application site is a two pair of three storey terraced Listed Building currently in use as Natwest Bank. It is located within the town centre which is also within Conservation Area.

3. PROPOSAL

3.1 New external signage and branding and replacement of 1 no. External ATM machine. Internal alterations. New external signage, 1 no. Fascia sign, 1 no. hanging sign, 1 no. Light Pocket, 3 no. Vinyls, 1 no. nameplate and 1 no. suspended chevron (Revised Application).

4. APPLICANT'S CASE

4.1 Applicant design statement stated that Natwest are committed to delivering an appropriate, improved and accessible personal service and banking experience for their customers and staff. This has identified a need to improve each branch with better brand graphic externally to allow for easier banking and provide more obvious advertising of the services available within. The external appearance of the building will be improved with a deep clean and redecoration of existing surfaces, the replacement of existing signage and addition of new window merchandising always keeping the scale of the façade.

4.2 Internally the aim is to reconfigure where necessary, upgrade current banking automation and to redecorate to produce a space which is far more homely and inviting to customers, whilst providing an improved working environment for staff.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0392/93/AV. Approve temporary. Erection of hanging sign to front elevation.
- 5.2 UTT/0705/96/AV. Approve temporary. Erection of 3 signs to front elevation.
- 5.3 UTT/1195/93/AV. Approve temporary. Provision of new fascia comprising of internally illuminated individual letters.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- GEN1 – Access
- GEN2 – Design

7. TOWN COUNCIL COMMENTS

- 7.1 Prior to the revised plans the Parish Council object to the proposal on the following grounds:

- Internally illuminated signs on window are not in keeping with or permissible within a Conservation area; fascia sign Advert 1 and Advert 6 refer. This is contrary to Policy ENV1 of the District Plan.
- A request be made to UDC that this application is deferred until such time as a report is available from the UDC Conservation Officer noting any concerns or matters which he / she may raise and that this made available to SWTC prior to the application being determined by UDC enabling further comment from SWTC.
- It was noted that the Town Council owns part of the building forming this application.

8. CONSULTATIONS

Conservation Officer

- 8.1 No objection to the revised scheme subject to the recommended planning conditions because it would preserve the significance of the heritage asset, and the non-designated heritage asset. It will also preserve the character of the surrounding Saffron Walden Conservation Area and therefore, it would satisfy Local Plan policies ENV1 and ENV2, as well as National Planning Guidance.

9. REPRESENTATIONS

- 9.1 None.

10. APPRAISAL

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

A Whether the proposal would harm the character and amenity of the area (ULP Policies GEN1 and GEN2).

A Whether the proposal would harm the character or the amenity of the area (ULP Policies ENV1, ENV2, GEN1 and GEN2).

10.1 The application site is located within designated Conservation Area, the Building is Listed and located within Saffron Walden Town Centre.

10.2 Policy ENV1 states that development will be permitted where it preserves or enhances the character and appearance of the essential features of a Conservation Area.

10.3 Given the sensitivity location of the application site as a Listed Building and in a Conservation Area, the Conservation Officer engaged the applicant professionally in order to secure a much better and acceptable proposed revised scheme which would preserve the character and appearance of the Conservation Area. The existing historic fascia which forms part of the entablature to the Listed Building will be retained, and the external signage will be non-illuminated, which would preserve the special historic character and appearance of the Conservation Area in accordance with Policy ENV1.

10.4 The application site is also a Listed Building in which Policy ENV2 applies. The Policy affirms that development affecting Listed Building should be in keeping with its scale, character and surroundings. The initial proposed scheme was not considered acceptable because of its harm on the heritage asset as result the Conservation Officer negotiated with the applicant in order to secure an acceptable revised proposed scheme which would not harm the setting and historic characteristics of the Listed Building.

10.5 Policy GEN1 main objective include development will be permitted provided it does not compromise road safety. The location and design details of the revised proposed scheme are considered acceptable because it would affect other road users or distract traffic attention in the area.

10.6 Policy GEN2 affirms that development will be permitted if the scale, layout, form, appearance and materials are compatible with the surrounding buildings. The proposal relate to proposed signages, nameplate, suspended chevron, External ATM and internal alteration. The proposed revised scheme is considered acceptable because it is compatible with the different types of advertisements signs found within this part of Saffron Walden Town Centre.

11. CONCLUSION

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

A The proposed revised scheme would not harm the character and appearance of the Conservation Area or the setting of the Listed Building in accordance with Policies ENV1 and ENV2. And the proposal would not adversely harm the visual amenity of the area in accordance with Policies GEN1 and GEN2 of the adopted Local Plan (2005).

