



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

SUPPLEMENTARY PACK

Planning Committee

Date: Wednesday, 14th December, 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

14 Planning Committee Presentations

3 - 68



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

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

14 December 2022

UTT/22/1897/PINS

Canfield Moat

High Cross Lane

Lt Canfield

Site Location Plan



Aerial Photo of Site



Proposed Site Plan



Notes:
1. All dimensions are in metres unless otherwise stated.
2. All dimensions are to the centre of the building unless otherwise stated.
3. All dimensions are to the centre of the building unless otherwise stated.

- UNIT 1**
2 FLOORS @ 75.5 sq m = 141 sq m / 1517 sq ft
- UNIT 2**
2 FLOORS @ 75.5 sq m = 141 sq m / 1517 sq ft
- UNIT 3**
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft
- UNIT 4**
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft
- UNIT 5**
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft
- UNIT 6**
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft
- UNIT 7**
1 FLOOR @ 124 sq m = 124 sq m / 1334 sq ft
- UNIT 8 - Existing**
2 FLOORS @ 52 / 52 sq m = 104 sq m / 1123 sq ft
- UNIT 9 - Existing**
2 FLOORS AND BASEMENT = 700 sq m / 7524 sq ft
- UNIT 10**
2 FLOORS @ 100 sq m = 200 sq m / 2150 sq ft
- UNIT 11**
2 FLOORS @ 86 sq m = 172 sq m / 1832 sq ft
- UNIT 12**
2 FLOORS @ 107.5 sq m = 215 sq m / 2314 sq ft
- UNIT 13**
2 FLOORS @ 75 sq m = 140 sq m / 1500 sq ft
- UNIT 14**
2 FLOORS @ 75 sq m = 140 sq m / 1500 sq ft
- UNIT 15**
2 FLOORS @ 107.5 sq m = 215 sq m / 2314 sq ft
- UNIT 16**
2 FLOORS @ 86 sq m = 172 sq m / 1832 sq ft
- UNIT 17**
2 FLOORS @ 100 sq m = 200 sq m / 2150 sq ft

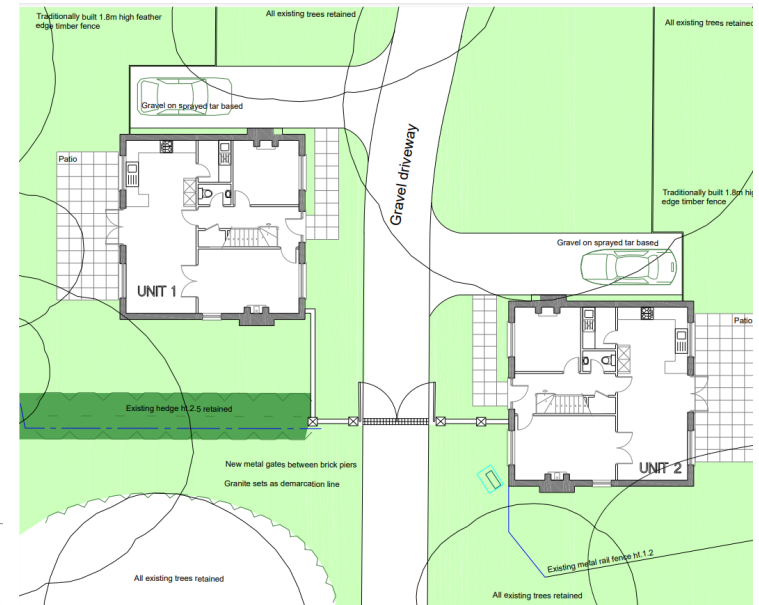
TOTAL FLOOR AREA TO BE BUILT
2145 sq m / 23,026 sq ft
Includes Unit 7 as a full conversion required.
Garages @ 8.5 x 6.5m = 43 sq m / 463 sq ft



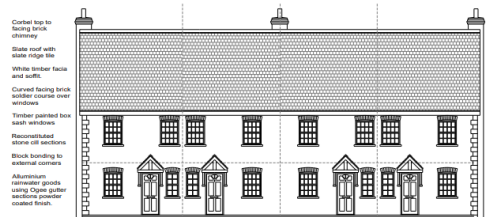
ANTHONY JANE
ARCHITECTS & INTERIORS
14-16 New Street, Solihull, B37 3YU
T: 0121 717 1111
E: info@anthonyjane.co.uk

