



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

SUPPLEMENTARY PACK

Planning Committee

Date: Wednesday, 28th September, 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, R Pavitt and M Sutton

ITEMS WITH SUPPLEMENTARY INFORMATION PART 1

Open to Public and Press

17 Planning Committee Presentations

3 - 78



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 28TH September 2022

UTT/22/2174/PINS

Land South Of
Henham Road
Elsenham

Proposal

Residential development comprising 130 dwellings, together with a new vehicular access from Henham Road, public open space, landscaping and associated highways, drainage and other infrastructure works (all matters reserved for subsequent approval apart from the primary means of access, on land to the south of Henham Road

Location Plan



Hall Road



Henham Road



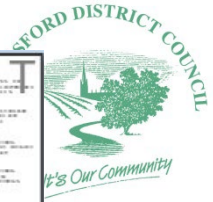
Henham Road



Henham Road



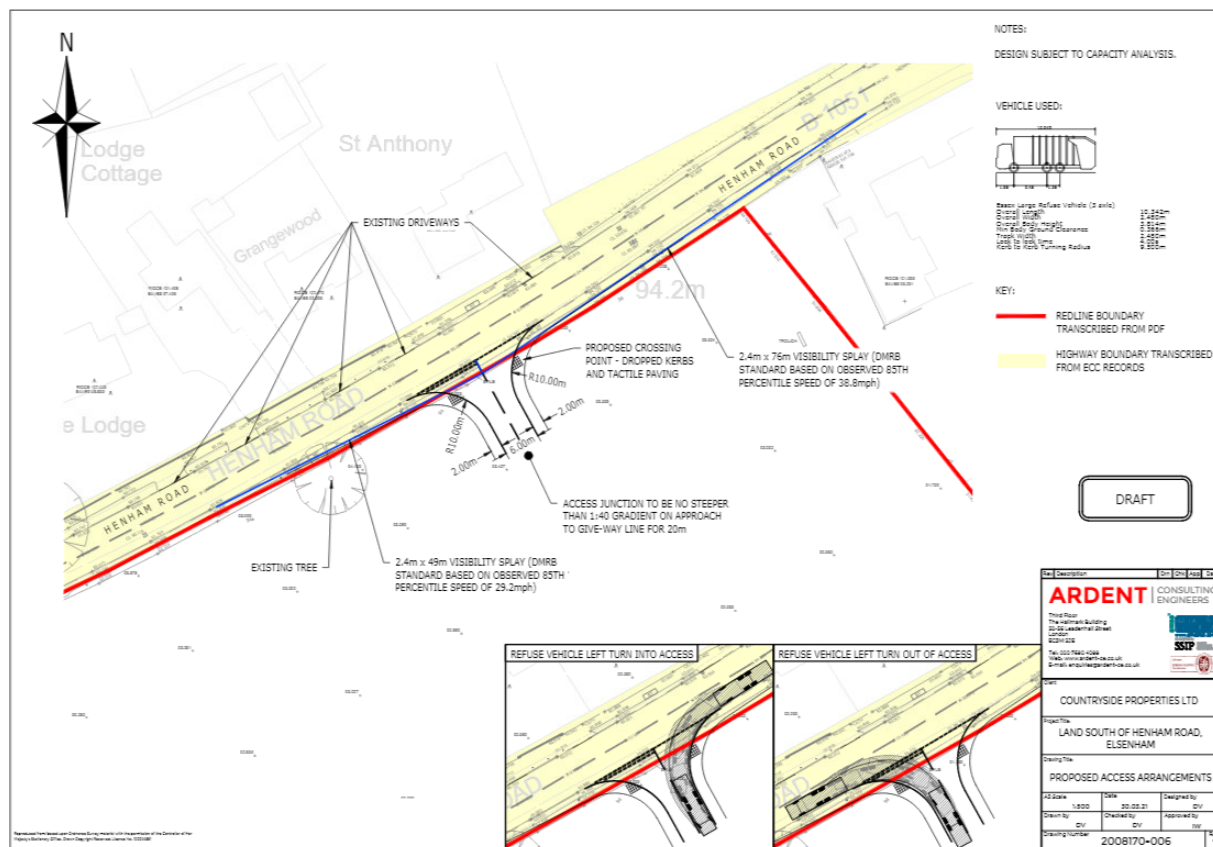
Layout Plan



Indicative Layout Plan



Proposed Access Plan



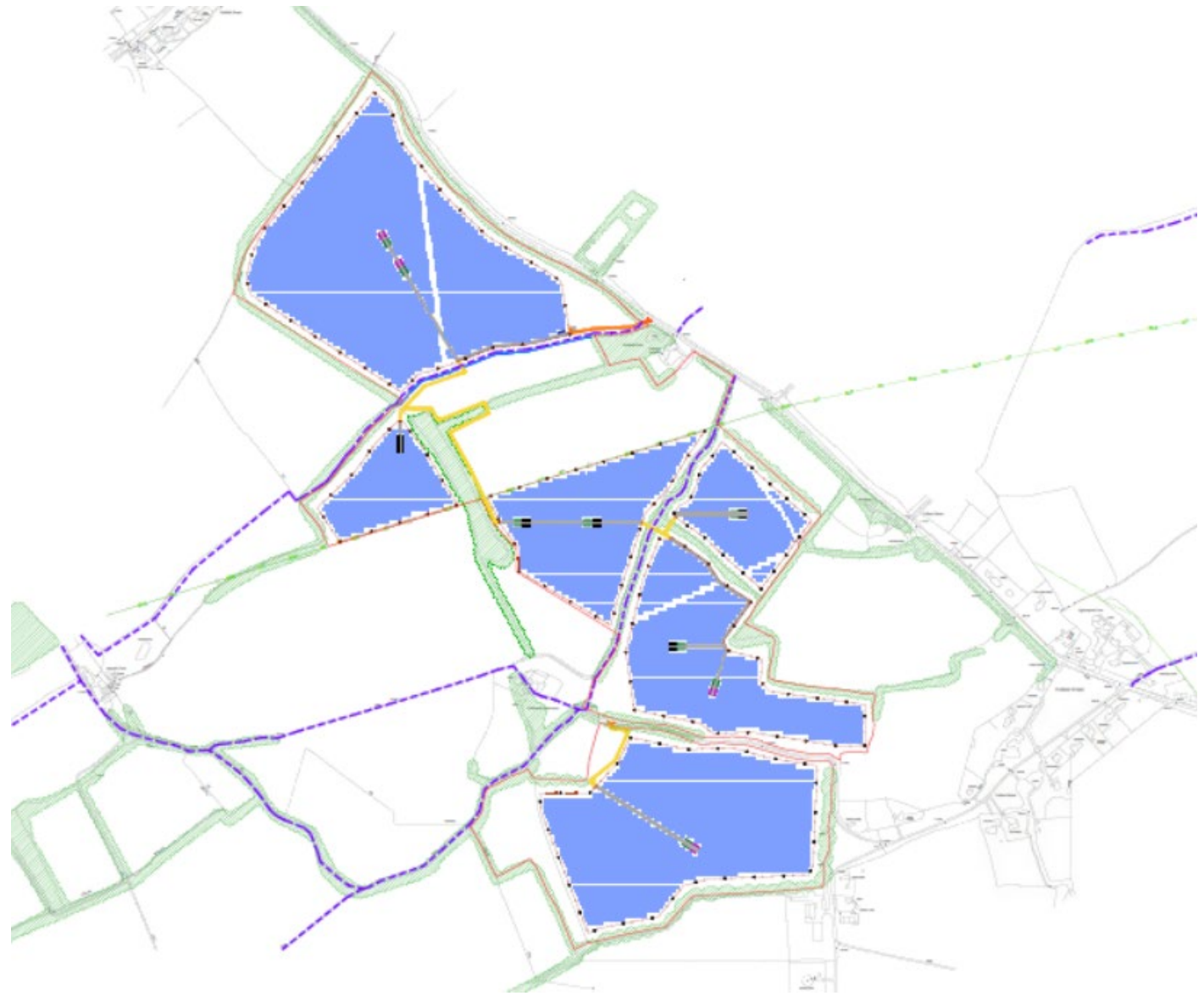
UTT/21/1833/FUL

**Land West of Thaxted,
Cutlers Green
THAXTED**

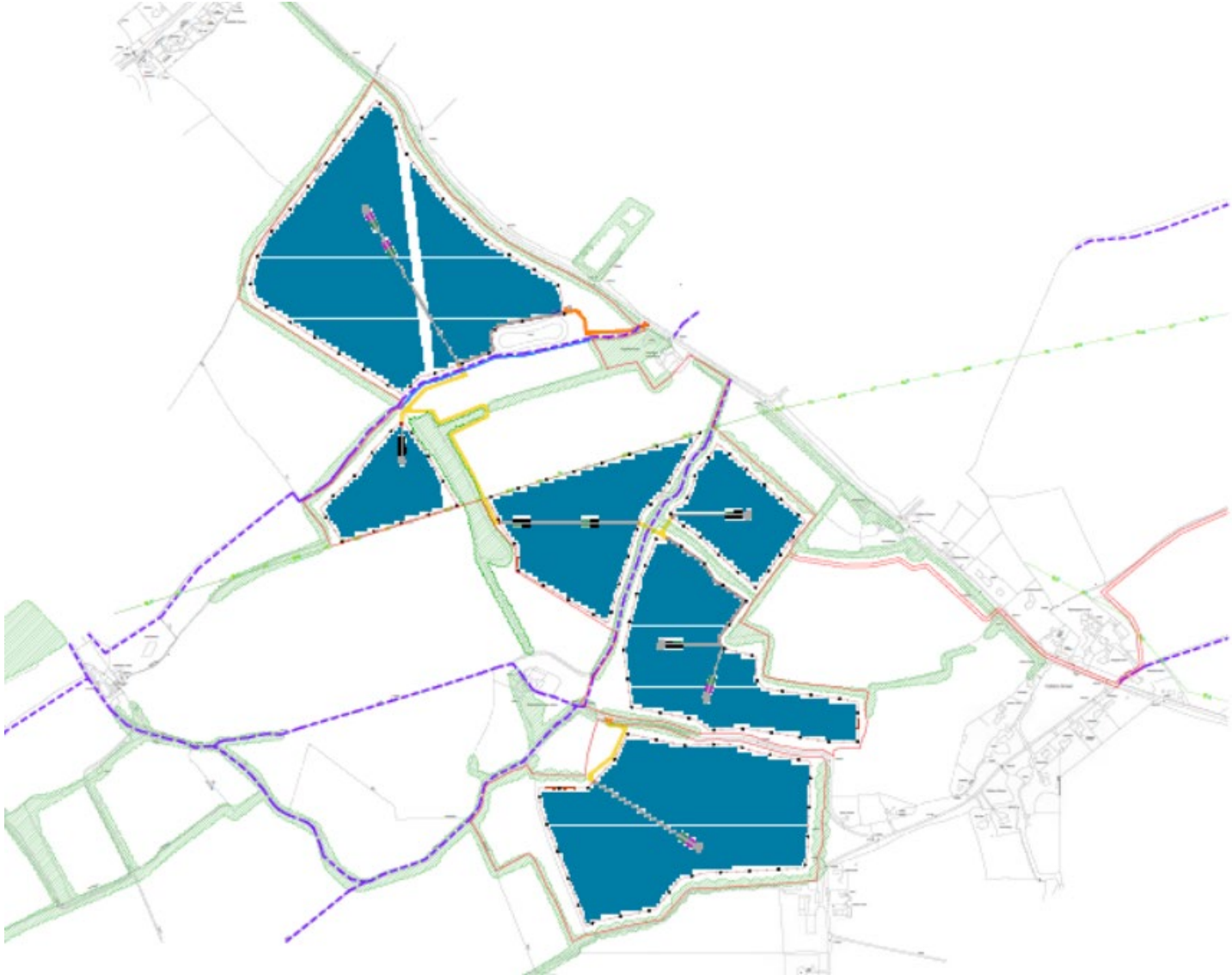
Site Location Plan



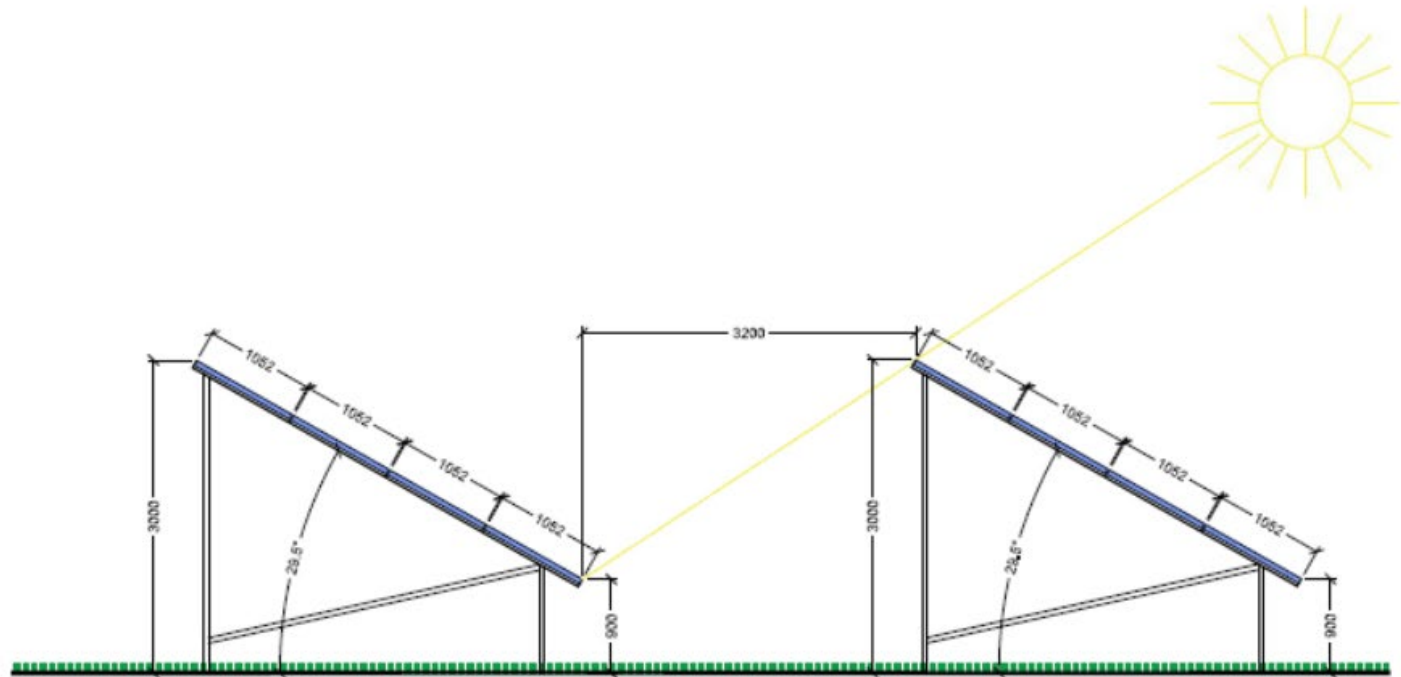
Site Plan Presented to January Planning Committee



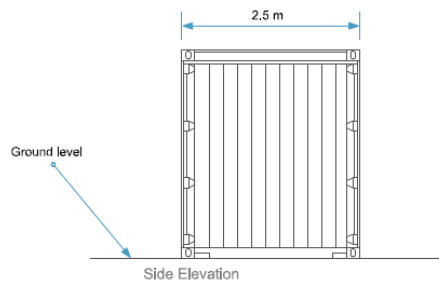
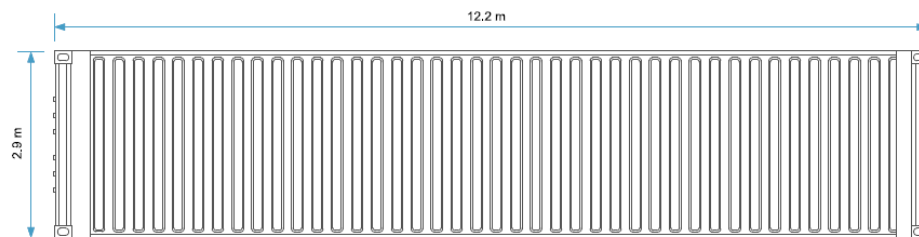
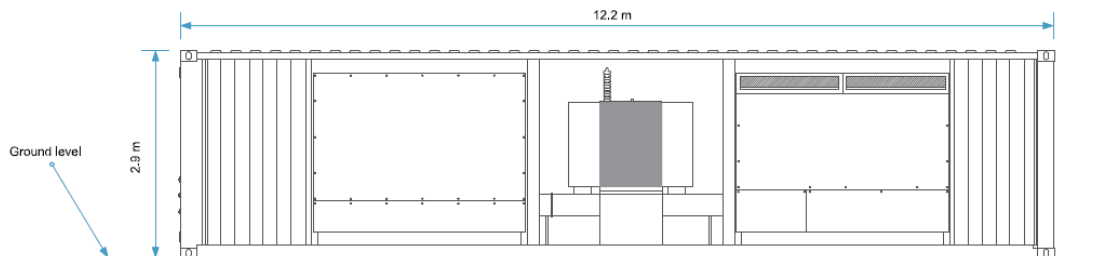
Revised Site Plan



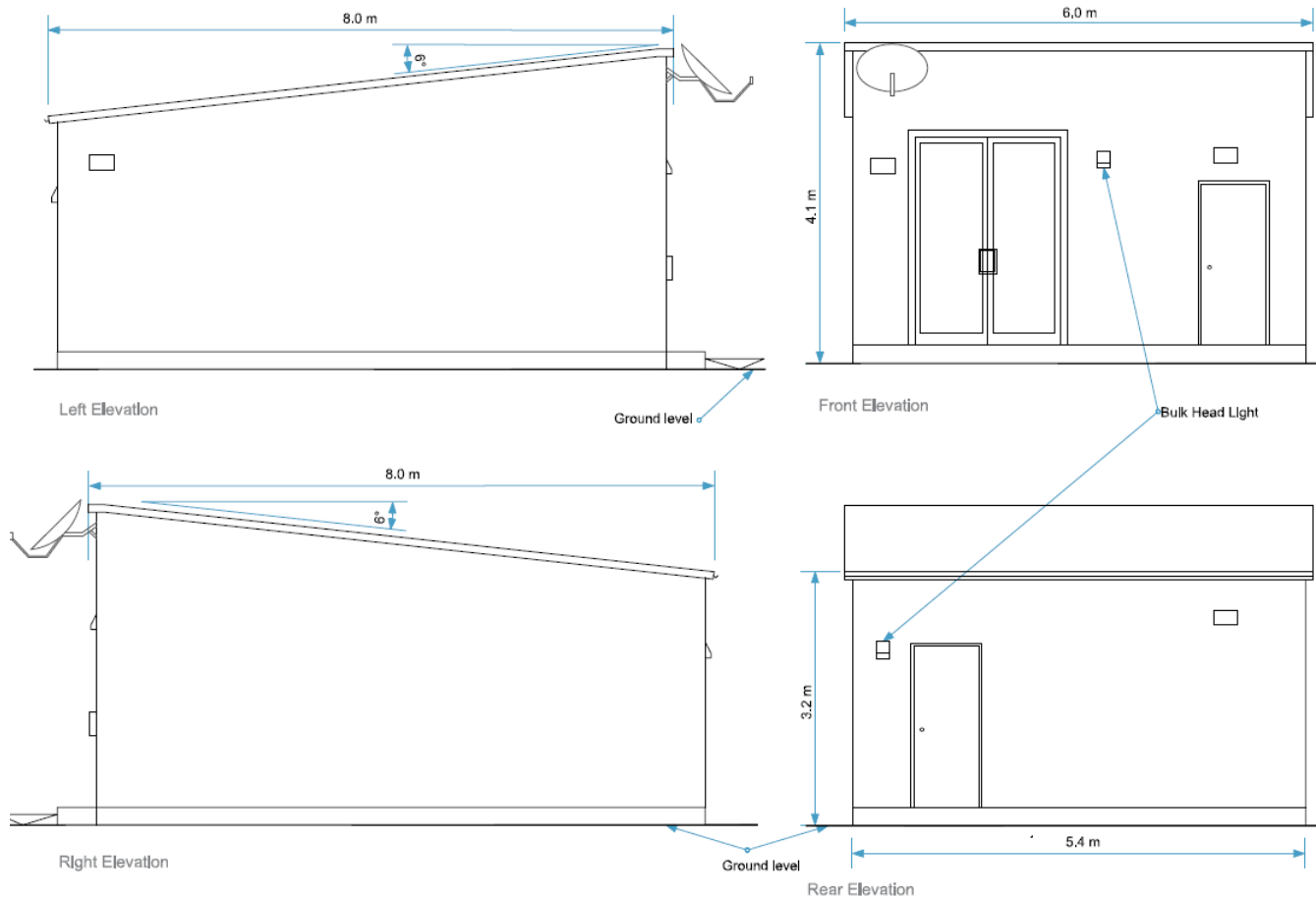
Cross Section of Panels



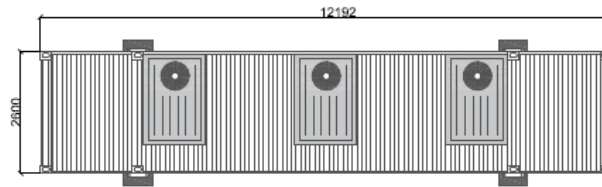
Proposed Inverter



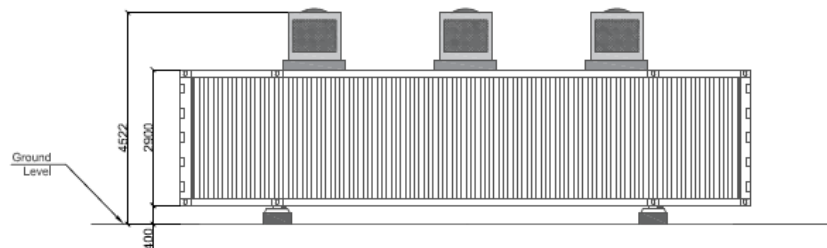
Proposed Distribution Network Operators Substation



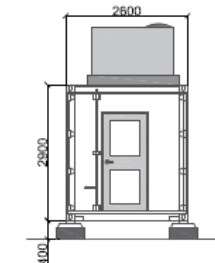
Proposed Battery Container



PLAN VIEW

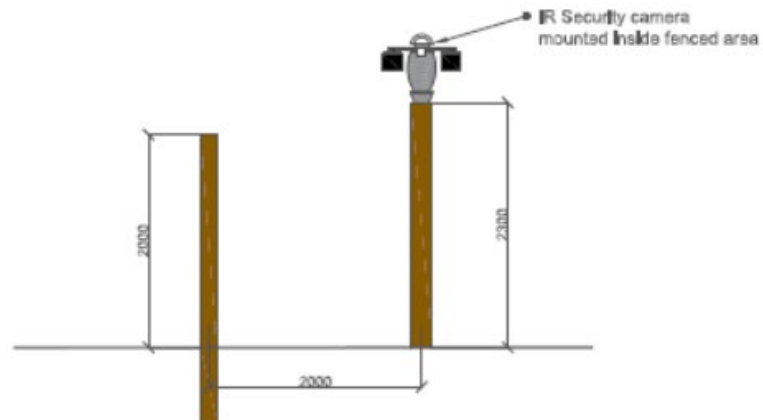
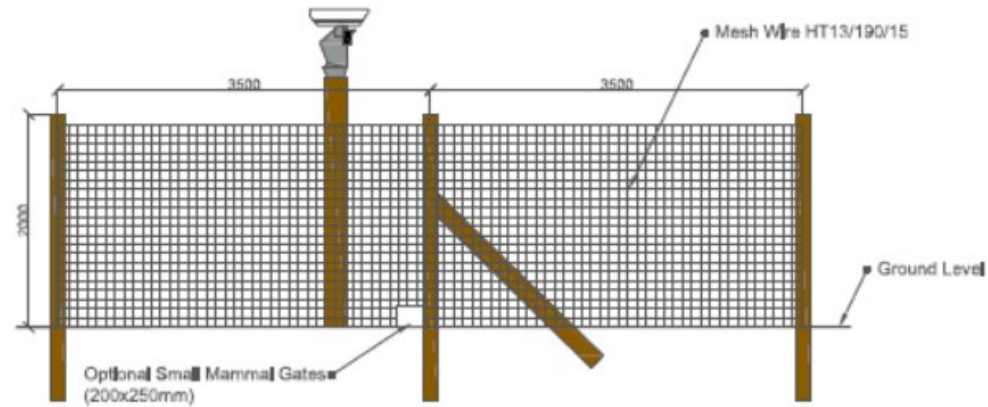