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

- 1 This consent shall expire 5 years from the date of this notice or when the business occupying the premises changes, whichever is the sooner, whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority

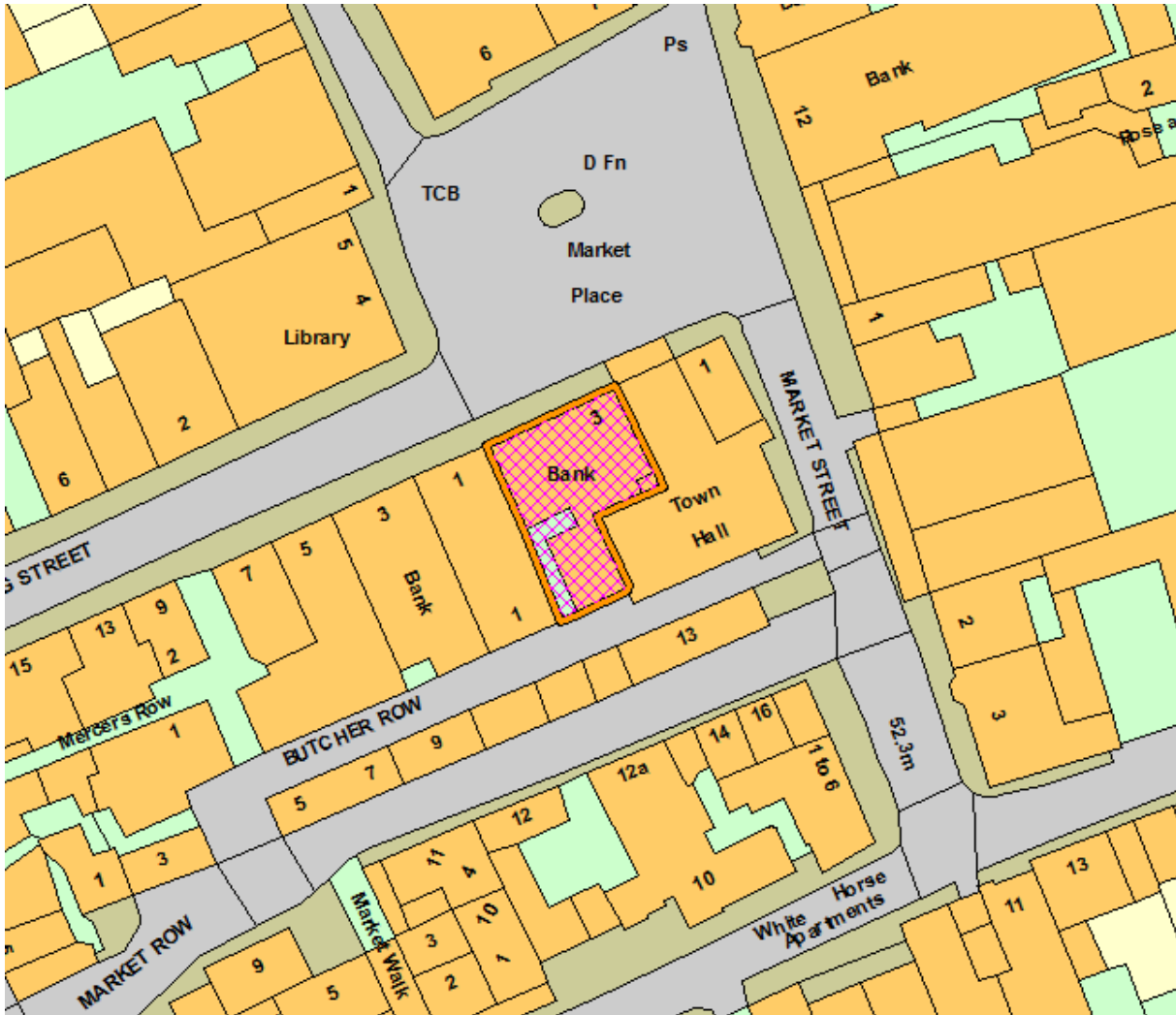
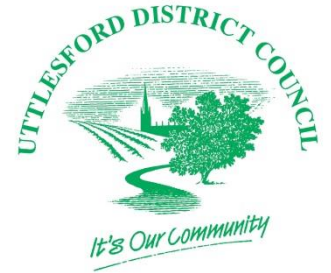
REASON: In the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

- 2 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

REASON: In the interests of visual amenity in accordance with Policy GEN2 of the adopted Local Plan (2005).

Application no.: UTT/15/2221/AV

Address: Nat West 3 Market Place 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: 1 September 2015

SLA Number: 100018688

UTT/15/1844/FUL (SAFFRON WALDEN)

(MAJOR)

PROPOSAL: Application to vary condition C 3 1 ('the development hereby permitted shall be implemented in all respects strictly in accordance with the submitted plans... ') attached to UTT/0693/07/FUL (Construction of 4 No. commercial units (B1, B2, B8 uses) and extension to existing building) - Amending the elevational treatment to improve the internal environment of the building and the external street scene.

LOCATION: Dencora Park, Shire Hill, Saffron Walden.

APPLICANT: Mr S Wingham c/o GCA Limited.

AGENT: Barker Associates LLP.

EXPIRY DATE: 14 September 2015.

CASE OFFICER: Clive Theobald.