Project: CANFIELD MOY, HIGH CROSS LANE WEST, LITTLE CANFIELD, CML LTD.
Client: MR ANDREW SMITH

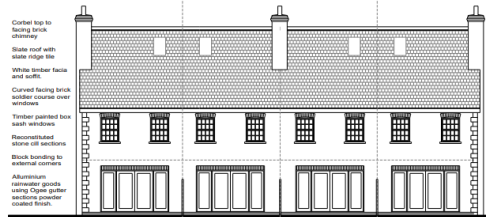
Unit 1 & 2 Proposed Floorplans and Elevations



Units 3-6 Proposed Floorplans and Elevations



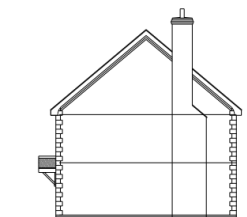
FRONT ELEVATION



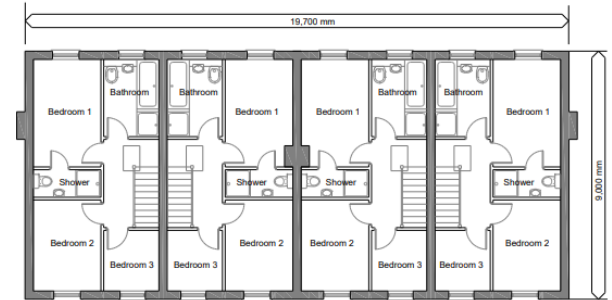
REAR ELEVATION

Cornel top to facing brick chimney
Slate roof with slate ridge tile
White timber fascia and soffits
Curved facing brick soldier course over windows
Timber painted box sash windows
Reconstituted stone sill sections
Block bonding to external corners
Aluminium rainwater goods using Drape gutter sections powder coated finish

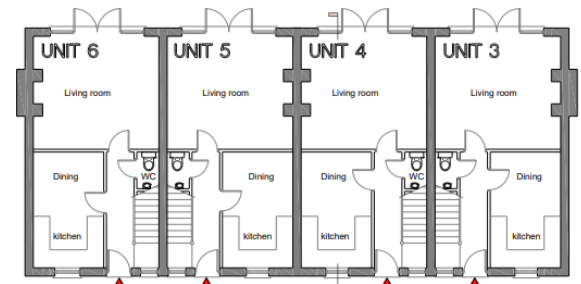
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Slate roof with slate ridge tile
White timber fascia and soffits
Curved facing brick soldier course over windows
Timber painted box sash windows
Reconstituted stone sill sections
Block bonding to external corners
Aluminium rainwater goods using Drape gutter sections powder coated finish



SIDE ELEVATION (other end handed)