SIDE ELEVATION

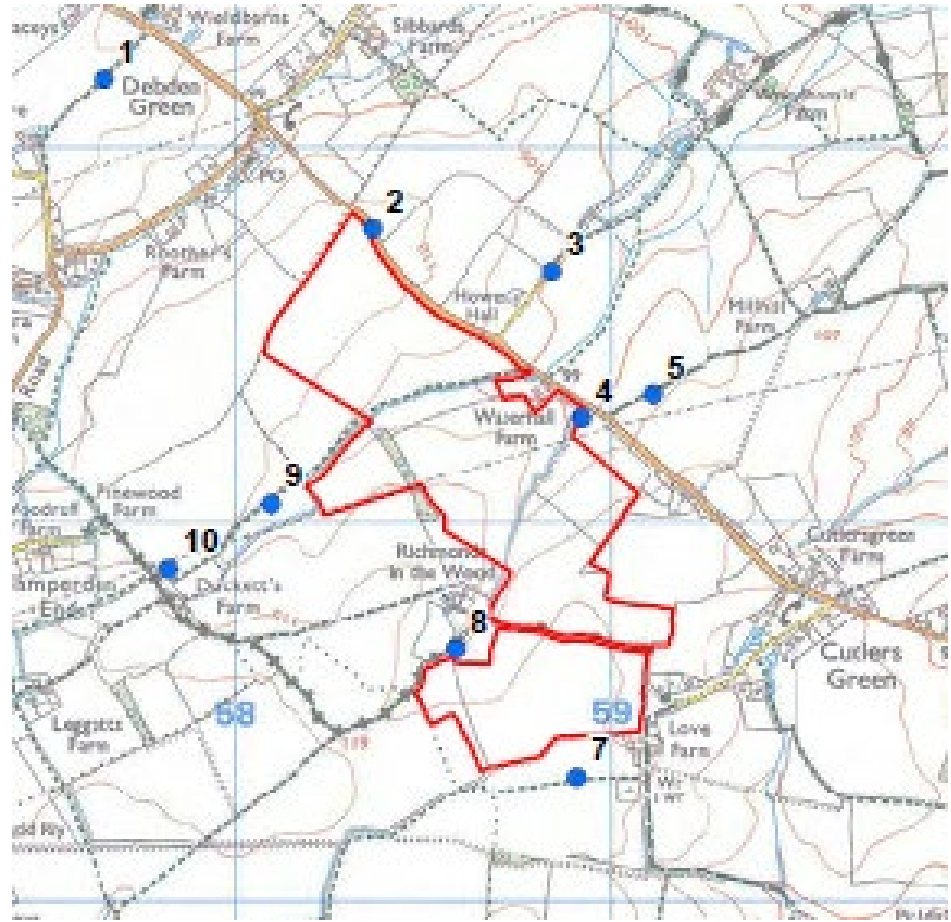


FRONT ELEVATION

Proposed Security Fencing & CCTV



Proposed Viewpoints





Existing View Point 3



Proposed View after 1 year Point 3



Proposed View after 15 years Point 3



Existing View Point 4



Proposed View after 1 year Point 4



Proposed View after 15 years Point 4



Existing View Point 5



Proposed View after 1 year Point 5



Proposed View after 15 years Point 5



Existing View Point 7



Proposed View after 1 year Point 7

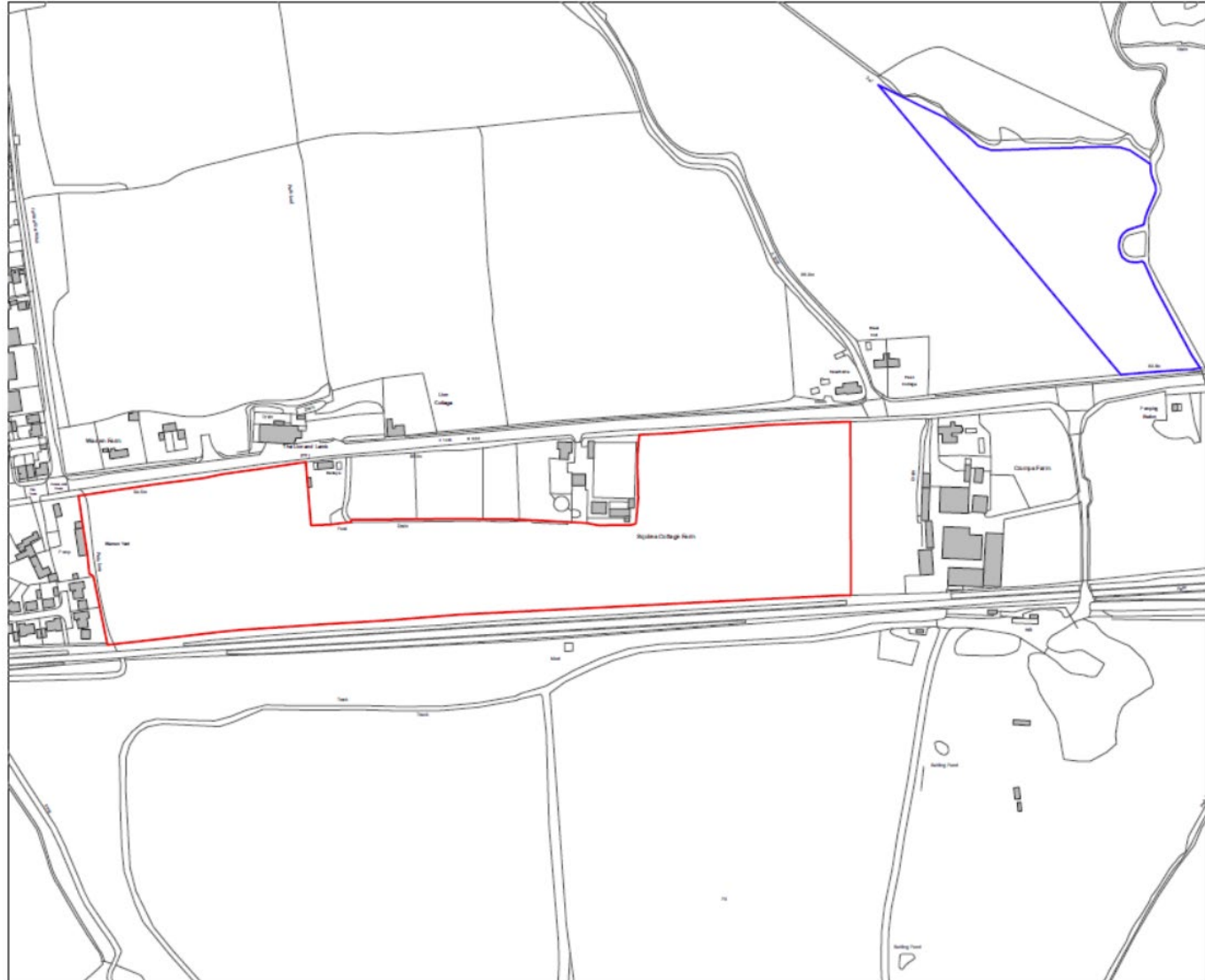


Proposed View after 15 years Point 7

UTT/21/3272/OP

Land South Of Stortford Road,
Little Canfield,
Essex

Location Plan



Location Plan



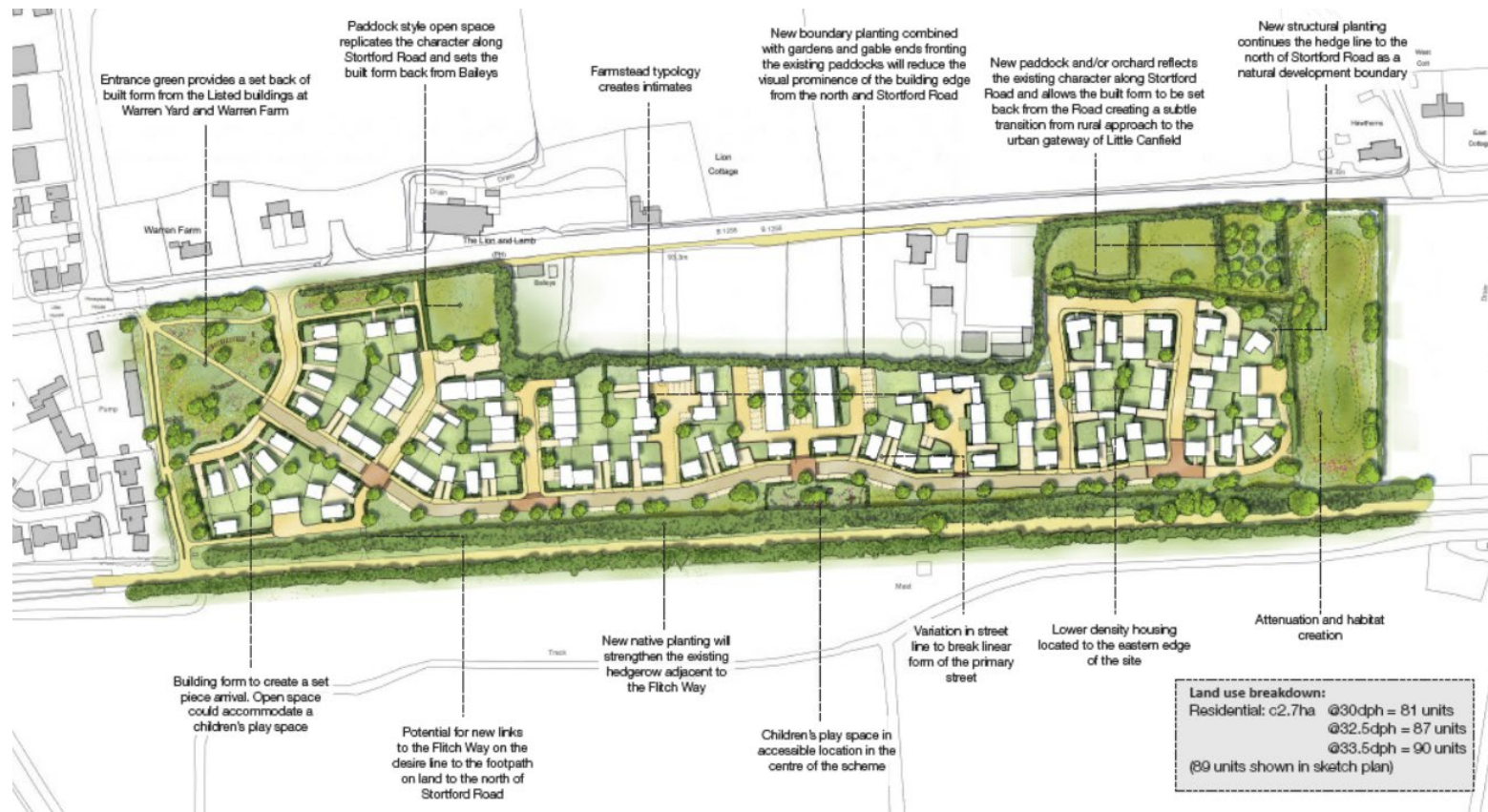
Location of Listed Buildings



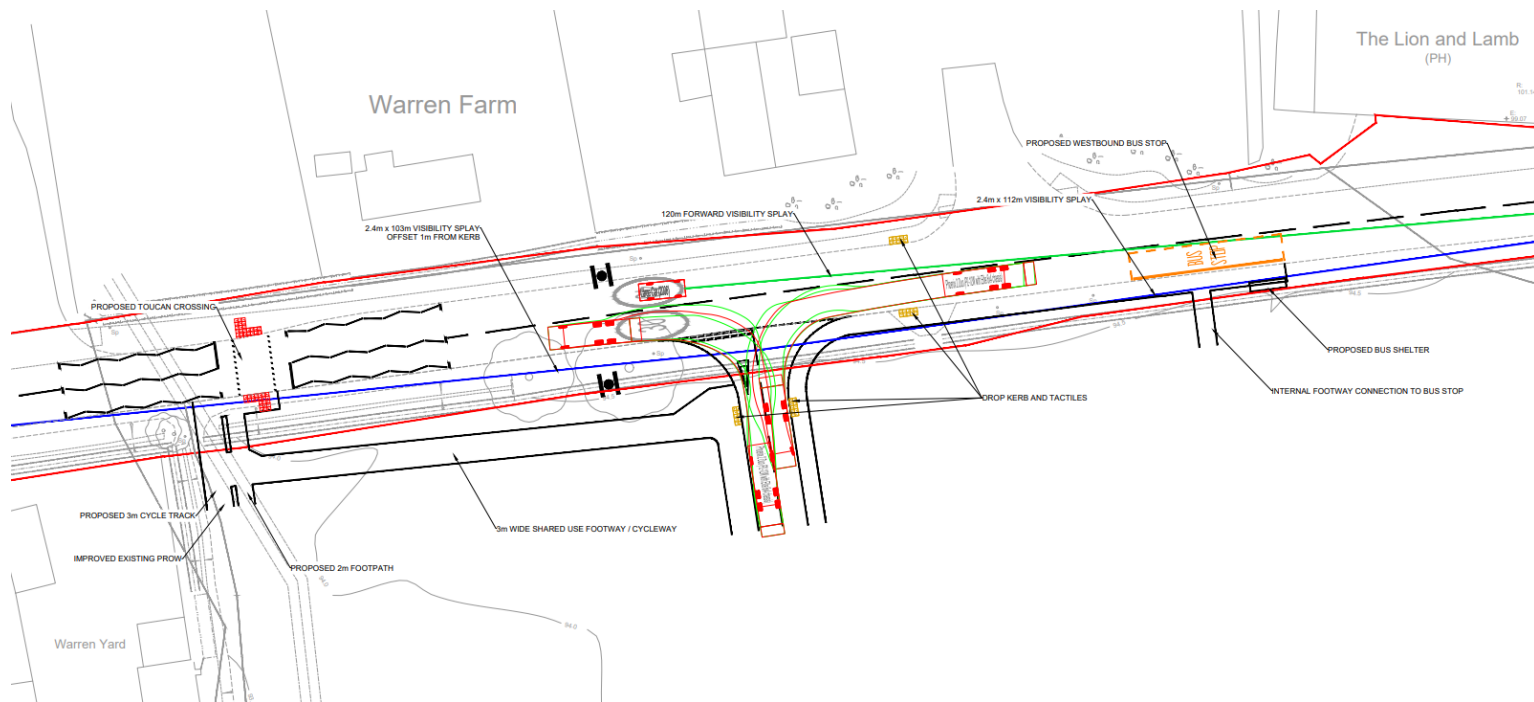
Indicative Parameter Plan



Illustrative Masterplan



Access Plan



The Site Viewed From the Southern Boundary Looking West

Recent residential development adjacent to the site

Warren Yard listed building

Cables cross the site. These are likely to be removed alongside any development

Existing hedgerow adjacent to Stortford Road