1. NOTATION

1.1 Within Development Limits / Safeguarded Employment Land (SW6).

2. DESCRIPTION OF SITE

2.1 The site is situated at the top end of Shire Hill Industrial Estate and comprises a rectangular parcel of overgrown undeveloped land comprising 0.88 ha that lies between an existing factory premises and a row of more modern single storey commercial units (Dencora Park) with associated large concrete hardstanding apron built on the site of the former Dairy Pipeline factory premises. The site has a natural fall from south to north. A couple of residential properties exist near to the north-west corner of the site (Prospect Place).

3. PROPOSAL

- 3.1 This proposal relates to elevational treatment changes to 4 No. commercial/industrial units previously approved for this undeveloped site for B1, B2 and B8 uses under UTT/0693/07/FUL opposite the existing single storey commercial units.
- 3.2 The larger commercial/industrial units proposed for the site annotated as "Large Unit 1" on the submitted plans relates to Units A and B within one building as so described and previously approved for UTT/0693/07/FUL, whilst the smaller commercial/industrial units annotated as "Small Unit 2" relates to Units C and D within a second building as so described and previously approved. The current variation of condition application is required to be reported to committee in view of its Major status reflected by the Major status of application UTT/0693/07/FUL.
- 3.3 The submitted plans show that both new buildings for the units would be externally clad with a Goosewing grey coloured horizontal Trapezoid metallic roof with silver louvre metal wall panels on a blue brick plinth with centrally positioned service doors and large window openings situated to each side at both ground and first floor level. Both the

front and rear elevations for “Large Unit 1” would be handed in terms of elevational treatment as a first option design format, although an alternative rear elevation is shown for “Large Unit 1” which includes additional service doors at each end of the building without windows dependent on client specification and intended end user. Neither the siting, orientation or height of the buildings are changed by the submission of this application, although “Small Unit 2” is slightly reduced in its footprint from 538sqm as originally approved to 530sqm as now proposed.

4. APPLICANT'S CASE

- 4.1 A letter accompanies the application which refers to a lawful use application submitted to the Council in 2014 when it was successfully evidenced that planning permission UTT/0693/07/FUL was still extant for the approved development by reason of ground preparation works carried out in connection with that development. The applicant's agent has verbally stated that it is the applicant's wish to increase the usability of the approved units and to enhance their appearance by modifying the elevational treatment of them.

5. RELEVANT SITE HISTORY

- 5.1 Planning permission granted in 2007 for the construction of 4 No. commercial/industrial units for B1, B2 and B8 uses and extension to an existing commercial unit forming part of the single storey range of commercial buildings at the Former Dairy Pipelines premises situated opposite when the officer report to committee for that Major application assessed that the proposed development was compliant with local employment policy and acceptable in principle at this industrial location (UTT/0693/07/FUL).
- 5.2 The new commercial/industrial units were shown for that application to be comprised of two separate buildings of two units each with building footprints of 644sqm (322sqm x 2) for Units A and B (“Large Unit 1”) and 538sqm (269sqm x 2) for Units C and D (“Small Unit 2”) respectively with a height to the eaves of 6m and a height to the ridge of 7.5m for both buildings. The buildings were shown on the proposed site layout plan to face each other across a new concrete service apron leading off the existing service yard onto the site's southern boundary. It was stated in the application that the walls would be externally clad with profiled metal sheeting above a 900mm brick base and that the roofs of the buildings would be externally clad in light grey trapezoidal profiled metal cladding. Condition 3.1 imposed on the grant of approval for UTT/0693/07/FUL states that “The development hereby permitted shall be implemented in all respects strictly in accordance with the submitted plans contained within the application unless agreed in writing by the local planning authority – Reason: To ensure that the scheme is implemented in its approved form with no significant changes which might affect amenity or other planning considerations”.
- 5.3 Certificate of Lawfulness for an Existing Use or Development granted on 28 May 2014 which certified that planning permission UTT/0693/07/FUL remained extant pursuant to Section 56 of the Town and Country Planning Act 1990 (as amended) by reason of the carrying out of groundworks in association with that approved development where all pre-commencement planning conditions pertaining to that permission had been discharged (UTT/14/1049/CLE). As such, planning permission UTT/0693/07/FUL remains live (extant) for the purposes of the variation of planning condition application now submitted for consideration under application UTT/15/1844/FUL.

6. POLICIES

6.1 National Policies

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- ULP Policy GEN 2 – Design

7. TOWN COUNCIL COMMENTS

7.1 No comments.

8. CONSULTATIONS

Essex County Council Highways

8.1 The Highway Authority has no comments to make on this proposal from a highway and transportation perspective as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

UDC Economic Development Officer

8.2 I note the proposed change in the external appearance of these approved commercial/ industrial units at Shire Hill and the commercial reasons why it is understood that the applicant wishes to apply for this design change. The Commercial Workspace Study (Final Report) dated June 2015 commissioned on behalf of Uttlesford District Council has identified a shortfall of suitable light industrial floorspace within the environs of Saffron Walden and more particularly within the town itself where this shortfall has been exacerbated by the various grants of change of user planning permission on the east side of the town. The more flexible elevational treatment for the buildings as now proposed will only serve to assist in my opinion in making Shire Hill a more commercially attractive and viable business option for potential users and investors where the Council is keen to promote Shire Hill as part of its district wide economic strategy moving forward.

