



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

SUPPLEMENTARY PACK

Planning Committee

Date: Wednesday, 27th April, 2022

Time: 10.00 am

Venue: Council Chamber - Council Offices, London Road, Saffron Walden,
CB11 4ER

Chairman: Councillor S Merifield

Members: Councillors G Bagnall, J Emanuel, P Fairhurst, R Freeman,
G LeCount, M Lemon (Vice-Chair), J Loughlin, N Reeve and
M Sutton

ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

Open to Public and Press

8 Planning Committee Presentations

3 - 48



Uttlesford District Council

Chief Executive: Peter Holt

For information about this meeting please contact Democratic Services

Telephone: 01799 510369, 510410 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

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Website: www.uttlesford.gov.uk

Planning Committee

27 April 2022

UTT/21/3269/DFO

Land To The North West Of Henham Road Elsenham

Location Plan



LAND OF ELSENHAM ROAD - LOCATION PLAN Pegasus

Approved Outline Parameters plan



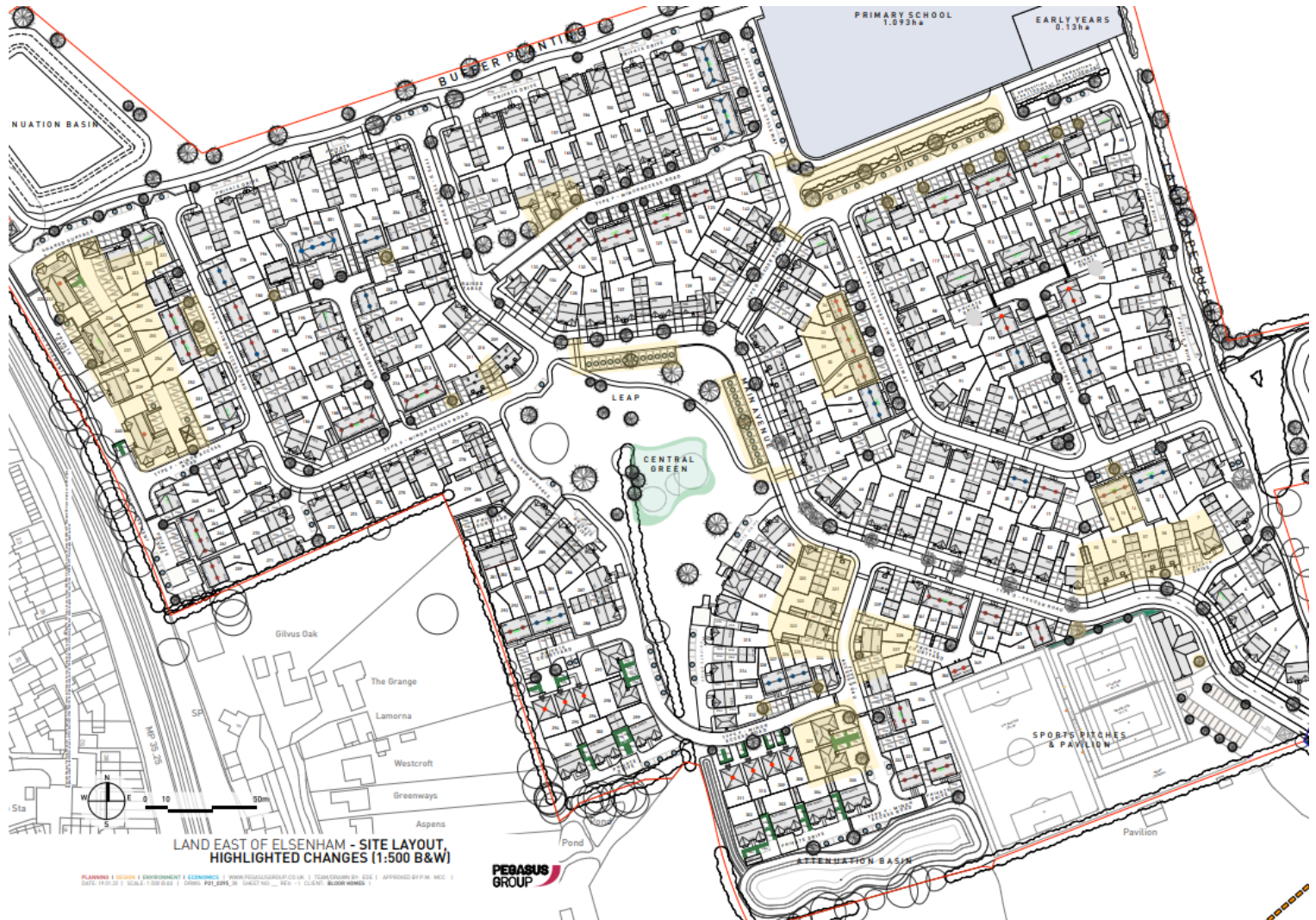
Approved Parameters plan



Proposed Site Layout



Highlighted changes



Building Heights

COMMENT
PLANNING ISSUE
UPDATED TO LPA AND CLIENT COMMENTS

KEY TO BUILDING HEIGHTS

- 3 STOREYS
- 2.5 STOREYS
- 2 STOREYS
- 1.5 STOREY
- 1 STOREY



Garden Areas

REV	DATE	DESCRIPTION
0	08/07/11	SCHEMATIC
1	15/02/12	REVISIONS ISSUE
2	15/02/12	UPDATED TO LIAISON CLIENT COMMENTS AND COMMENTS TO PLATS 10-02, 10-11, ADDITIONAL TREES AND FENCES WHERE APPROPRIATE
3	15/02/12	AMENDMENTS TO 2 BRICKS ADDRESS SITE, CHANGED TO SCHOOL ROAD LANE 27, WHERE APPROPRIATE RELATES TO HIGHWAYS COMMENTS, ADDITIONAL TREES AS SET, WHERE APPROPRIATE TO GARDENS.