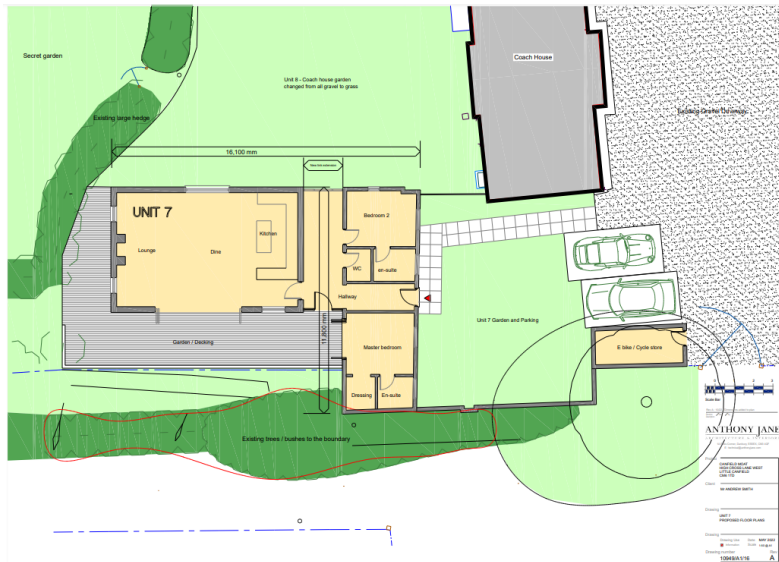


FIRST FLOOR PLAN - 38m²

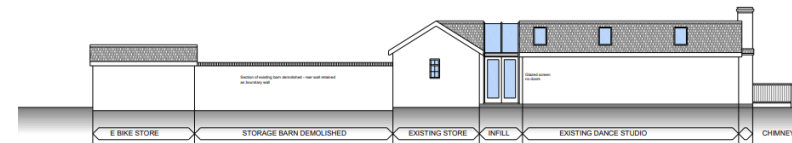


GROUND FLOOR PLAN - 38m²

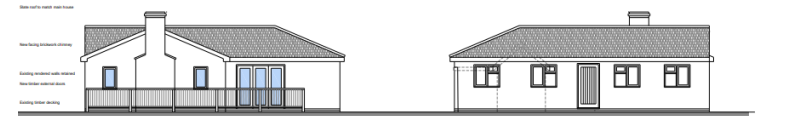
Units 7 Proposed Floorplans and Elevations



WEST ELEVATION



EAST ELEVATION



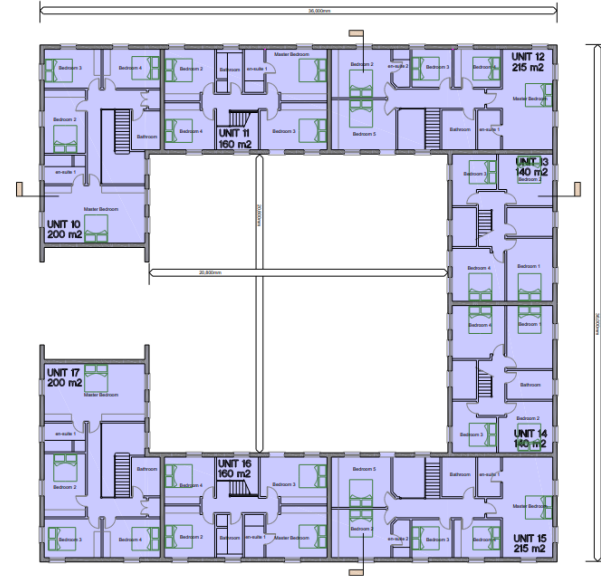
NORTH ELEVATION

SOUTH ELEVATION

Units 10-17 Proposed Floorplans and Elevations



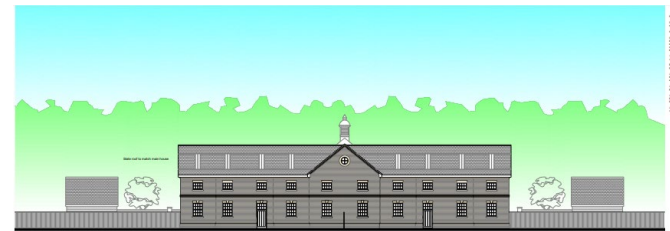
GROUND FLOOR PLAN



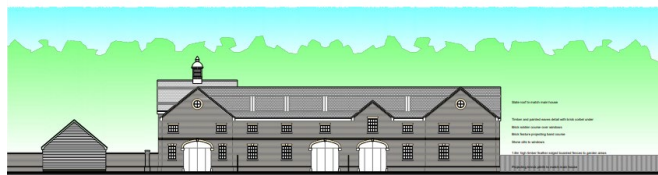
FIRST FLOOR PLAN



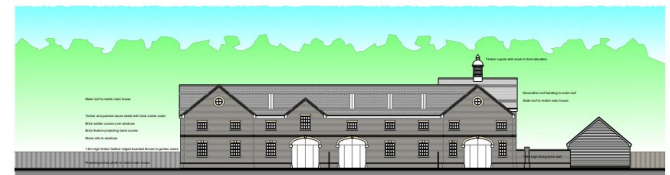
WEST ELEVATION



EAST ELEVATION

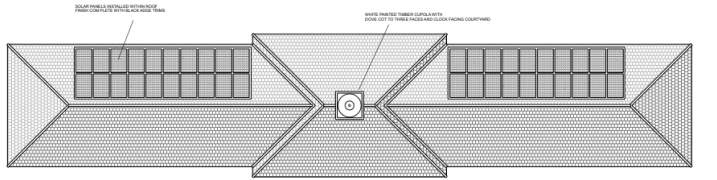
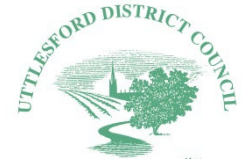