9. REPRESENTATIONS

9.1 None received. Notification period expired 6 July 2015.

10. APPRAISAL

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

A Design (NPPF and ULP Policy GEN2).

A Design (NPPF and ULP Policy GEN2)

10.1 The principle of the construction of four new commercial/industrial units in two separate buildings for B1, B2 and B8 use at this industrial location at Shire Hill, together with associated access and parking arrangements was considered acceptable in planning policy terms under application UTT/0693/07/FUL. As such, these matters do not fall to

be re-considered for the current application submission which only seeks a design change in the elevational treatment of the approved buildings as a variation of Condition 3.1 of that grant of permission.

- 10.2 ULP Policy GEN2 of the adopted local plan seeks to achieve a good standard of design for new developments, including the use of appropriate external materials, whilst also seeking to protect residential amenity. The National Planning Policy Framework document (NPPF), which has a presumption in favour of sustainable development, states at paragraph 56 that the Government attaches great importance to the design of the built environment, adding that “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making better places for people”, whilst paragraph 58 states that “Planning Policies and decisions should aim to ensure that developments...will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development...and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit...”
- 10.3 The commercial/industrial units approved for this industrial location under application UTT/0693/07/FUL were considered acceptable in terms of their design and external appearance for their intended B1, B2 and B8 purposes, although they were shown to have a standardised industrial shed type appearance. The amended elevational treatment of the two buildings as now proposed would it is argued represent a design enhancement through the introduction of the large window openings whilst at the same time providing the end user more flexibility for the internal working environment of the buildings as previously described, although similarities would remain to a large extent in respect of the specification of the external materials for the buildings. Either of the rear elevational treatment options for “Large Unit 1” would be acceptable, whilst the slight reduction in floorspace proposed for “Small Unit 2” would also be acceptable where this floorspace reduction would not compromise the approved uses.
- 10.4 No design objections are therefore raised to the elevational treatment changes submitted under this variation of condition application under ULP Policy GEN2. It is noted that horizontal steel beams have been shown to be included between ground and first floor level within the large window openings for both buildings where it is understood that these would be required to accommodate any future internal mezzanine floors for the buildings when and if required for future users where this provision was not shown to be included for UTT/0693/07/FUL. Such provision would be subject to the availability of permitted development rights for such internal alterations when and if these internal works took place.
- 10.5 The residential amenity of the occupants of the nearest residential properties located at Prospect Place to the north-west of the site was considered for this development under UTT/0693/07/FUL when the officer report for that approved application assessed that the buildings would not be close enough to have a materially adverse impact upon daylighting of those properties where it was noted that there is no right in planning law to protect an existing view. It should be noted that amenity conditions were imposed under application UTT/0693/07/FUL to protect nearby residents against noise from the approved development, including restrictions on outdoor working and storage.

11. CONCLUSION

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

- A The elevational treatment changes to the commercial/industrial buildings as proposed by this variation of condition application are considered acceptable under ULP Policy

GEN2 and the provisions of the NPPF.

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. All hard and soft landscape works shall be carried out in accordance with the approved details. All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

2. The Class B8 use hereby permitted shall be restricted to separate Class B8 use in single or combined units comprising not more than two of the units A, B, C or D shown on submitted drawing 1989 P12 D, with no self-storage use.

REASON: In the interest of maintaining a balance of storage and other business uses on the site in order to maximise employment opportunities and to limit the levels of traffic likely to be associated with the use of the site.

3. Notwithstanding the terms of this permission for uses within Classes B1, B2 or B8, the first use implemented in any sub-unit of the premises shall become the authorised use of that sub-unit and any subsequent change of use of such a sub-unit between Use Classes as defined in the Use Classes Order shall require a further grant of planning permission.

REASON: To enable the Local Planning Authority to consider subsequent changes of use in terms of their impact upon amenity and in light of planning policy current at that time in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

4. The units at the western end of the building closest to the boundary with Prospect Place shall only be used for purposes within Class B1 of the Town and Country Planning (Use Classes Order) 1987 (as amended). Notwithstanding the terms of this permission, these units shall not be used for purposes within Classes B2 and B8 of that, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON: In the interests of protecting residential amenity to avoid uses which could give rise to unacceptable nuisance to adjacent occupiers in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

5. The powered two wheeler/bicycle parking facilities as shown on the approved plans are to be provided prior to the first occupation of the development and shall be retained at all times.

REASON: To ensure appropriate powered two wheeler and bicycle parking is provided in accordance with ULP Policies GEN1, GEN2 and GEN8 of the Uttlesford Local Plan (adopted 2005).

6. No processes shall be carried out or power tools, equipment, machinery or plant of any kind shall be used at any time anywhere on the site except within the buildings hereby permitted.