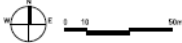
Back to back distances

REV	DATE	COMMENT
-	09/11/15	PLANNING ISSUE
A	11/03/16	UPDATED TO LIA AND CLIENT COMMENTS
B	19/03/16	ADJUSTMENT FOOTPRINT AND GARDEN BOUNDARIES
		UPDATES
C	28/04/16	AMENDMENTS TO DRIVEWAYS ACROSS SITE, CHANGED TO SCHOOL ROADWAY TYPE, WIDER AHEADS RELATIVE TO HIGHWAYS COMMENTS, ADDITIONAL TREES ADDED, WIDER AHEADS TO GARDENS.

KEY TO BACK TO BACK DISTANCES

 BACK TO BACK DISTANCE

A MINIMUM DISTANCE OF 25M HAS BEEN APPLIED WHERE REARS OF NEIGHBOURING PROPERTY PACKAGES FACE EACH OTHER.



Character Areas

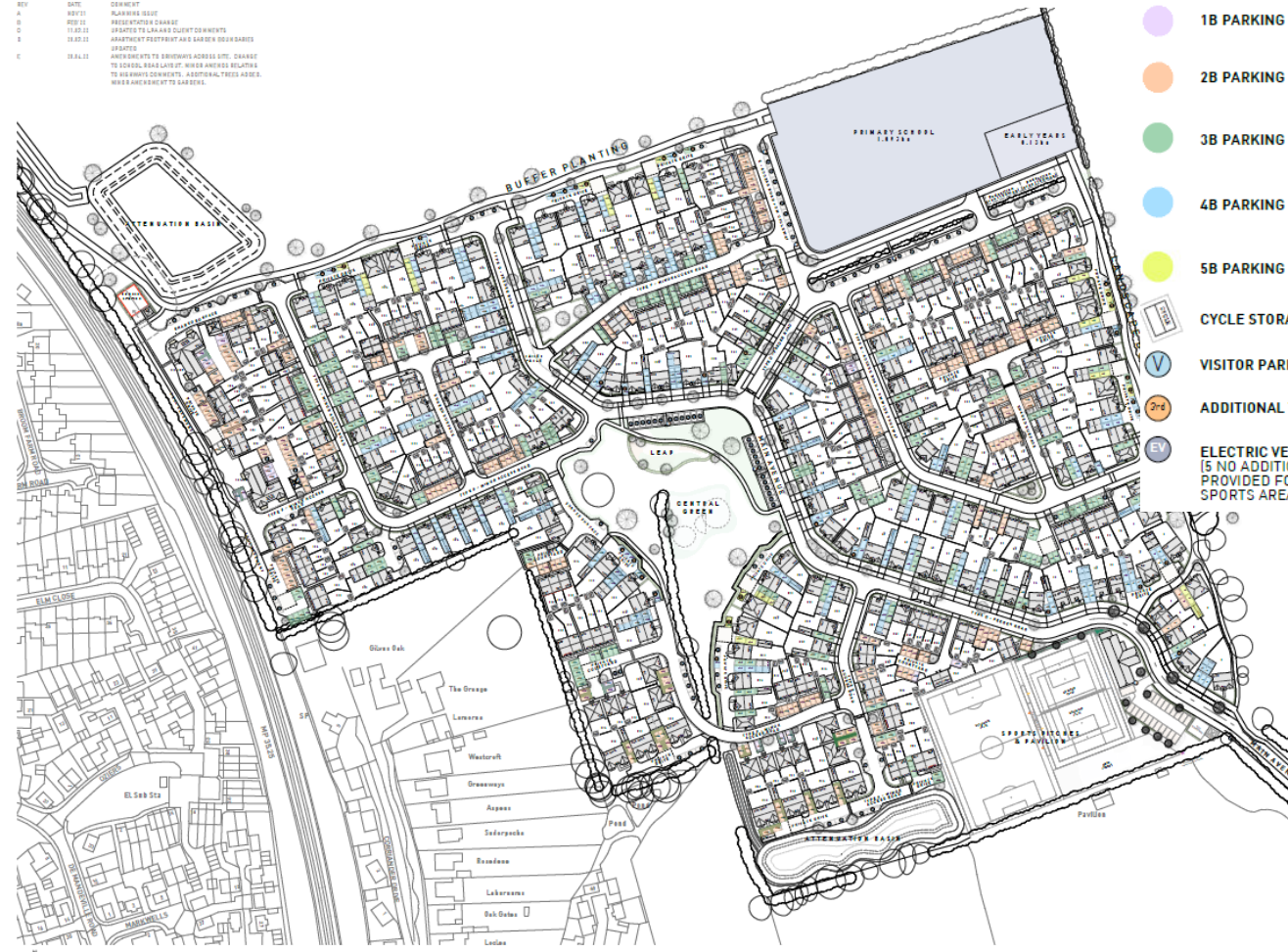
KEY

	CA1: CENTRAL GREEN
	CA2: THE AVENUE
	CA3: GREEN EDGE
	CA4: CORE HOUSING

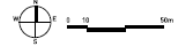


Parking Strategy

REV	DATE	COMMENT
A	08.07.22	SCHEMATIC ISSUE
B	09.07.22	PRESENTATION CHANGE
C	17.08.22	UPDATES TO LANDSCAPE COMMENTS
D	18.08.22	APARTMENT FOOTPRINT AND GARAGE DOOR SIZES UPDATES
E	18.08.22	AMENDMENTS TO DRIVEWAYS ACCESS LITE, CHANGE TO SCHOOL, ROAD LANE BY WOOD AVENUE RELATING TO SIGNAGE COMMENTS, ADDITIONAL TREES ADDED, WOOD AMENDMENT TO GARAGE.



- 1B PARKING PROVISION / 1ps
- 2B PARKING PROVISION / 2ps
- 3B PARKING PROVISION / 2ps
- 4B PARKING PROVISION / 3ps
- 5B PARKING PROVISION / 3ps
- CYCLE STORAGE [1.8x0.9m SECURE CYCLE SHED]
- V VISITOR PARKING BAY [89 NO]
- 2P ADDITIONAL THIRD PARKING SPACE PROVISION
- EV ELECTRIC VEHICLE CHARGING [5 NO ADDITIONAL CHARGING POINTS PROVIDED FOR VISITOR SPACES / SPORTS AREA PROVISION]



Open Space Plan

REV	DATE	COMMENT
H	10.01.22	PLAN AND DESIGN
D	28.02.22	UPDATES TO LAND AND CLIENT DOCUMENTS
S	28.02.22	APARTMENT FOOTPRINT AND GARDEN BOUNDARIES
Q	01.03.22	UPDATES
E	18.04.22	AMENDMENTS TO PLOTS 01-02, 01A-01L, ADDITIONAL TREES ADDED, MINOR AMENDMENTS TO GARDENS