NORTH ELEVATION

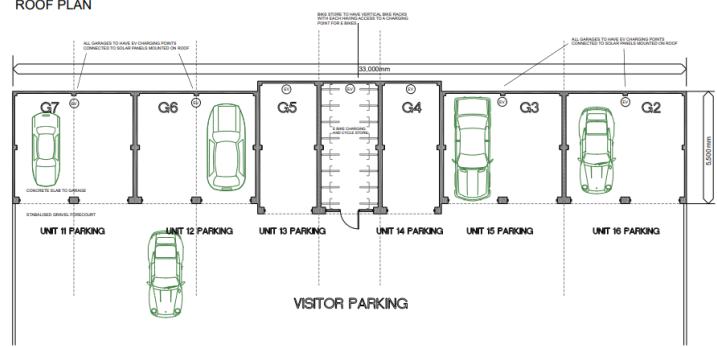


SOUTH ELEVATION

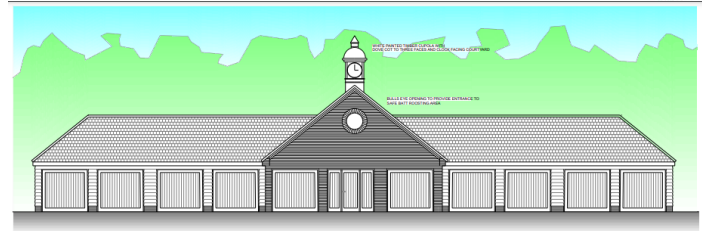
Garage Block Plans



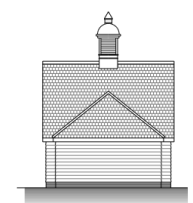
ROOF PLAN



GROUND FLOOR PLAN
GARAGES AND PARKING FOR UNITS 11 - 16

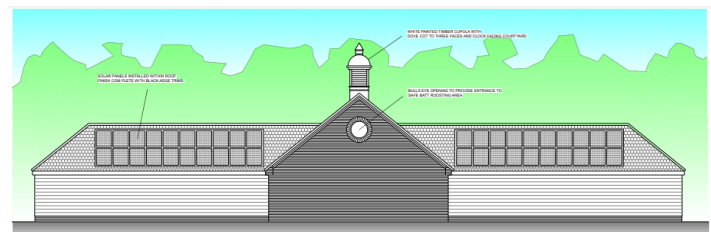


FRONT ELEVATION

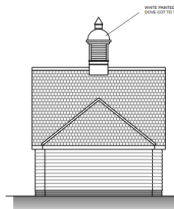


END ELEVATION

FINISHES SCHEDULE
 Roof to be finished with eborrit slate tiles complete with Eborrit side dry ridge.
 White painted timber cupola to be specifically designed and manufactured in timber with lead flashing to top done in traditional form. The cupola to have a shroul on three sides with the fourth housing the clock facing the courtyard.
 Solar panels to be installed to the rear elevation and to be installed "within" the roof finish to ensure the top of the solar panels are in line with the adjoining side roof.
 External walls to be facing brick piers in bricks to match main house. From top of piers to eaves, 175mm feather edge board stained black.
 External wall to the central section to be facing brickwork full height and includes stepped corbel detail to verge and eaves.
 All eaves and soffits to be timber a stained black.
 All gutters and down pipes to be black Lipco.
 All garage doors to be solid timber.