Glimpes of Baileys listed building through the mature boundary planting



The Site Viewed From The Southern Boundary Looking East

Paddocks between Stortford Road and the site

Squires Cottage Farm, listed building, and its various outbuildings

The eastern edge of the site slopes away towards Crumps Farm



The Site Viewed From the North Eastern Corner



UTT/21/2461/DFO

Land to the West Of Isabel Drive
and off Stansted Road,
Elsenham.

Location Plan



Site Plans



Parcel A



Parcel B

Affordable Housing

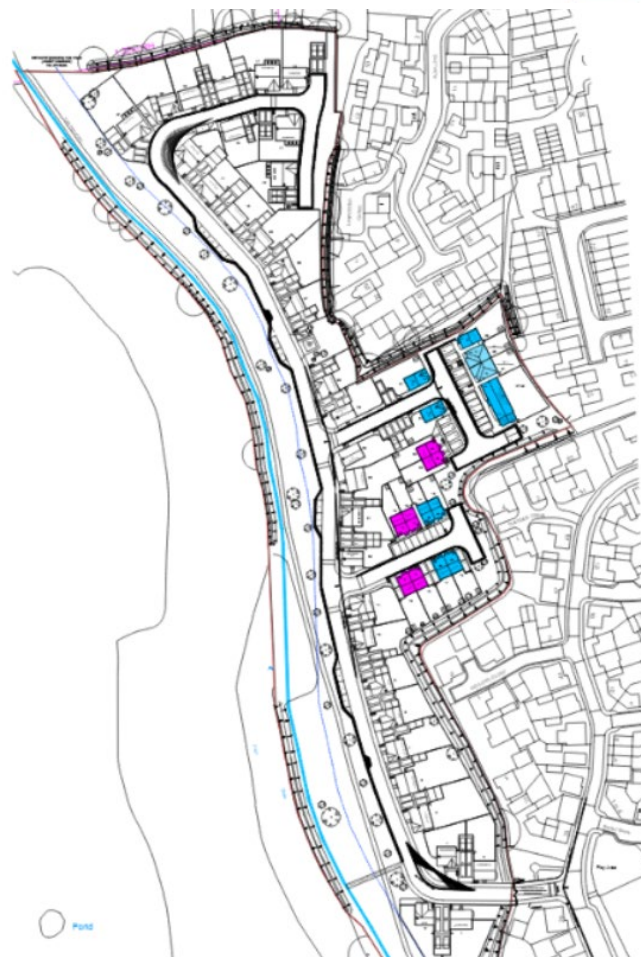
Affordable housing allocation:



Shared Ownership



Affordable Rent



Parcel A

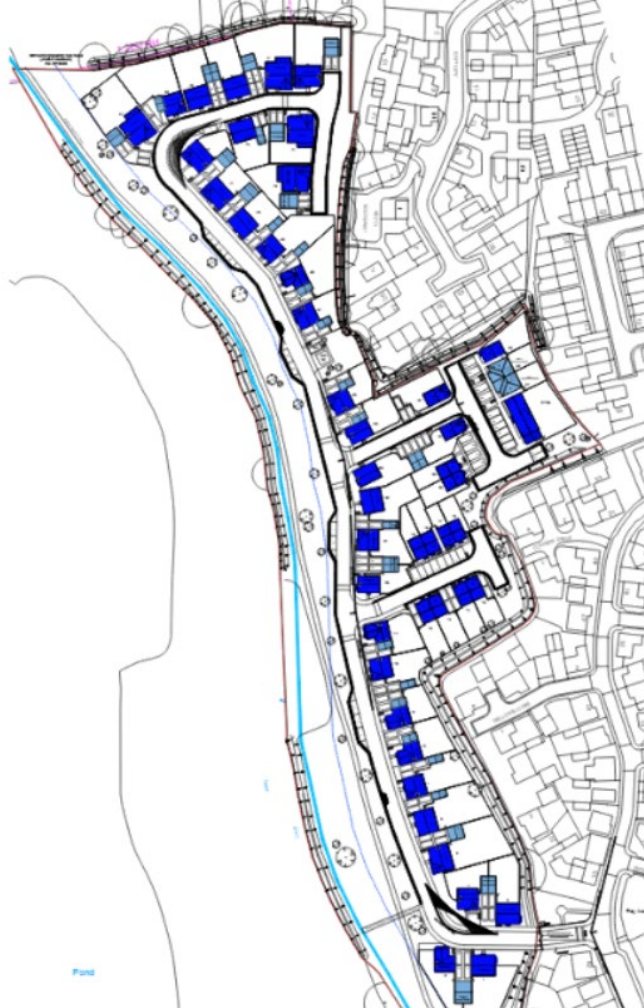
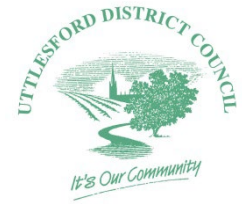


Parcel B

Storey Heights

Building Massing - Storey Heights:

-  Single Storey / Garage
-  2 Storey



Parcel A



Parcel B

Street Scenes

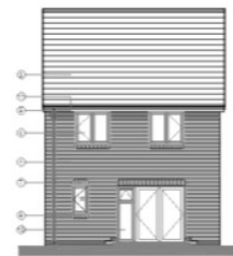
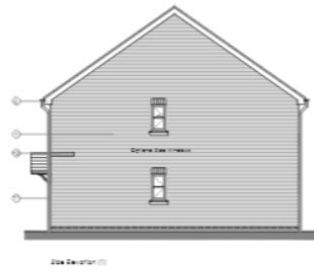


Parcel A - View 1



Parcel B - View 2

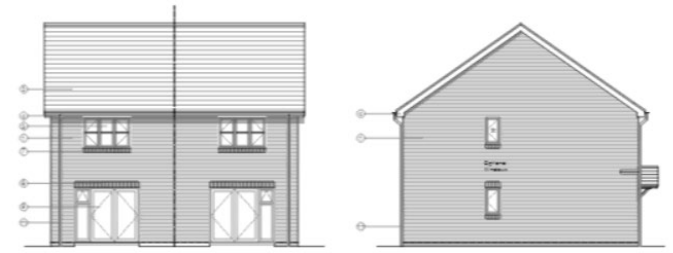
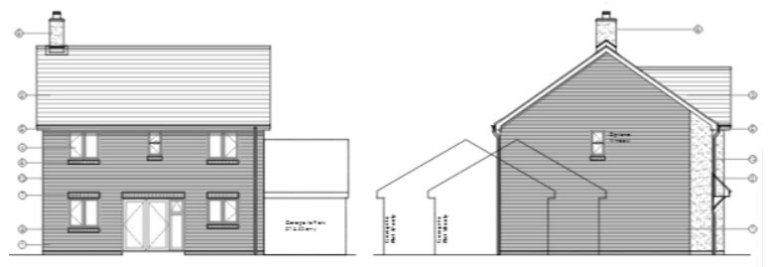
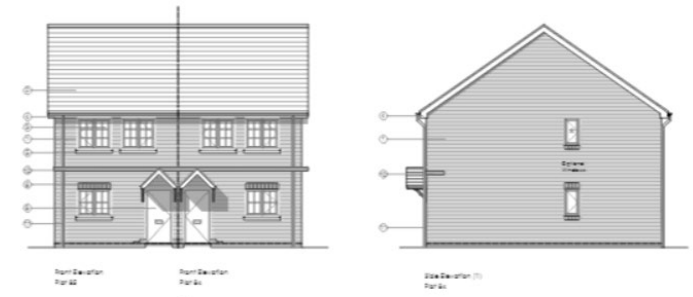
House Types