KEY

-  OPEN SPACE
-  BUILT FORM & PRIVATE AMENITY SPACE



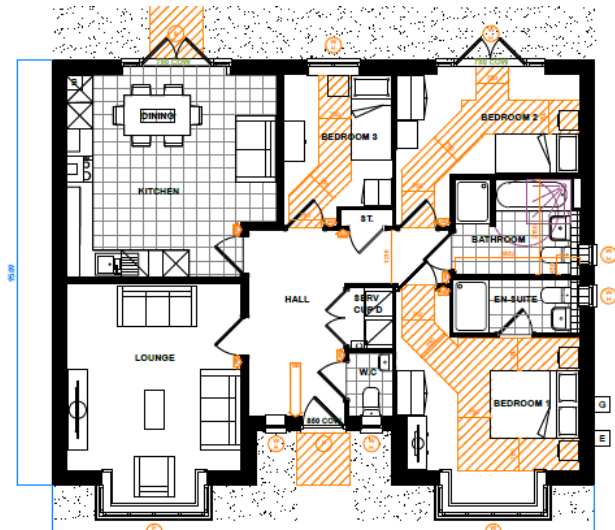
House type - bungalow

PLOTS: 299, 300, 302, 305



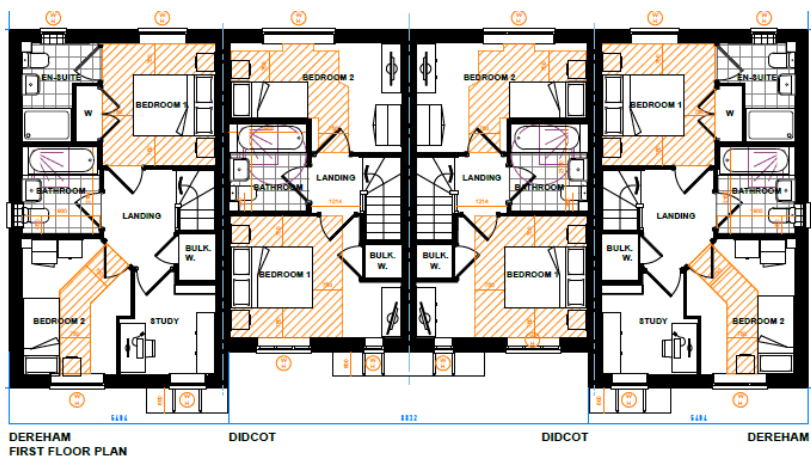
FRONT ELEVATION

SIDE ELEVATION

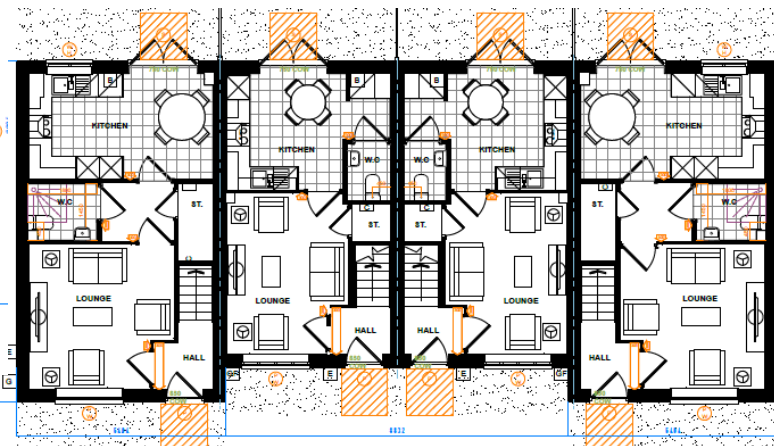


House types- terraced

PLOTS: 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117



DEREHAM FIRST FLOOR PLAN



DEREHAM GROUND FLOOR PLAN



DEREHAM FIRST FLOOR PLAN

DIDCOT

DIDCOT

DEREHAM

DIDCOT

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DEREHAM

House Type- Semi

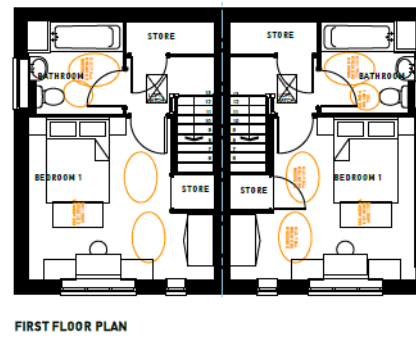
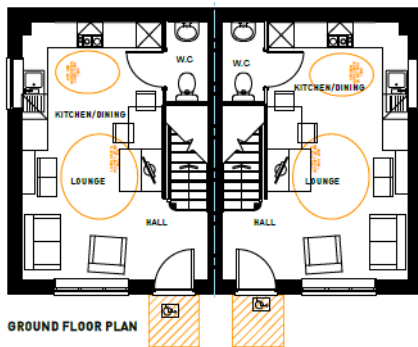
PLOTS: 33, 34, 349, 350



FRONT ELEVATION



SIDE ELEVATION

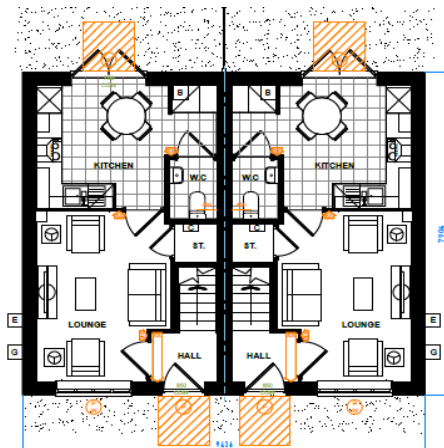


0 1 2 5m

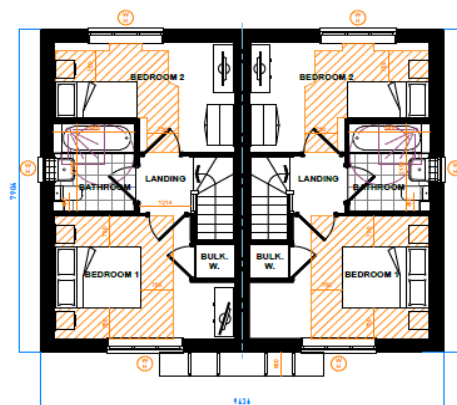
Based on dwg EA134-WD-0000F-004YE-007A-0071B (102P.SP.CAT2)

House types - Semi

PLOTS: 70, 71, 82, 83



DIDCOT GROUND FLOOR PLAN
 B BULKY WARE LOCATION G GAS METER LOCATION E ELECTRIC METER LOCATION C COUNCIL WASTE LOCATION



DIDCOT FIRST FLOOR PLAN

Illustrative view- Central Green



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Illustrative View- Central Green