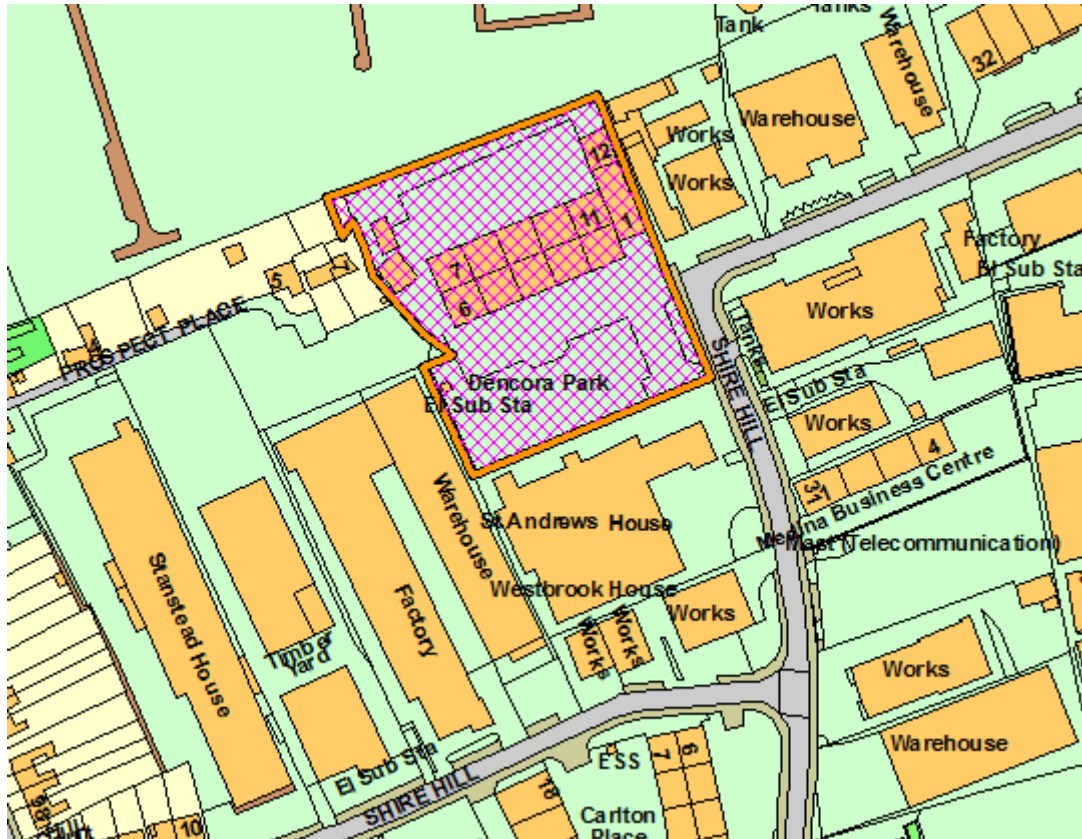
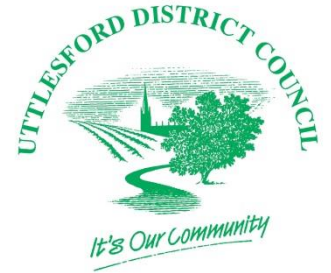
REASON: To prevent harm to the amenities of the area in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

7. There shall be no outdoor storage of any materials, goods, equipment, plant or machinery of any description on any part of the site without the prior written consent of the local planning authority.

REASON: To prevent harm to the amenities of the area in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/15/1844/FUL

Address: Dencora Park Shire Hill 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: 1 September 2015

SLA Number: 100018688

UTT/15/2413/LB (SAFFRON WALDEN)

Reason: UDC Application

PROPOSAL: The proposal seeks consent to replace the top floor galvanised window units with identical units

LOCATION: Council Offices, London Road, Saffron Walden

APPLICANT: Adrian Webb

EXPIRY DATE: 21 September 2015

CASE OFFICER: Rosemary Clark

1. NOTATION

Within Development Limits, Conservation Area, Grade II Listed Building

2. DESCRIPTION OF SITE

The application site comprises an imposing red brick structure with brick and stone dressing, located in a prominent position on London Road, within the historic market town of Saffron Walden. Formerly the Old Saffron Walden Hospital now the Council Offices for Uttlesford District Council. The building was extended in the 1980's when it was converted for use to offices for the district council which included a glazed atrium and basement.

3. PROPOSAL

- 3.1 This proposal relates to the replacement of the top floor galvanised windows with identical units. This proposal is in the non-historic part of the building.

4. APPLICANT'S CASE

- 4.1 The windows on the new part of the UDC offices are galvanised units and these have reached the end of life and are leaking. The proposal is to replace these three units with identical ones. This is top floor only in the area previously occupied by Essex County Council.