Charleston

Frogmore

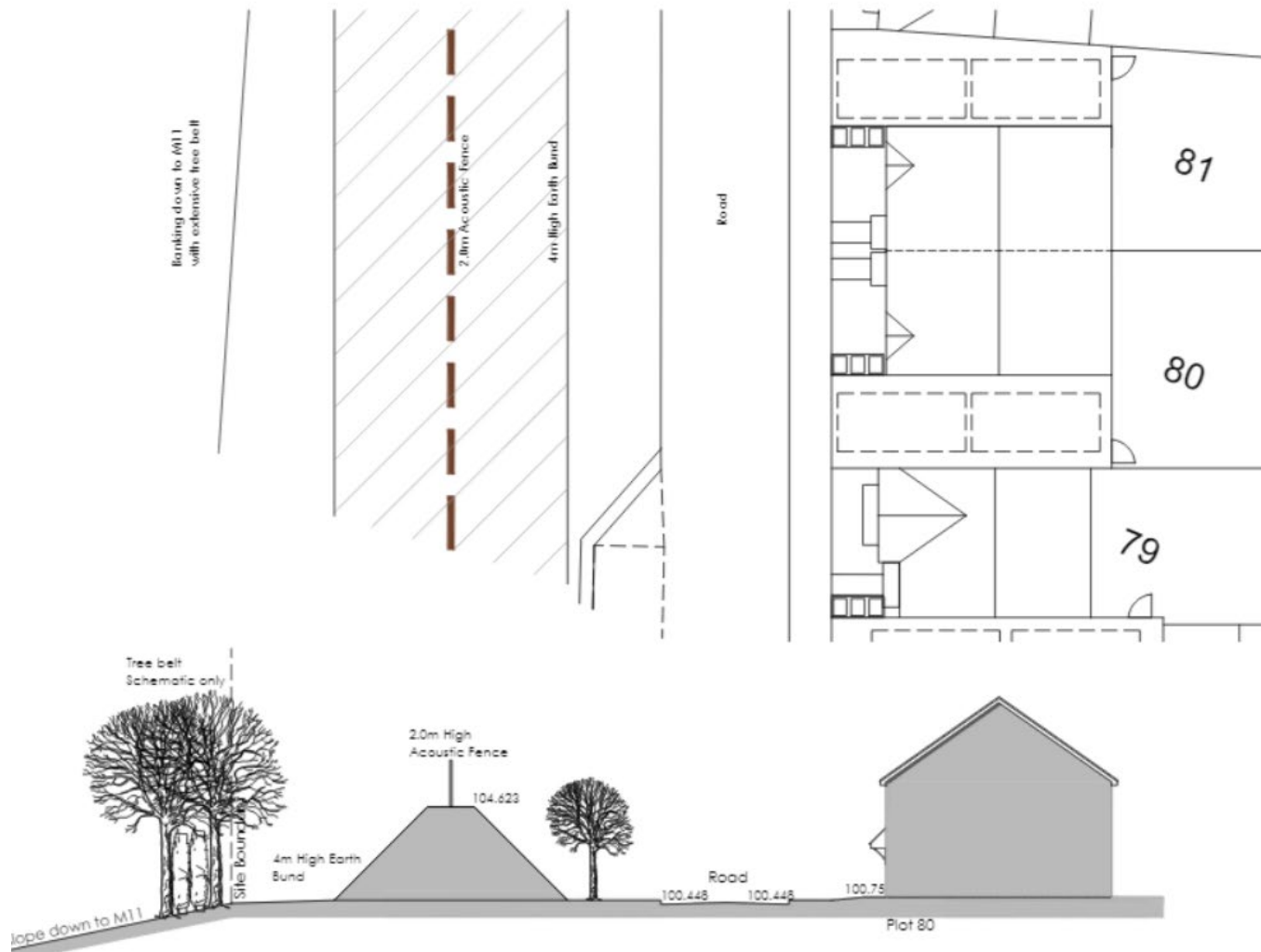
House Types



Goodwood

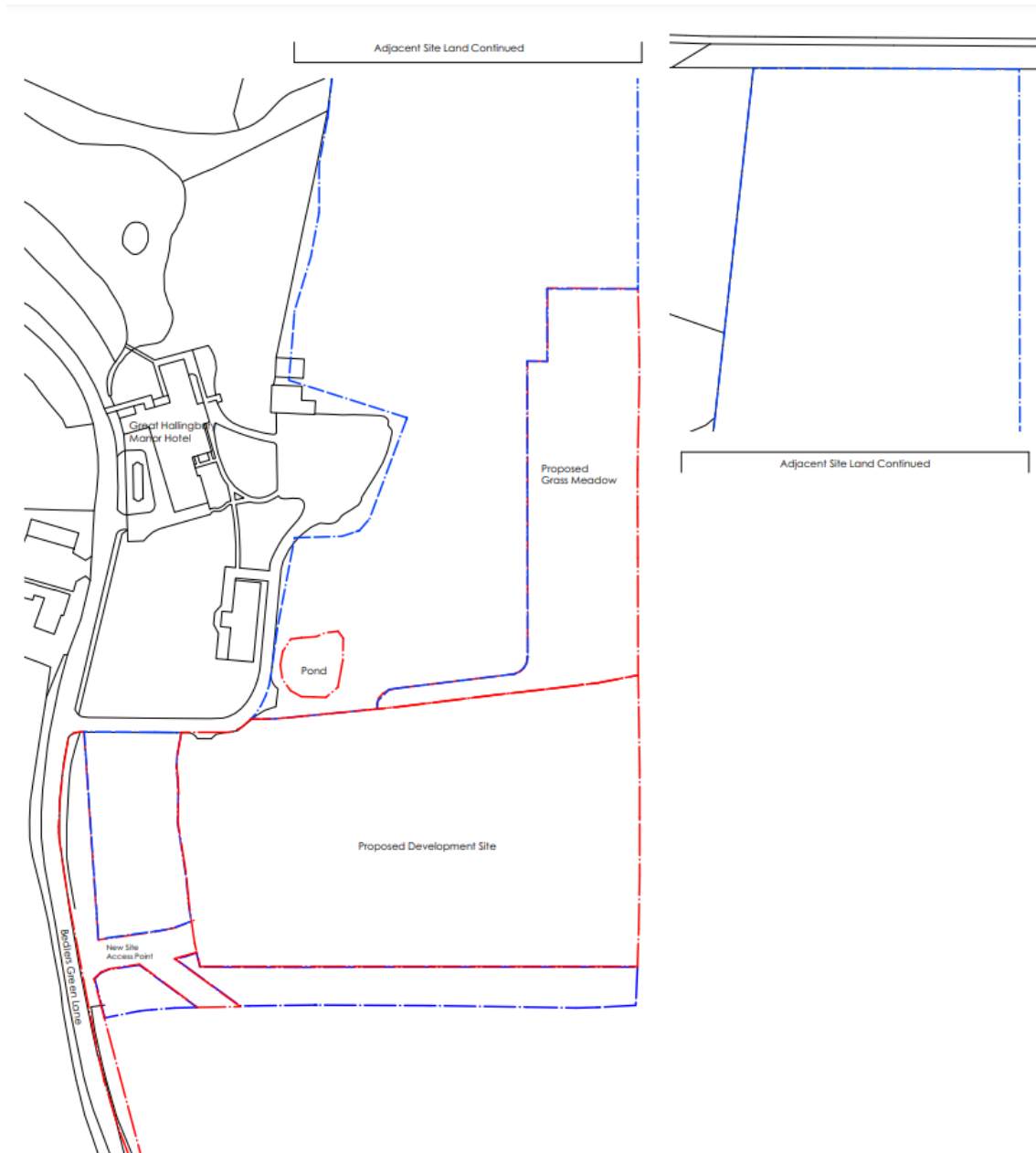
Penhurst

Noise Mitigation

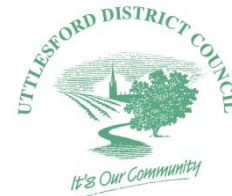


UTT/22/1528/FUL
Land South East
of
Great Hallingbury Manor
GREAT HALLINGBURY

Site Location Plan



Original Proposed Site Layout: UTT/20/0336/DFO



1 Proposed Site Layout
Scale: 1:250



For Grass Meadow Layout See Drawg No. 19-009-02

Note: See further notes in associated landscape plan for details of planting and site layout. Refer to UTT/20/0336/DFO

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	Removal of track to grass meadow	05/09/2020

ACCOMMODATION SCHEDULE

[Pink]	TYPE Q
[Light Blue]	TYPE S
[Light Green]	TYPE R
[Light Yellow]	TYPE P
[Light Orange]	TYPE O
[Light Purple]	TYPE N
[Light Brown]	TYPE M
[Light Grey]	TYPE L
[Light Blue-Gray]	TYPE K
[Light Green-Gray]	TYPE J
[Light Yellow-Gray]	TYPE I
[Light Orange-Gray]	TYPE H
[Light Purple-Gray]	TYPE G
[Light Brown-Gray]	TYPE F
[Light Grey-Gray]	TYPE E
[Light Blue-Gray]	TYPE D
[Light Green-Gray]	TYPE C
[Light Yellow-Gray]	TYPE B
[Light Orange-Gray]	TYPE A

DO NOT SCALE THE DRAWING - USE DIMENSIONS FROM CONTRACTS TO CHECK AND VERIFY ALL DIMENSIONS ON SITE before starting work and report any variations or errors.

The Drawing is Copyright © bcr-infinity architects

This drawing is provided for the use and production of the proposed development. It is not to be used for any other purpose and the client understands and agrees to be responsible for any errors that may be present, and no responsibility is taken for the accuracy of information shown.

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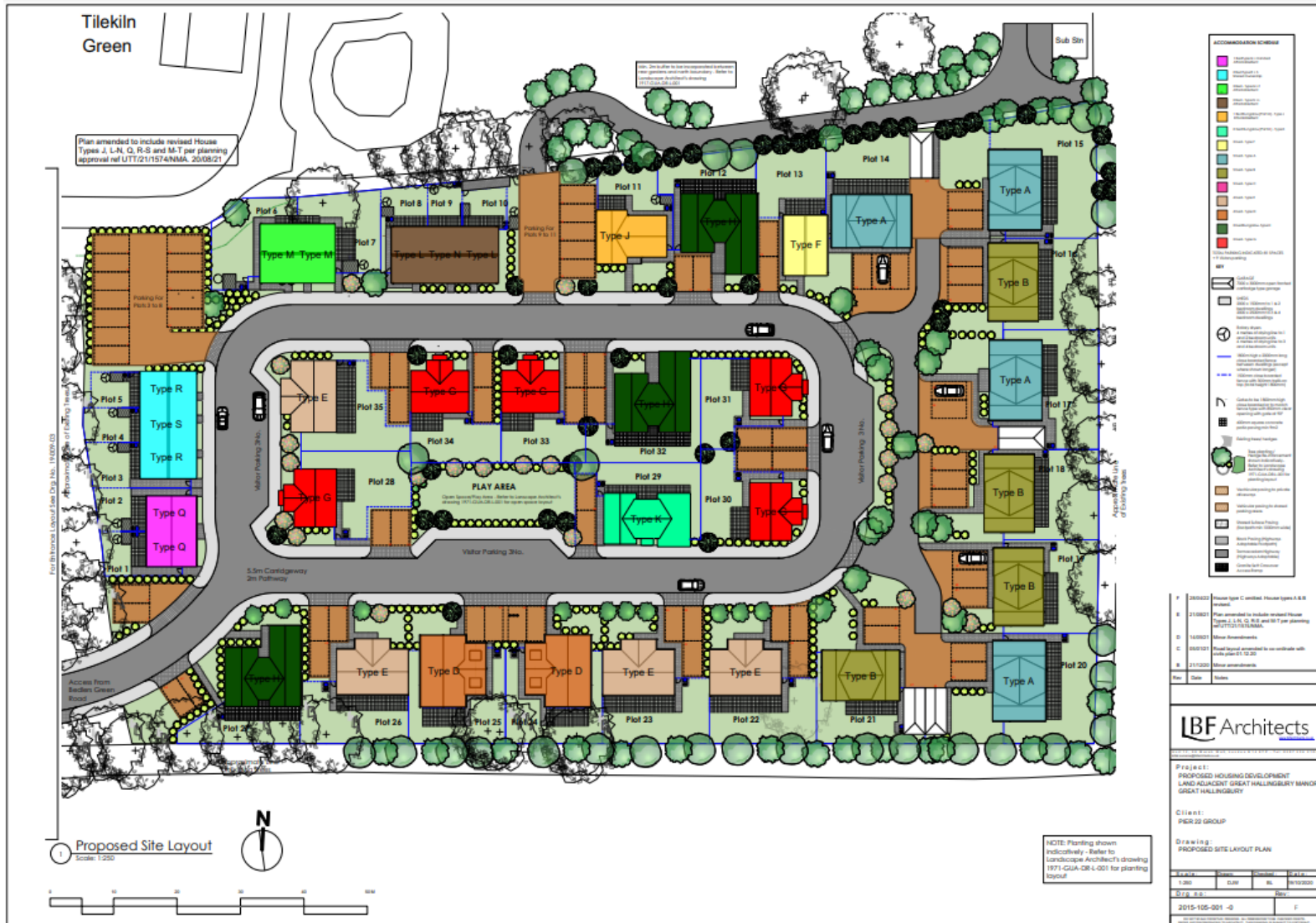
Client: Plot 22 Group
Project: Proposed Development Land Adjacent to Great Hallingbury Manor Great Hallingbury
Drawing Title: Proposed Site layout
Drawing Status: PLANNING