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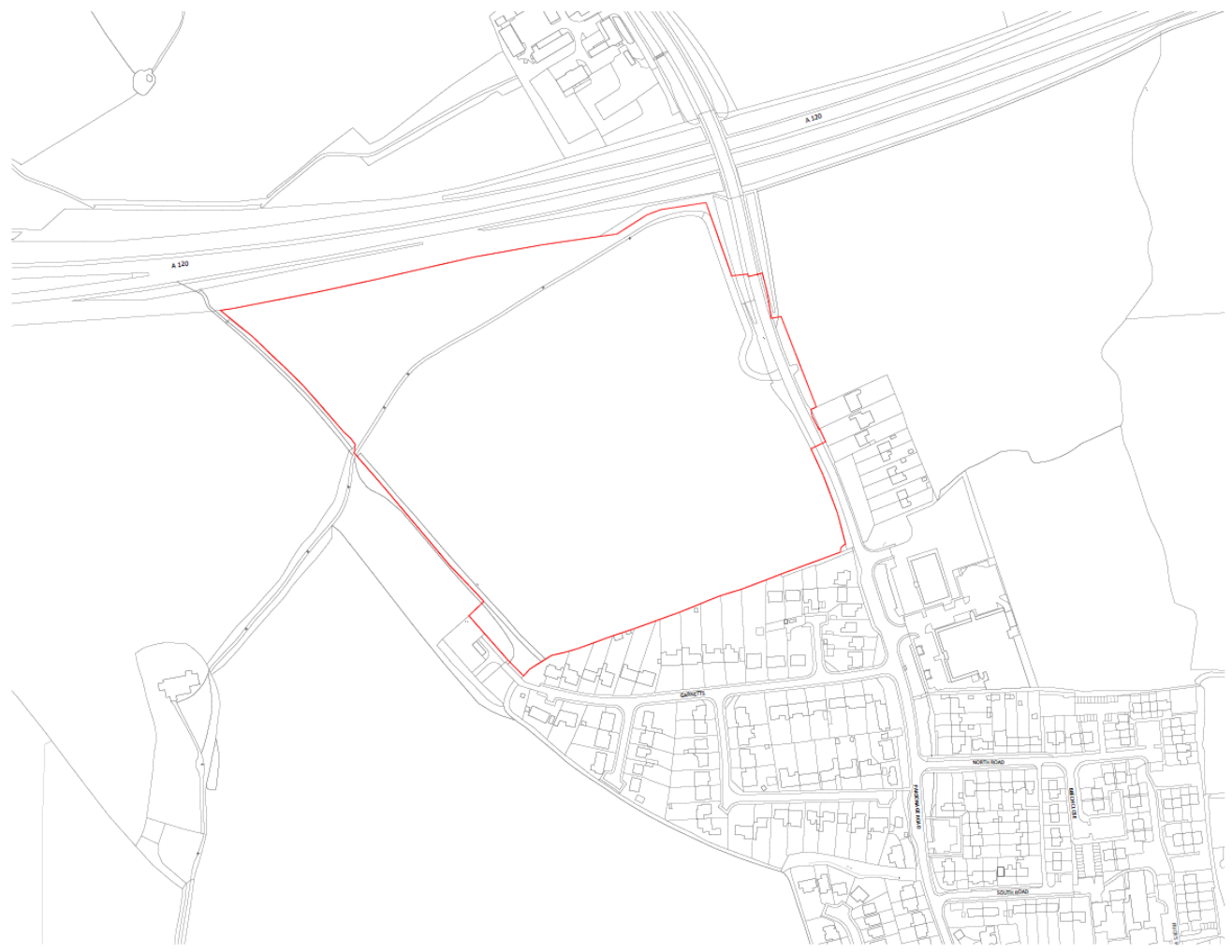
Illustrative view- Central Green



UTT22/0152/DFO

Land West Of
Parsonage Road
Takeley

Location plan



Notes

1. The site is shown in red on this plan.
2. The site is shown in red on this plan.
3. The site is shown in red on this plan.
4. The site is shown in red on this plan.
5. The site is shown in red on this plan.
6. The site is shown in red on this plan.
7. The site is shown in red on this plan.
8. The site is shown in red on this plan.
9. The site is shown in red on this plan.
10. The site is shown in red on this plan.

Legend

- Red outline: Site boundary

Boyer

Land West of Parsonage Road,
Tisbury

Site Location Plan

Scale: 1:1000






North Arrow

Aerial contextual view



Approved Outline scheme



- KEY**
-  SITE LOCATION (9.61 HA)
 -  DEVELOPMENT AREA INCLUDING INCIDENTAL OPEN SPACE, VEHICLE PARKING & A POTENTIAL D1 COMMUNITY BUILDING PREDOMINANTLY 2 STOREY WITH ELEMENTS OF 2.5-3 STOREY
 -  DEVELOPMENT AREA INCLUDING INCIDENTAL OPEN SPACE & VEHICLE PARKING UP TO 2 STOREY
 -  PUBLIC OPEN SPACE (TO INCLUDE NATURAL PLAY SPACE)
 -  PROPOSED VEHICULAR ACCESS POINT
 -  PROPOSED PEDESTRIAN ACCESS POINT
 -  EXISTING PUBLIC RIGHTS OF WAY (PROW)



Proposed site plan



Public Open Space

- Key**
-  Application Boundary (9.6ha/23.75ac)
 -  Area of application boundary for highway works (0.38ha/0.94ac)