5. RELEVANT SITE HISTORY

- 5.1 UTT/0935/88/DC and UTT/0936/88/LB - Refurb and extend existing hospital building as UDC office and Civic Centre and alteration to existing access. Demolition of C20 addition on west of building, remove balcony across front and reinstate front facade windows and porch – approved 7.9.88
- 5.2 UTT/15/1722/LB - Cut out internal doorway in emergency centre wall, remove internal dividing wall and build new wall creating a larger office area – approved 30.7.15

6. POLICIES

- 6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- ENV2 – Development affecting the character and setting of a Listed Building

7. TOWN COUNCIL COMMENTS

7.1 No objection

8. CONSULTATIONS

Conservation Officer

8.1 Proposal is acceptable as it is like-for-like replacement and will not impact on special architectural merit of heritage asset

Historic England

8.2 No objection – The proposed work would not change the character of the addition, and would have no effect on the significance of the Council's offices.

9. REPRESENTATIONS

9.1 No responses received

10. APPRAISAL

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

A Whether there would be any harm to the setting of listed buildings and if the proposed works would preserve the historic character and architectural qualities of the listed building (ULP Policy ENV2)

A Whether the proposal would be harmful to the setting of the listed buildings

10.1 The property is a Grade II Listed building and as such Policy ENV2 applies. This policy reflects the thrust of the statutory duty in section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990. This states that development affecting a listed building should be in keeping with its scale, character and surroundings. Development proposals that adversely affect the setting and special characteristics of a listed building will not be permitted.

10.2 The proposed alterations are to the non-historic part of the building. The proposed scheme seeks consent to replace the existing galvanised metal roof lights on the eastern and western roof slopes of the modern extension. The proposed replacement units would be exact like-for-like replacements of the existing units, which are faulty and allow water to enter the building.

10.3 Given that the windows are modern units, positioned on the extension structure, there is no loss of historic fabric resulting from the works. Further to this, the proposed units would match the existing, therefore there would be little to no visual impact to the character and appearance of the heritage asset. The Conservation Officer therefore has no objection in principle, and considers that the works would represent an

enhancement in making the host building watertight. This would be subject to a condition requesting detailed drawings and cross section of the proposed units to be submitted for approval, prior to commencement of the works, as these were not supplied with the original application and were not available at the time of writing the report.

11. CONCLUSION

11.1 It is therefore considered that the proposal would not be detrimental to the special architectural and historic interest of the listed building and complies with the NPPF and Uttlesford Local Plan Policy ENV2.

RECOMMENDATION –CONDITIONAL APPROVAL

Conditions

1. The development to which this consent relates shall be begun before the expiration of 3 years from the date of this decision.

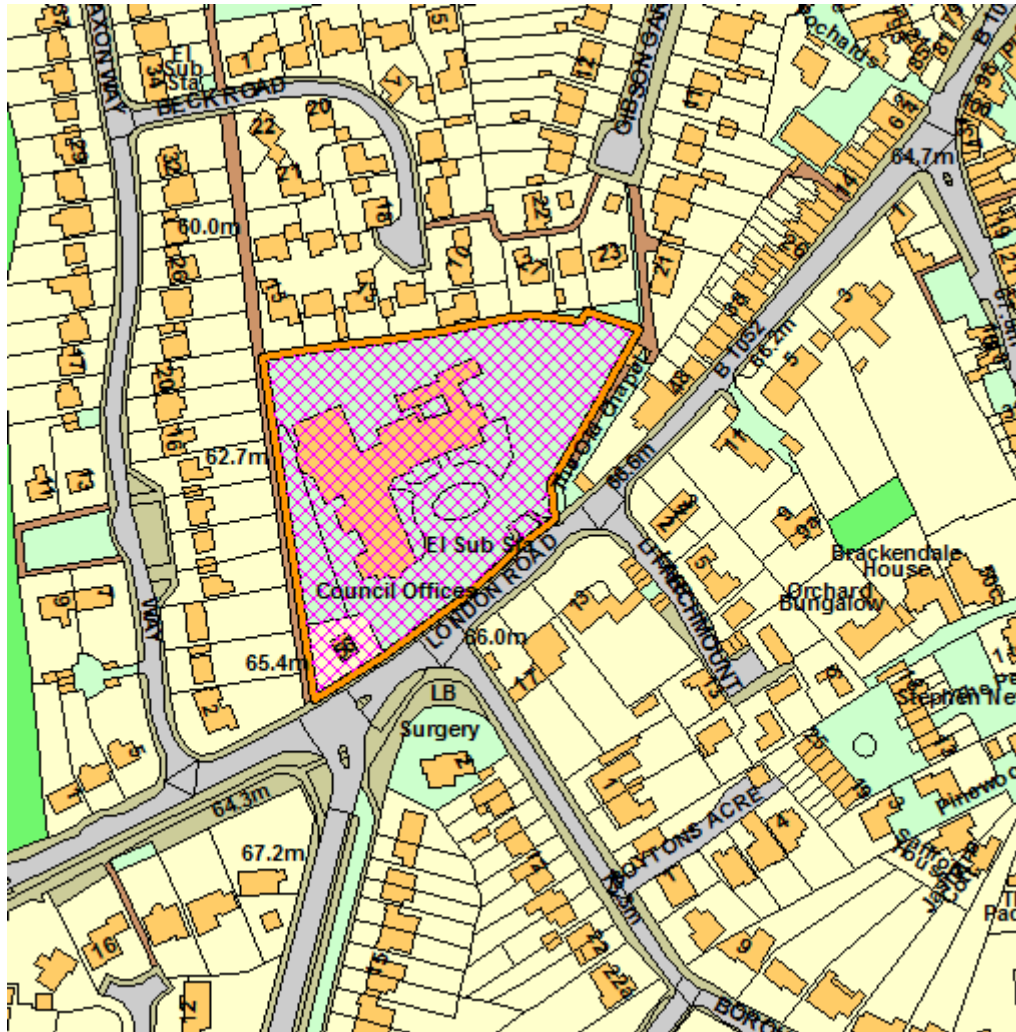
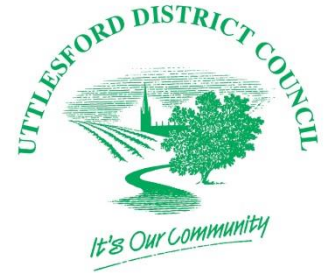
REASON: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of the development detailed drawings and cross sections of the proposed units shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest of the historic importance of the listed building in accordance with NPPF and Uttlesford Local Plan Policy ENV2.