NOTE: Planting shown indicatively - Refer to Landscape Architect's drawing 1971-GUA-DR-001 for planting layout

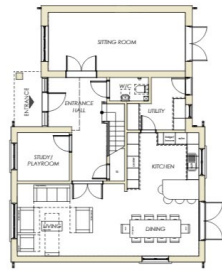
This drawing to be read in conjunction with 19-009-02 + 03

Prepared:	Drawn:	Checked:	Scale:	Date:
19-009	19-009-02	19	1:250	Dec. 2019

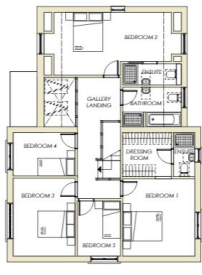
Revised Proposed Site Layout



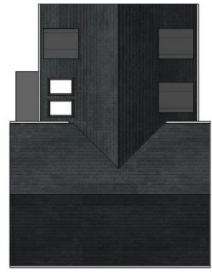
Plot Types A (Proposed and Revised)



1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100

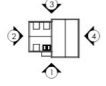
3 Bedroom Dwelling - Plots 14,15,17,19
Type A



1 Front Elevation
Scale: 1:100



2 Side Elevation
Scale: 1:100



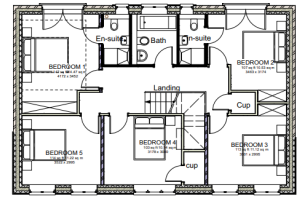
MATERIALS SCHEDULE
Roof: Artificial stone tiles and single tile membrane to rafters
Chimney: Single pipe membrane with standing seam flash canopy to porch
Cladding: Cementitious Wood Effect Colours horizontal cladding, shiplap ceiling to eaves
Blockwork: Hampshire Bond Bricks (various clay facing bricks)
Windows: Double glazed, white UPVC, framed windows
Doors: Double glazed, Boston Branded and solid external doors - colour R10
SKIs: Brick (dark) under colour brick
SKIs: Brick (dark) windows
Frames & Sills: White UPVC



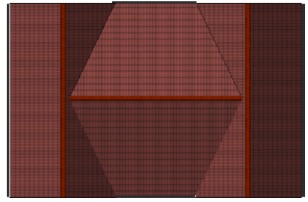
3 Rear Elevation
Scale: 1:100



4 Side Elevation
Scale: 1:100



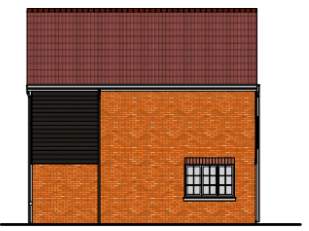
2 FF Plan
Scale: 1:100



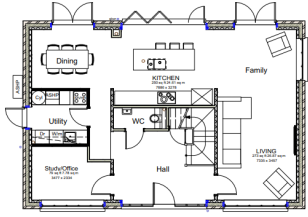
3 ROOF Plan
Scale: 1:100



1 ELEVATION TO STREET
Scale: 1:100



4 SIDE ELEVATION
Scale: 1:100

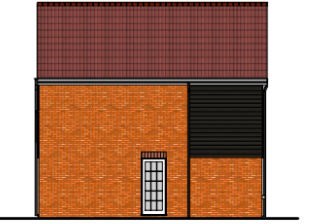


1 GF Plan
Scale: 1:100

ACCOMMODATION SCHEDULE		TYPE	
PLAT NO	5 Bed Detached	1	1
GF GA	83.54 sq m		
FF GA	83.17 sq m		
TOTAL GROSS INTERNAL AREA 166.71 sq m			
No	SPACE	AREA sq m	AREA sq ft
1	LIVING	25.35 sq m	273 sq ft
2	KITCHEN	25.18 sq m	270 sq ft
3	Study/Office	7.31 sq m	78 sq ft
TOTAL GROSS INTERNAL AREA 166.71 sq m			



2 ELEVATION TO GARDEN
Scale: 1:100



3 SIDE ELEVATION
Scale: 1:100

Plot Types B (Proposed and Revised)



1 Front Elevation
Scale: 1:100



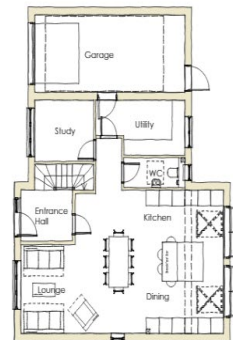
2 Side Elevation
Scale: 1:100



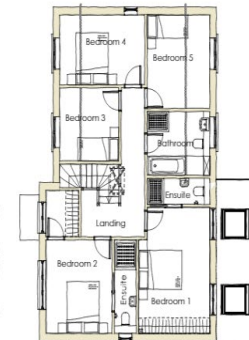
3 Rear Elevation
Scale: 1:100



4 Side Elevation
Scale: 1:100



1 Ground Floor Plan
Scale: 1:100



2 First Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100

MATERIALS SCHEDULE

Roof: Type 1: Country brown machine cut smooth faced Denshieldlight felt. Type 2: 2no slopeding seam
Windows: Buff brick outside casing listed
Brickwork: Mayfield yellow stock buff brick

Cladding: Cementitious Wood Effect Exterior horizontal cladding - silver collection - Ebony
Sills: Stone window sill

Windows: Double glazed, white UPVC framed windows
Rooflights: Double glazed, grey UPVC framed rooflight

Doors: Type 1: Double glazed, timber framed door - colour R1C. Type 2: Timber framed door - colour R1C
Garage Doors: Polyester powder coated steel door - colour R1C

Car case:
Floor:

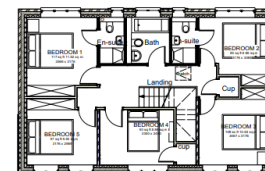
5 Bedroom Dwelling - Plots 16, 20
Type B



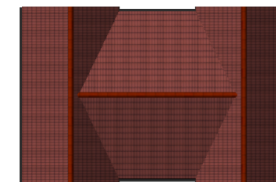
1 ELEVATION TO STREET
Scale: 1:100



4 SIDE ELEVATION
Scale: 1:100



2 FF Plan
Scale: 1:100



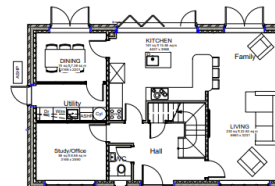
3 ROOF PLAN
Scale: 1:100



2 ELEVATION TO GARDEN
Scale: 1:100



3 SIDE ELEVATION
Scale: 1:100



1 GF Plan
Scale: 1:100

ACCOMMODATION SCHEDULE						
		TYPE		Use No.		
TOTAL GROSS INTERNAL AREA		166.71 sq m				
TOTAL GROSS EXTERNAL AREA		83.54 sq m				
TOTAL GROSS AREA		250.25 sq m				
Room	Area	Area	Length	Width	Level	
Living	14.20 sq m	1.61 sq m	4.41 m	3.62 m	0.00	
Dining	8.37 sq m	1.14 sq m	3.17 m	2.92 m	0.00	
Kitchen	8.22 sq m	0.88 sq m	3.17 m	2.59 m	0.00	
Study/Office	10.87 sq m	1.17 sq m	3.57 m	3.16 m	0.00	

Plot Types C – Now New Plot B (Proposed and Revised)



1 Front Elevation
Scale: 1:100

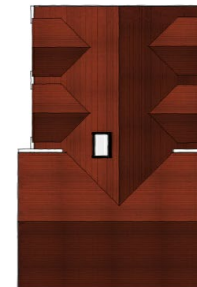


2 Side Elevation
Scale: 1:100



1 Ground Floor Plan
Scale: 1:100
5 Bedroom Dwelling - Plots 18, 21
Type C

2 First Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100



3 Rear Elevation
Scale: 1:100



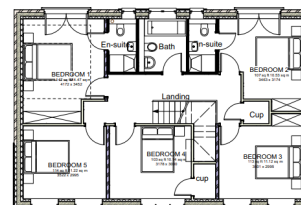
4 Side Elevation
Scale: 1:100



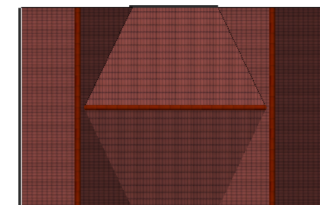
1 ELEVATION TO STREET
Scale: 1:100



4 SIDE ELEVATION
Scale: 1:100



2 FF Plan
Scale: 1:100



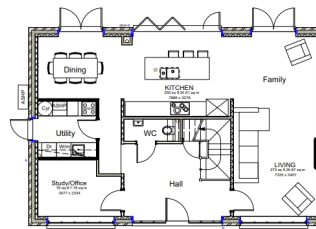
3 ROOF Plan
Scale: 1:100



2 ELEVATION TO GARDEN
Scale: 1:100



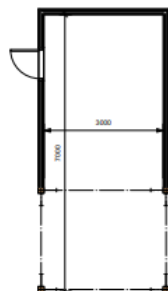
3 SIDE ELEVATION
Scale: 1:100



1 GF Plan
Scale: 1:100

ACCOMMODATION SCHEDULE					
Plot No	TYPE	No. of Rooms			
1	5 Bed Detached	5	5	5	
TOTAL GROSS INTERNAL AREA					
GF GIA	83.54 sq m				
FF GIA	83.17 sq m				
TOTAL GROSS INTERNAL AREA 166.71 sq m					
No.	SPACE	AREA sq. m	AREA sq. ft	Length m	Width m
1	LIVING	23.33 (sq m)	273 (sq ft)	7.83 m	3.66 m
2	KITCHEN	23.18 (sq m)	250 (sq ft)	7.83 m	3.28 m
3	Study/Office	7.31 (sq m)	79 (sq ft)	3.48 m	2.33 m
4	BEDROOM 1	13.68 (sq m)	147 (sq ft)	4.12 m	3.45 m

New Cartlodge Elevations and Floorplans



1 **PLAN**
Scale: 1:100



2 **ROOF PLAN**
Scale: 1:100

Plots
15,17 and 20 as shown
Plot 21 is handed

MATERIALS SCHEDULE

Roof: Sandtoft standard pattern roof tile - Terlacotta Red

Cladding: Cemenfilious Wood Effect
Exterior horizontal cladding - stained collection - Ebony