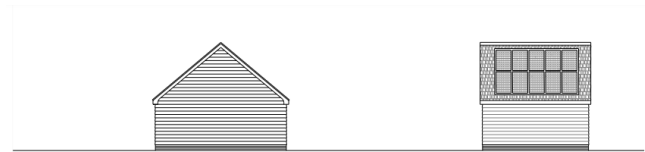


REAR ELEVATION

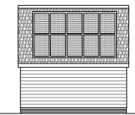


END ELEVATION

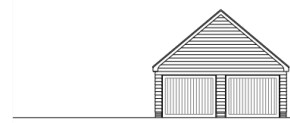
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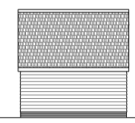
REAR ELEVATION



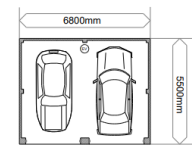
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



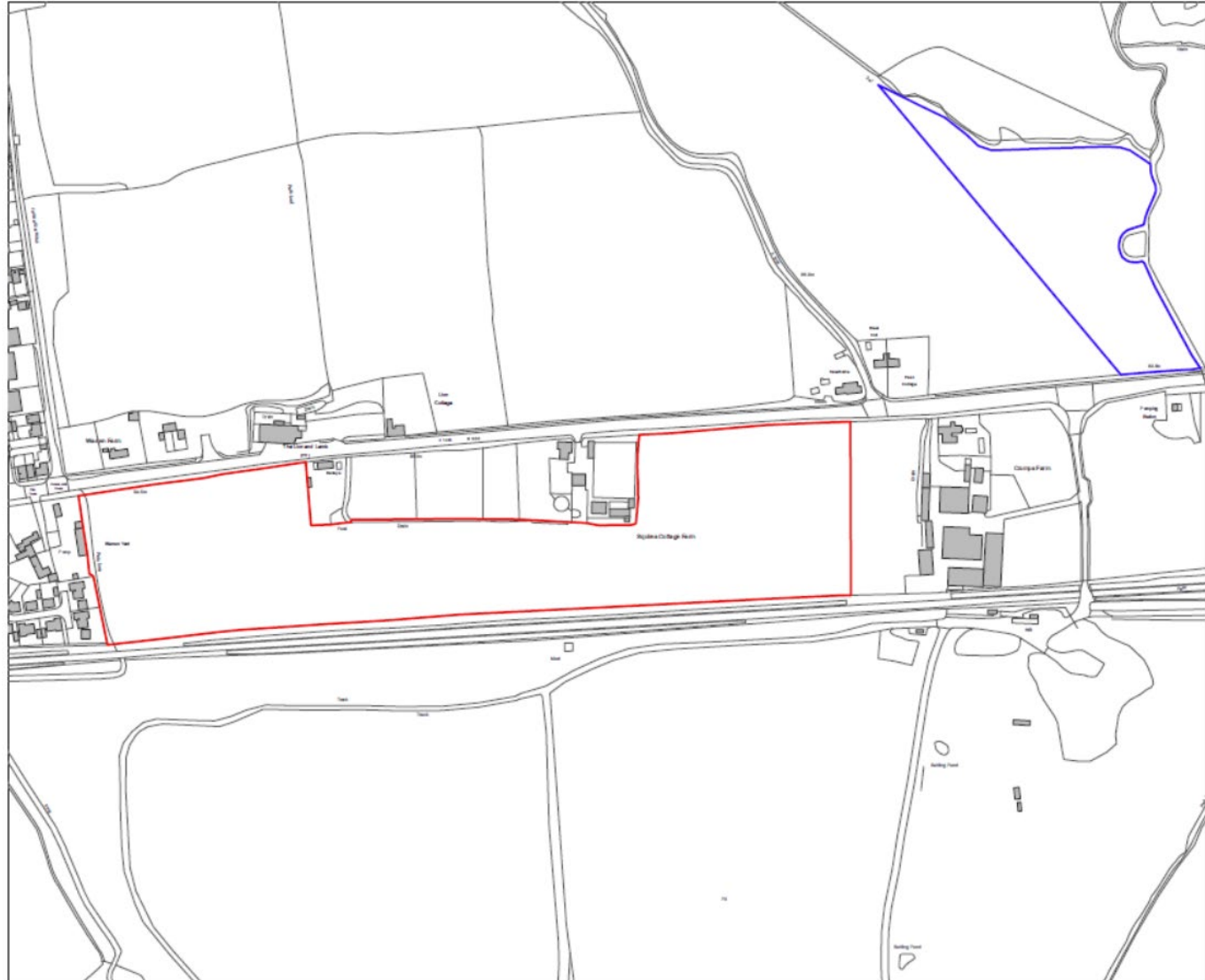
FLOOR PLAN - G1 AND G8
UNITS 10 & 17

FINISHES SCHEDULE
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UTT/21/3272/OP