Application no.: UTT/15/2413/LB

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: 1 September 2015

SLA Number: 100018688

Committee: Planning

Agenda Item

Date: 16th September 2015

5

Title: UTT/15/2572/TCA

Notification of intent to pollard 3 lime trees and 1 sycamore, and fell two yew trees within a conservation area at Walden Place, Freshwell Street, Saffron Walden.

Author: Ben Smeeden
Landscape Officer

Item for decision

Summary

1. This item seeks the Committee's consideration of proposed tree work within a conservation area at Walden Place. The trees are in the ownership of the District Council.

Recommendations

2. No objection is raised to the proposed tree works.

Financial Implications

None

Background Papers

3. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

UTT/15/2572/TCA.

Impact

- 4.

Communication/Consultation	Weekly List.
Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	None

Sustainability	None
Ward-specific impacts	None
Workforce/Workplace	None

Situation

5. The tree work proposed is the felling of 2 yew trees, and the pollarding of 3 lime trees and 1 sycamore tree all in the grounds of Walden Place. The trees are within a conservation area (Appendix 1: Location plan). The trees have been inspected by the Council's Landscape Officer.
6. The yew tree (T1) is a mature specimen of some 7m in height. This tree is in terminal decline with extensive die back in its crown. The poor condition of this tree is such that it has no amenity value (Appendix 2)
7. The yew tree (T2) is a relatively small specimen growing immediately adjacent to a brick and flint built boundary wall. If this tree is retained it is likely to cause damage to the wall. This tree is not considered to be of significant amenity value (Appendix 3)
8. The sycamore tree (T3), and the lime trees (T4, T5 and T6) are mature specimens which have been previously maintained as pollards. It is considered appropriate to continue with the pollarding regime (Appendix 4, 5 and 6).

9. Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
1. There are no risks associated with the recommendation	1. None	1. No impact	None