Brickwork: Iststock Ivanhoe
Westminster blend

Doors: Double glazed Upvc door - colour-Grey

Fascias & Soffits: White UPVC

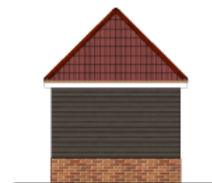
Exposed Timber Frame Green Oak - Natural



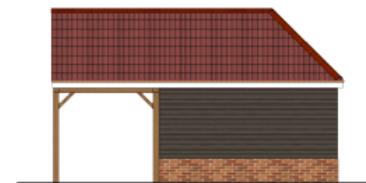
3 **FRONT ELEVATION**
Scale: 1:100



4 **SIDE ELEVATION**
Scale: 1:100



5 **SIDE ELEVATION**
Scale: 1:100

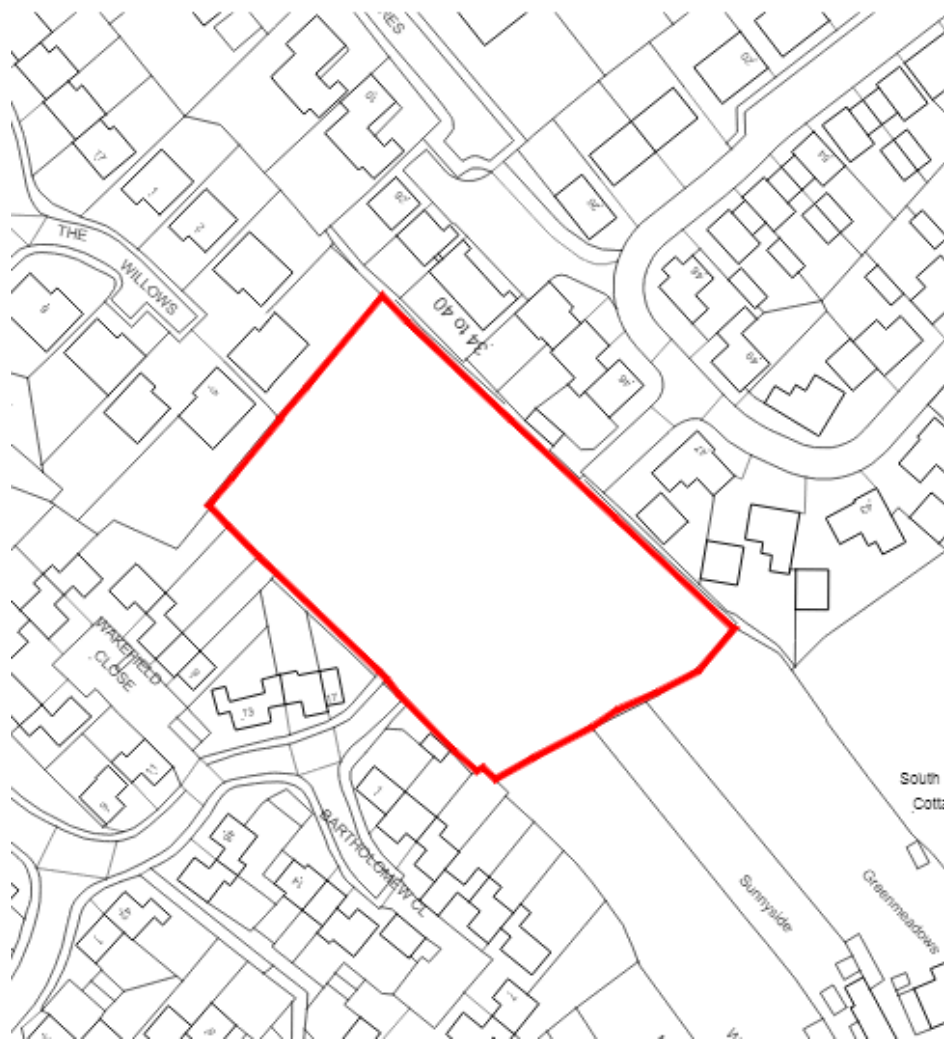


6 **SIDE ELEVATION**
Scale: 1:100

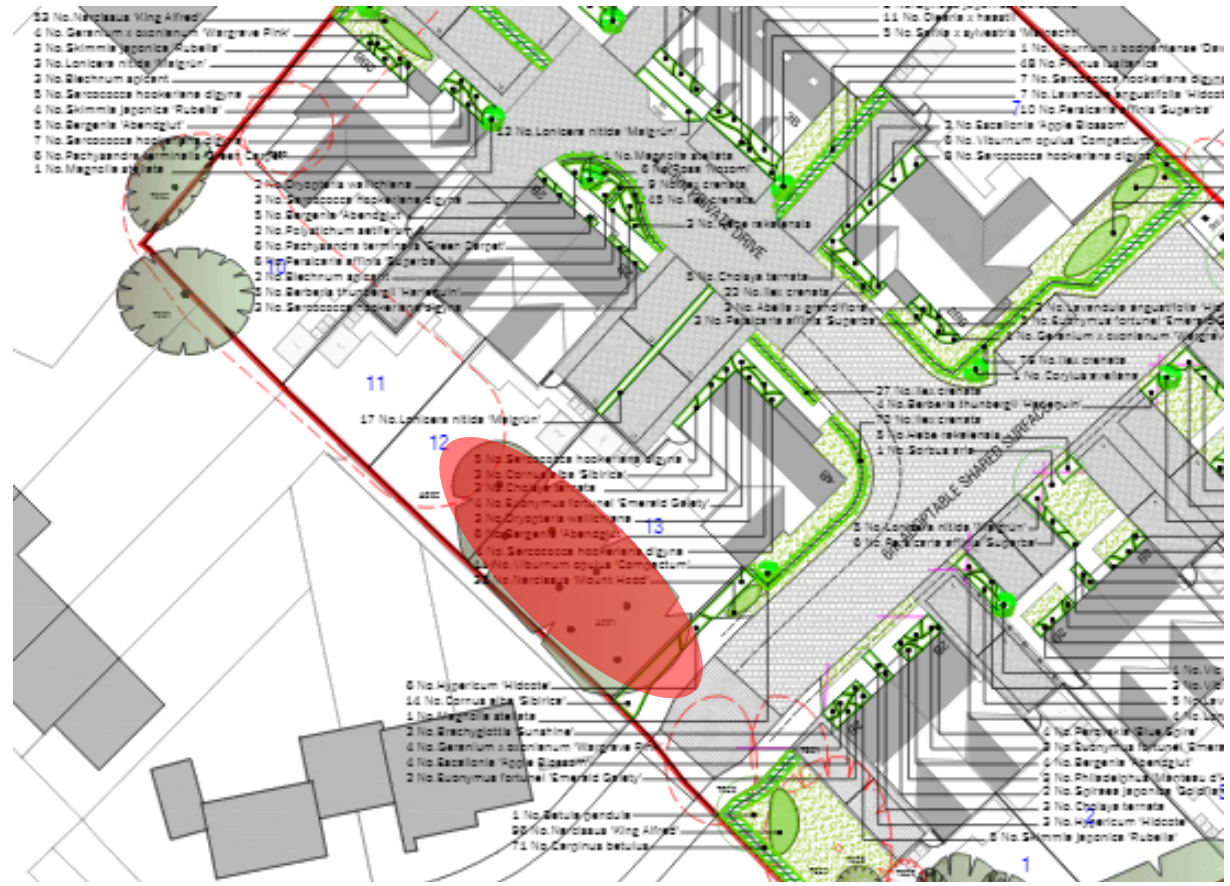
UTT/22/1260/FUL

**Land North of Bartholomew Close,
GREAT CHESTERFORD**

Location Plan



Previously Approved Landscaping Scheme



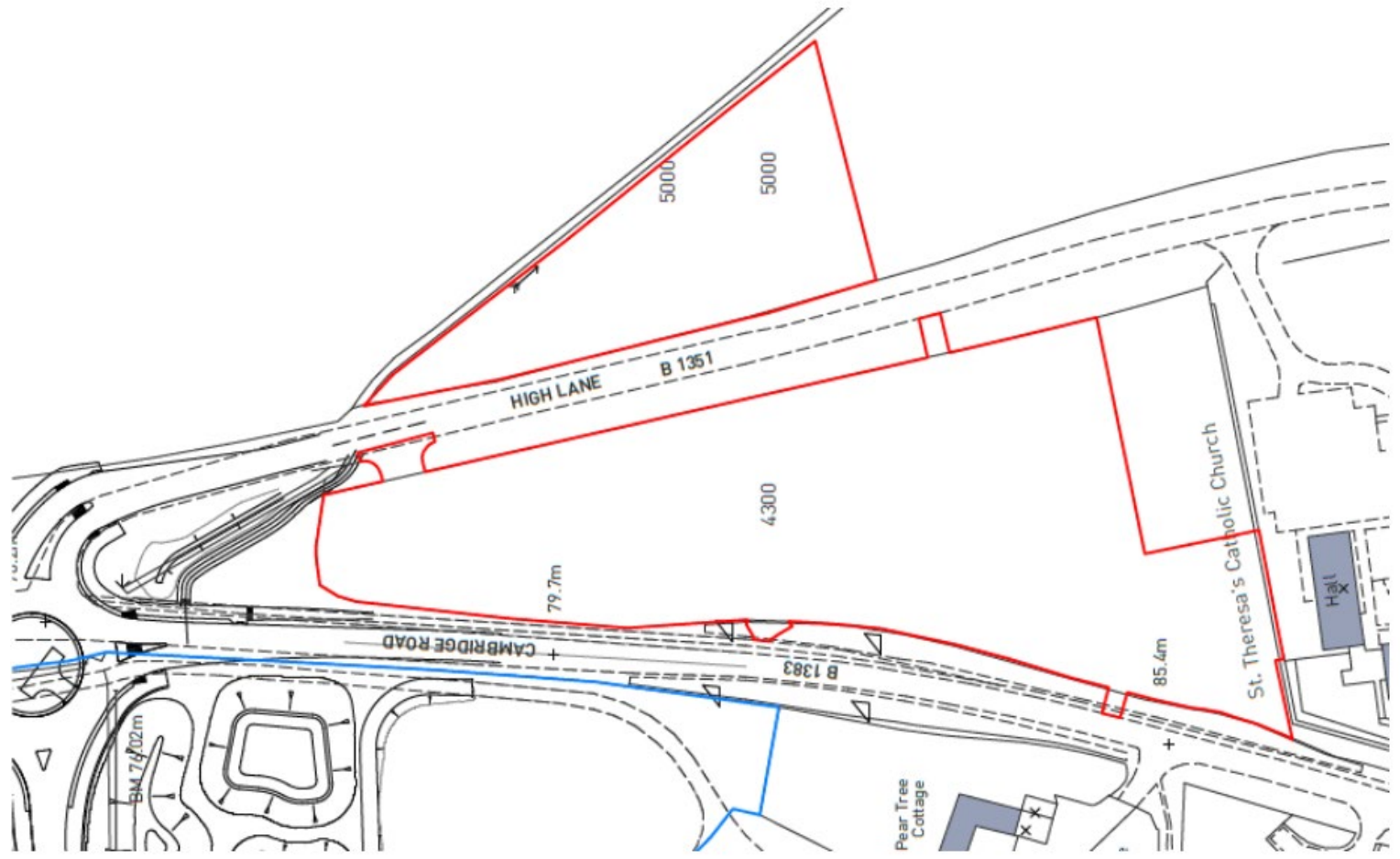




UTT/21/2376/FUL

**Land West of High Lane,
STANSTED**

Location Plan



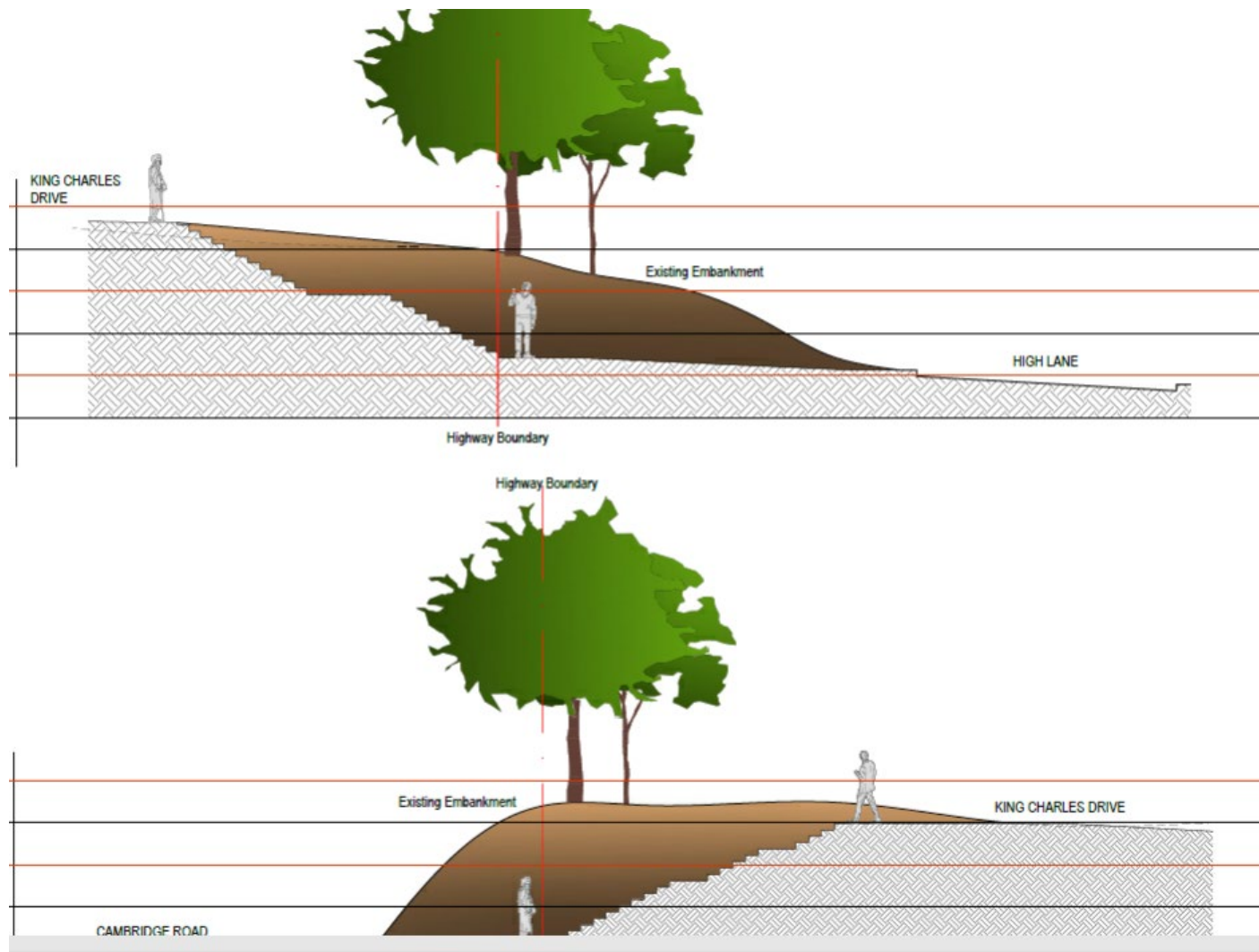
Approved Footpaths



Proposed Footpaths



Section Plan



Location of Footpath – High Lane