Land South Of Stortford Road,
Little Canfield,
Essex

Location Plan



Location Plan



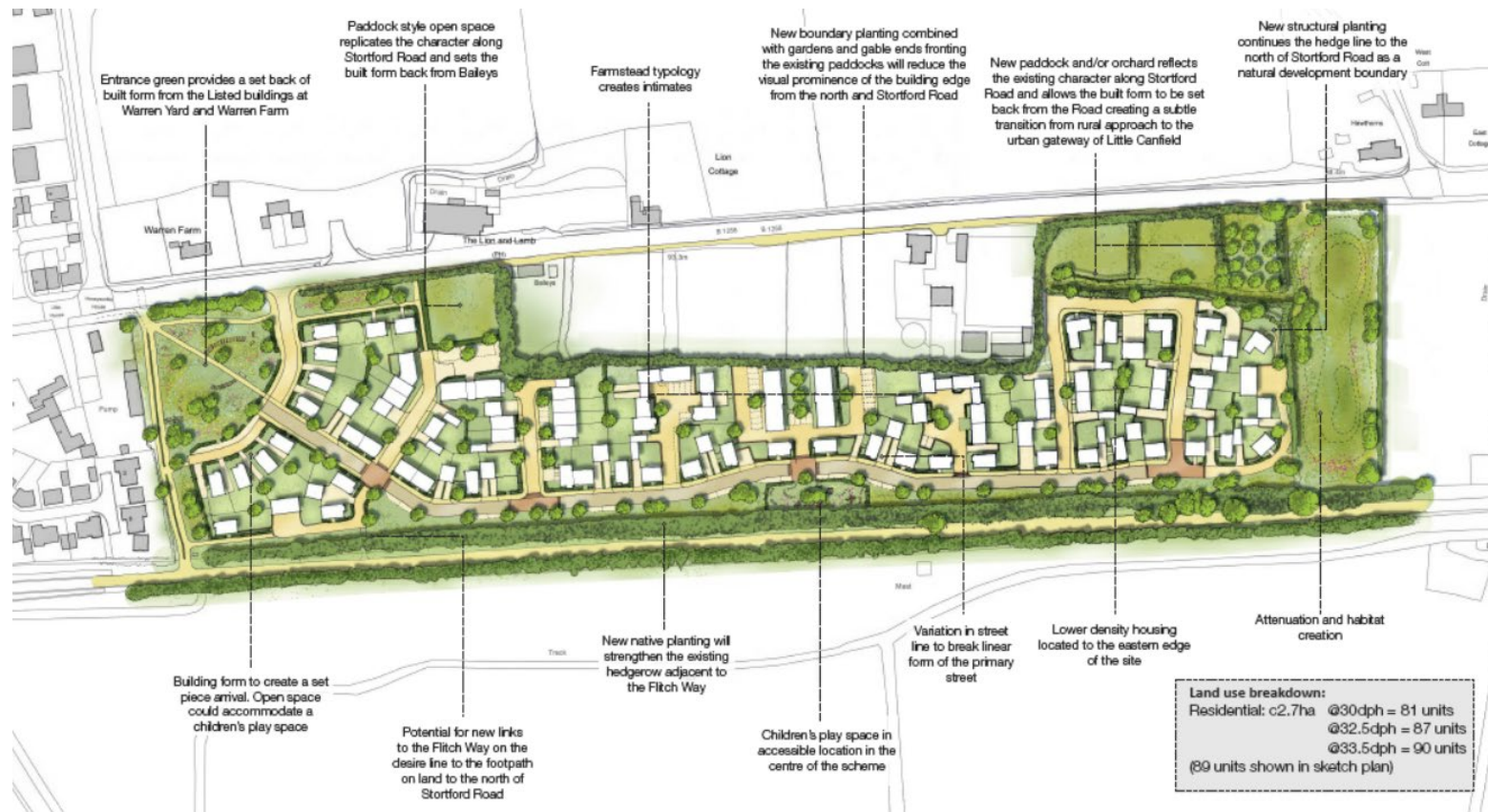
Location of Listed Buildings