 -  Extent of development area (4.25ha/10.50ac)
 -  Attenuation basin (0.50ha/1.24ac)
 -  Proposed woodland (1.02ha/2.60ac)
 -  Green open space (3.43ha/8.47ac)



Housing mix & tenure



Building heights



Amenity spaces



Landscape masterplan



-  Existing trees/vegetation to be retained
-  Existing trees/vegetation to be removed
-  Existing PFIW
-  Proposed street trees
-  Proposed trees to rear gardens
-  Proposed native trees to POS areas
-  Proposed feature trees
-  Proposed specimen shrubs
-  Proposed hedgerow planting
-  Proposed ornamental shrub planting
-  Proposed native shrub planting
-  Proposed coppice woodland
-  Proposed bulb planting
-  Proposed willow/beam meadow
-  Proposed swales
-  Proposed amenity grass areas
-  Proposed concrete surface
-  Proposed tarmacadam footpath
-  Proposed meadow path through woodland and trim trail route
-  Proposed meadow
-  Proposed seating area
-  Proposed play equipment with safety surfacing
-  Proposed mounding for natural play
- Proposed lawns

Materials

Palette 1 - Contemporary Edwardian

Walls



Principal Wall Material - AAB Buff Birch as principal material on front elevation



Secondary Wall Material - Wienerberger Warnham Red Stock as secondary material on side and rear elevations

Roofs



Grey flat profile concrete tiles only

Door



Indicative door colour; architectural features in dark grey/black.