Location of Footpath Cambridge Road

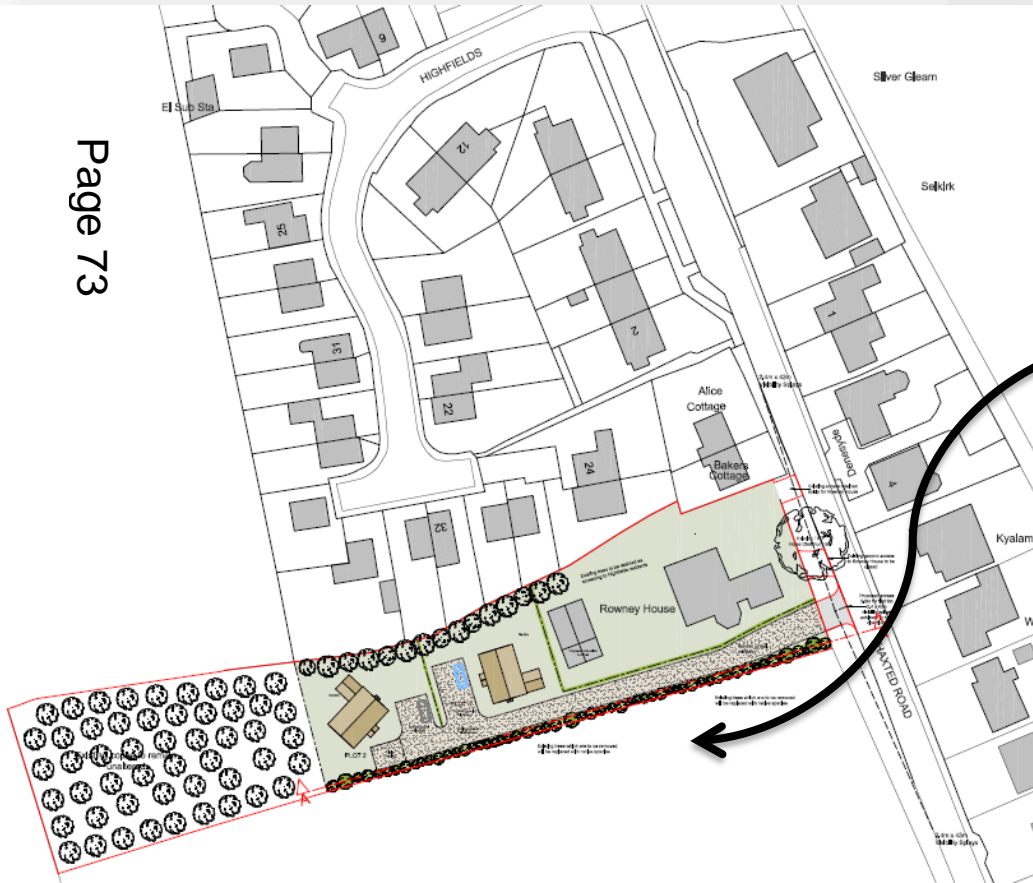


UTT/22/1639/FUL

**Rowney House
Thaxted Road
Debden**

Application Site - Constraints

Page 73



Site Plans

Current application



Page 74

UTT/19/1442/FUL



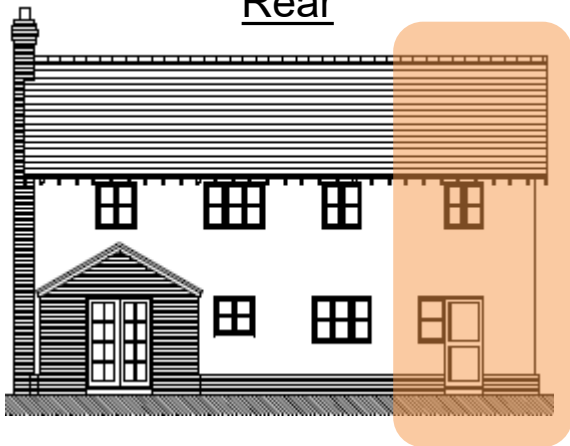
UTT/18/1206/FUL



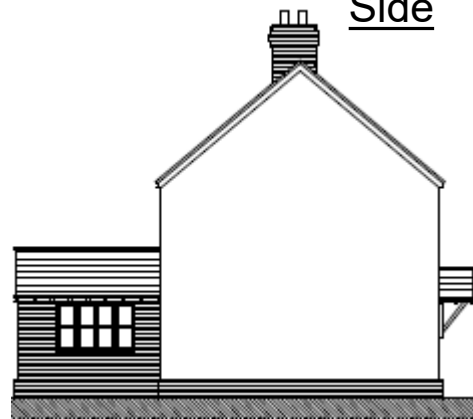
Front



Rear



Side

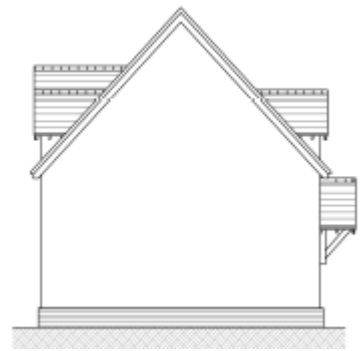


Current application

Page 75

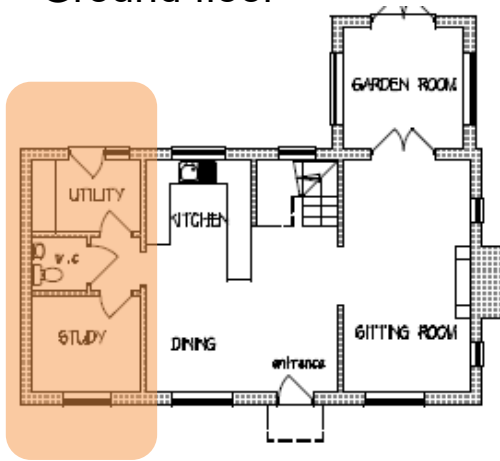


UTT/19/1442/FUL

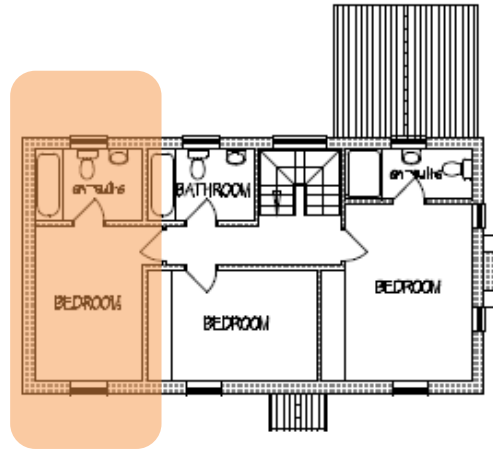


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Ground floor

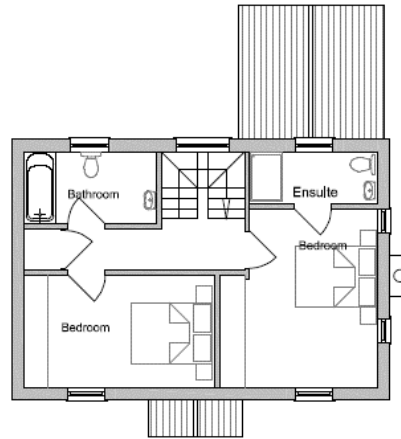
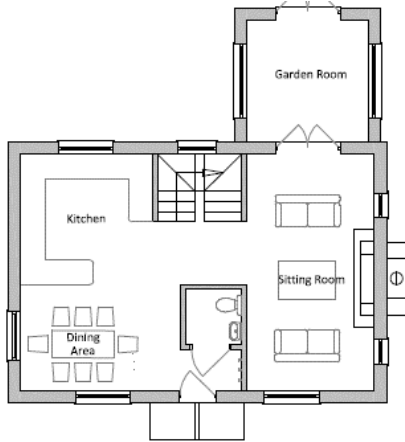


First floor

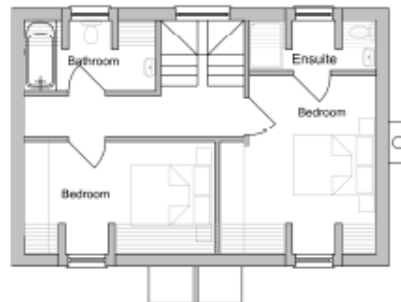


Current application

Page 76



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Proposed extension to annexe (host)