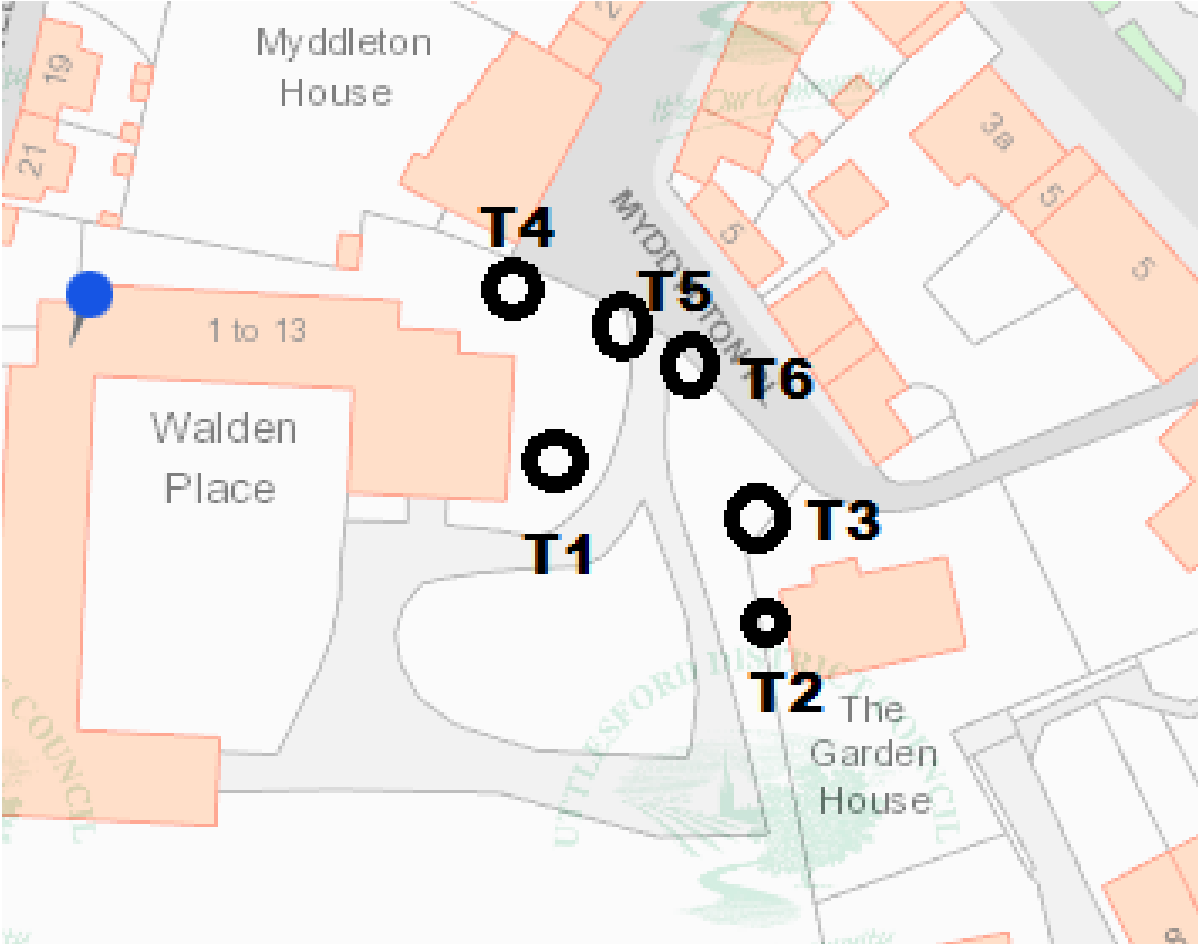
1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendix 1: Location plan



Appendix 2: Yew tree (T1)



Appendix 3: Yew tree (T2).



Appendix 4:.Sycamore tree (T3)



Appendix 5: Lime tree (T4)



Appendix 6: Lime trees (T5 and T6).



Committee: Planning

Date: 16 September 2015

Agenda Item No: 6

Title: PLANNING AGREEMENTS

Author: Christine Oliva (01799 510417)

The following table sets out the current position regarding outstanding Section 106 Agreements:-

No.	Planning Current Ref.	Approved by Committee	Applicant	Property	Position
1.	UTT/13/2107/OP	12/02/2014	Barratt Homes, Mr CJ Trembath, Buildings Farm Partnership	Land West of Woodside Way, Dunmow	Negotiations continuing
2.	UTT/14/2003/FUL	15/10/2014	Ford Wells Development Ltd.	Moore's Garage, Thaxted Road, Saffron Walden	Agreement sealed
3.	UTT/14/3182/FUL	11/02/2015	East Thames Group	119 Radwinter Road, Saffron Walden	Negotiations continuing
4.	UTT/14/3357/FUL	11/03/2015	Pigeon Investment Management Ltd GAG373 ltd. GAG339 ltd	Land at Webb Road, Hallett Road, Flitch Green	Negotiations continuing
5.	UTT/14/3770/FUL	08/04/2015	Bushmead Homes Ltd.	Stansted Motel & 2 Hamilton Road, Little Canfield	Draft agreement sent to applicant 13.5.2015
6.	UTT/15/0395/FUL	29/04/2015	Churchill Retirement Living Ltd	Saffron Lodge, Radwinter Road, Saffron Walden	Agreement sealed
7.	UTT/15/0133/FUL	03/06/2015	Enodis Property Development Limited	Land off Tanton Road, Flitch Green	Awaiting instructions
8.	UTT/14/2991/OP	03/06/2015	Stansted Road LLP	Elsenham Nurseries, Stansted Road, Elsenham	Negotiations continuing
9.	UTT/14/0127/FUL	29/07/2015	Taylor Wimpey, Ms Mortimer, Ms	Land South of Ongar Road,	Draft sent 28.8.2015

			Staines Ms Stoneman	Great Dunmow	
10.	UTT/15/1046/FUL	29/07/2015	Hastoe Housing Association	Land at Dell Lane, Little Hallingbury	Negotiations continuing
11.	UTT/15/1086/OP	25/08/2015	AP27 Limited	Site 500 Coopers End Road, Takeley (Stansted Airport)	Draft sent to planning 7.9.2015
12.	UTT/15/1085/OP	25/08/2015	AP27 Limited	Endeavour House, Coopers End Road, Takeley (Stansted Airport)	Draft sent to planning 7.9.2015
13.	UTT/15/1732/FUL	25/08/2015	Ms Jopson	Canfield Nursery, Bullocks Lane, Takeley	Letter asking for undertaking as to costs and proof of title sent 2.9.2015.

Background Papers:

Planning Applications
Files relating to each application

FOR INFORMATION