Palette 2 - Contemporary Cottage

Walls

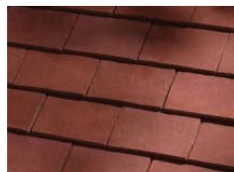


Option A - Ibstock Chartham Multi



Option B - Wienerberger Washington Red

Roofs



Red flat profile concrete tiles only

Secondary Wall Material



Secondary Wall Material - Black cladding on select properties as shown on elevations

Door



Indicative door colour; architectural features in dark grey/black.

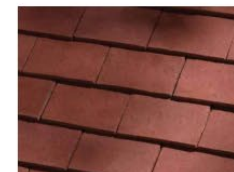
Palette 3 - Contemporary Barn

Primary Wall Material



Primary Wall Material - Black cladding on select properties as shown on elevations

Roofs



Red flat profile concrete tiles only

Secondary Wall Material



Option A - Wienerberger Warnham Red Stock



Option B - Wienerberger Carolina

Door



Indicative door colour; architectural features in dark grey/black.

CGI Views



CGI views



CGI views



UTT/21/3735/FUL

Cambridge Epigenetix

The Trinity Building B400

Chesterford Park

Little Chesterford

Location Plan



Site Plan



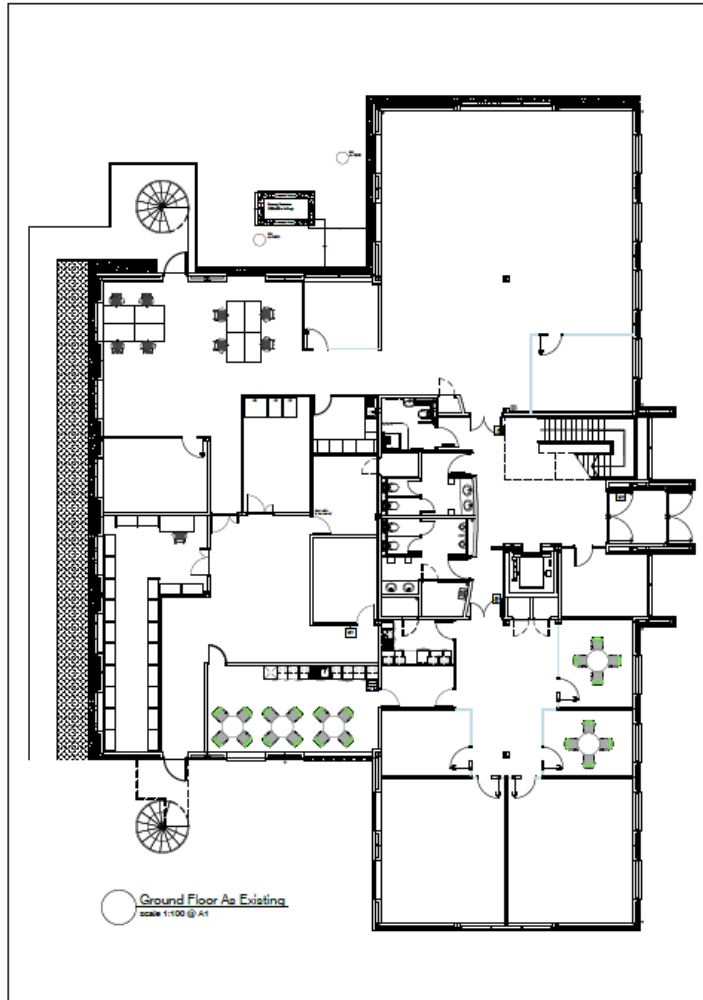
Retrospective Works to Cycle Shed



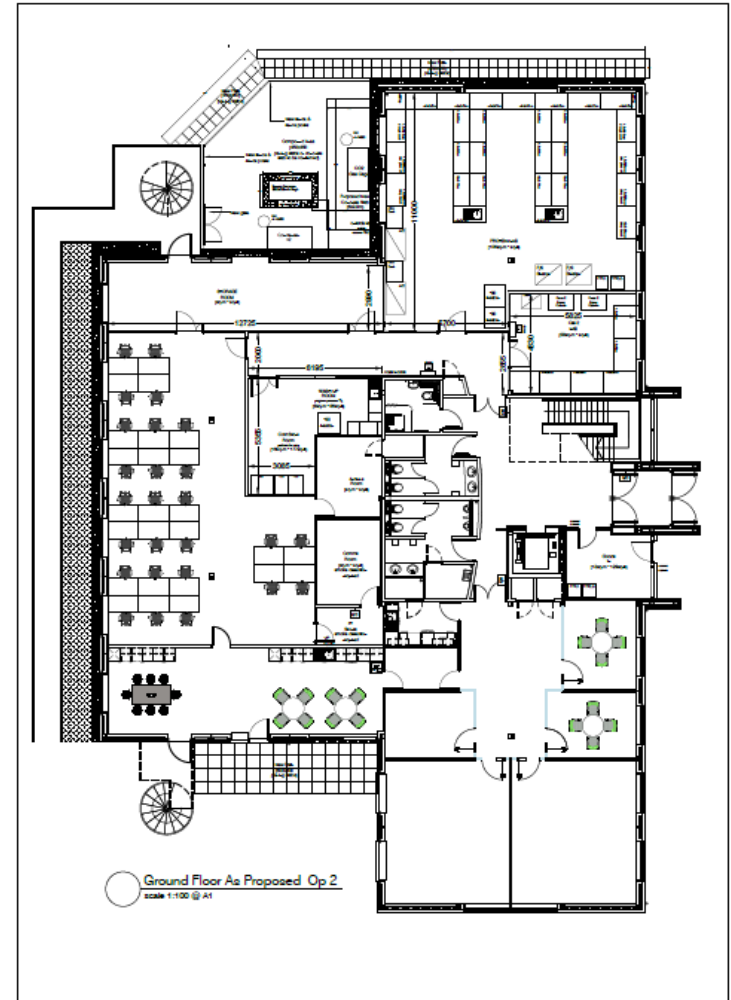
Retrospective Works to Compound Area



Existing and Proposed Floor plans



Existing



Proposed

Existing and Proposed Door



Existing



Proposed

Existing and Proposed Door and Patio Area



Existing



Proposed

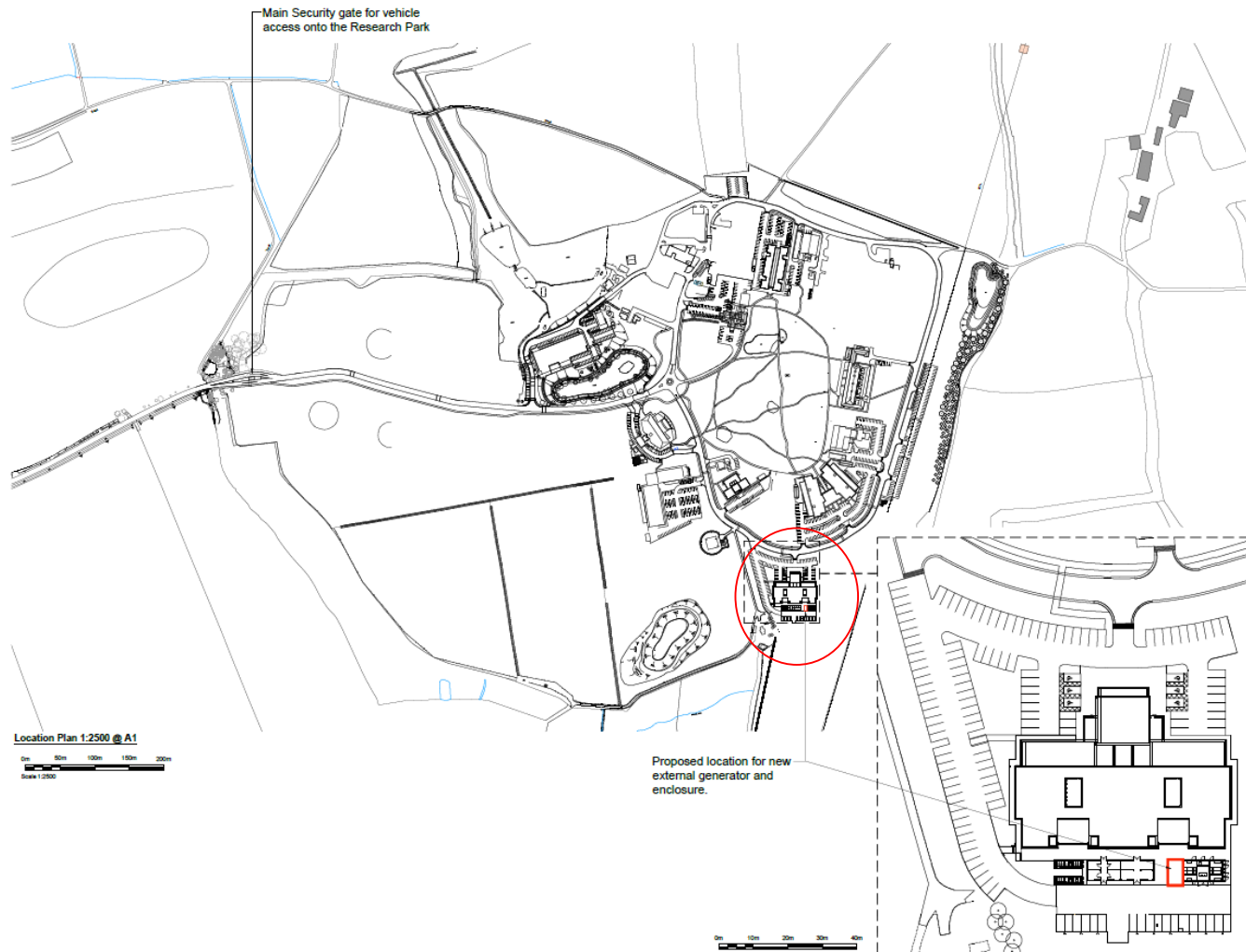
UTT/22/0326/FUL

Emmanuel Building

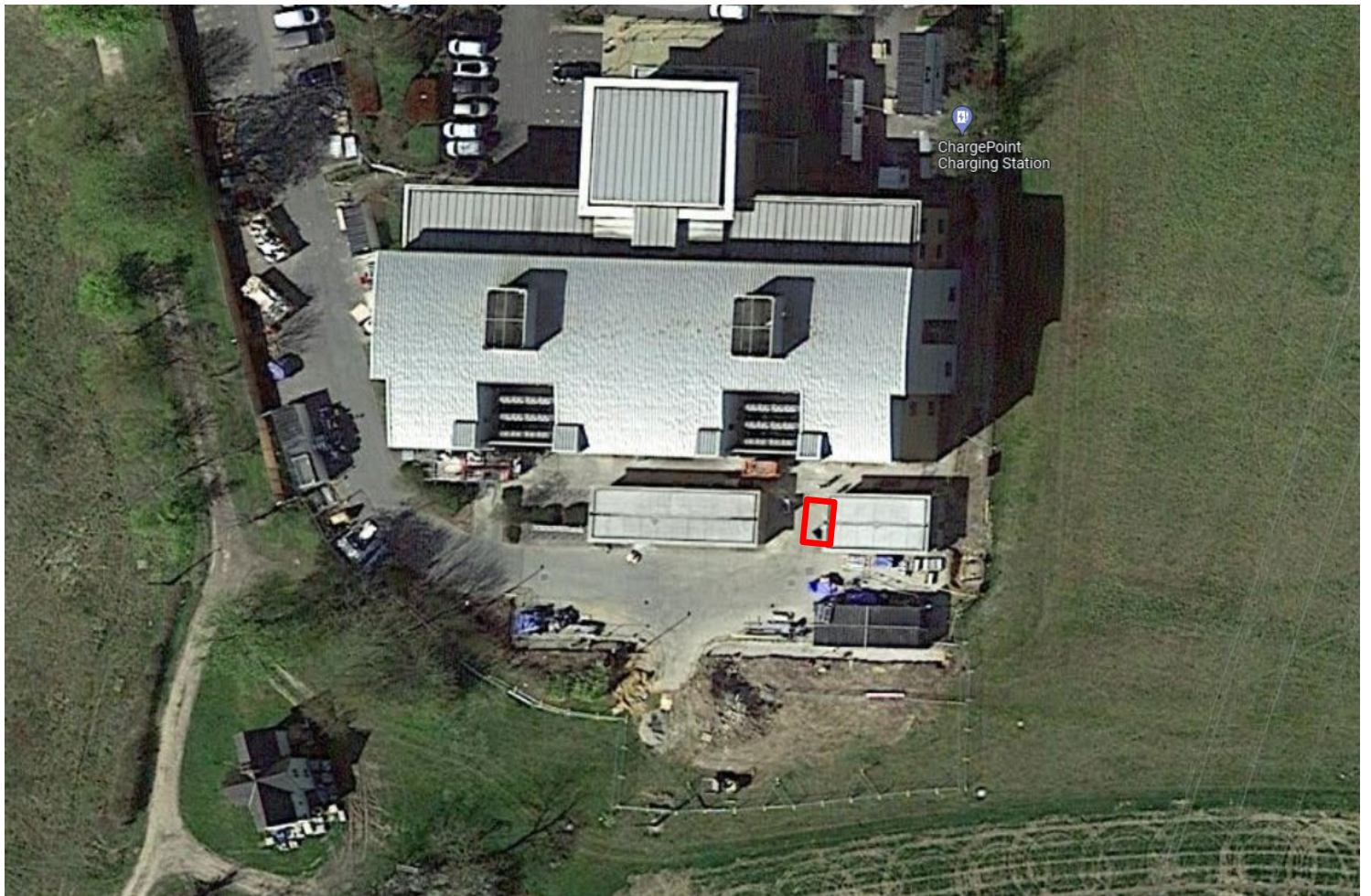
Chesterford Park

Little Chesterford

Location and Block Plan

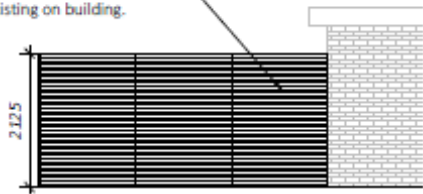


Aerial View

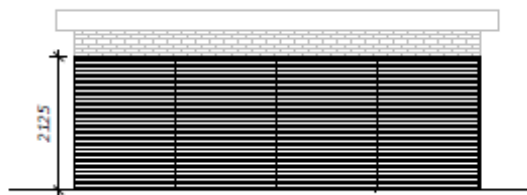


Proposed Compound

Louvered Screen (complete visual screening); powder coated steel, colour to match existing on building.



Elevation A



Elevation B



Elevation C

Lockable gate - size and location to be confirmed by equipment supplier