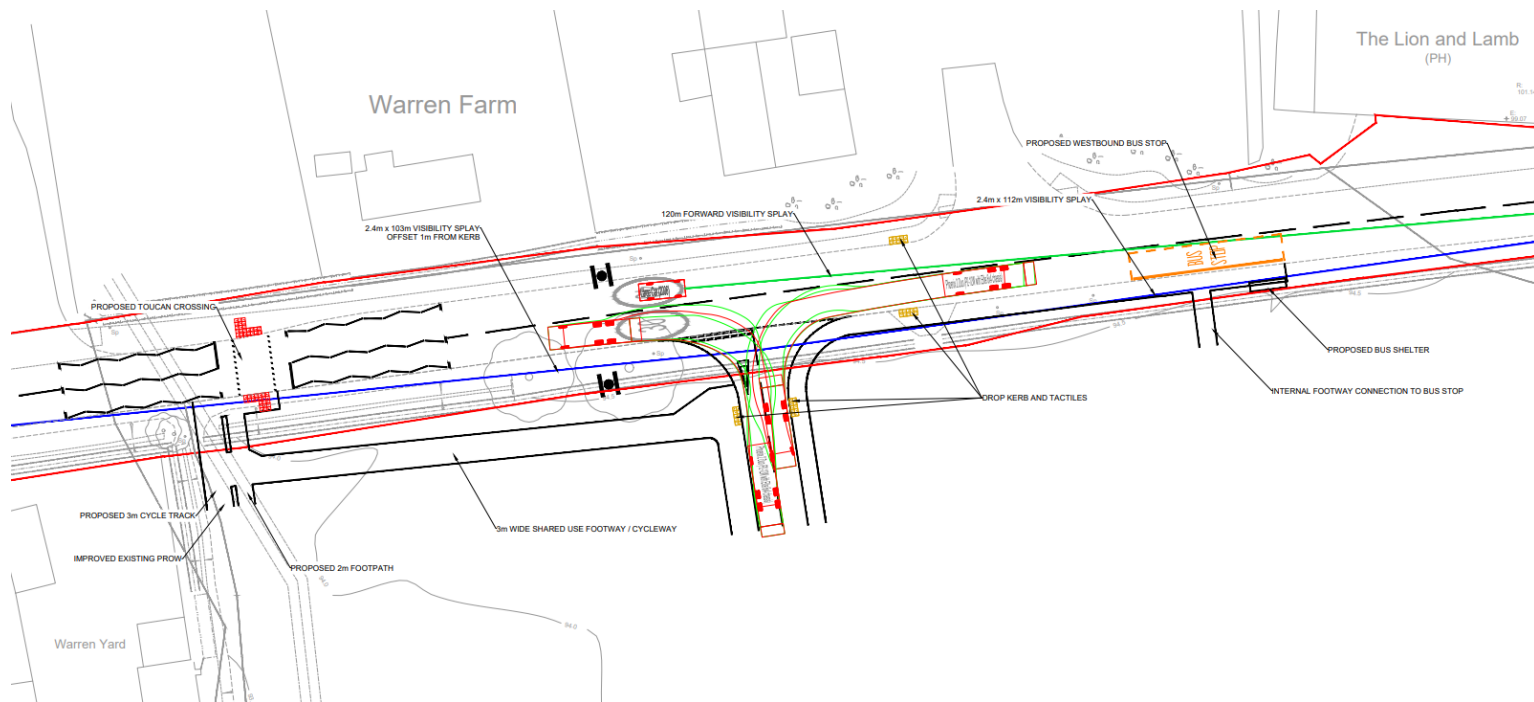
Indicative Parameter Plan



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/21/1836/OP

Land to the East of Wedow Road
Thaxted

Proposal

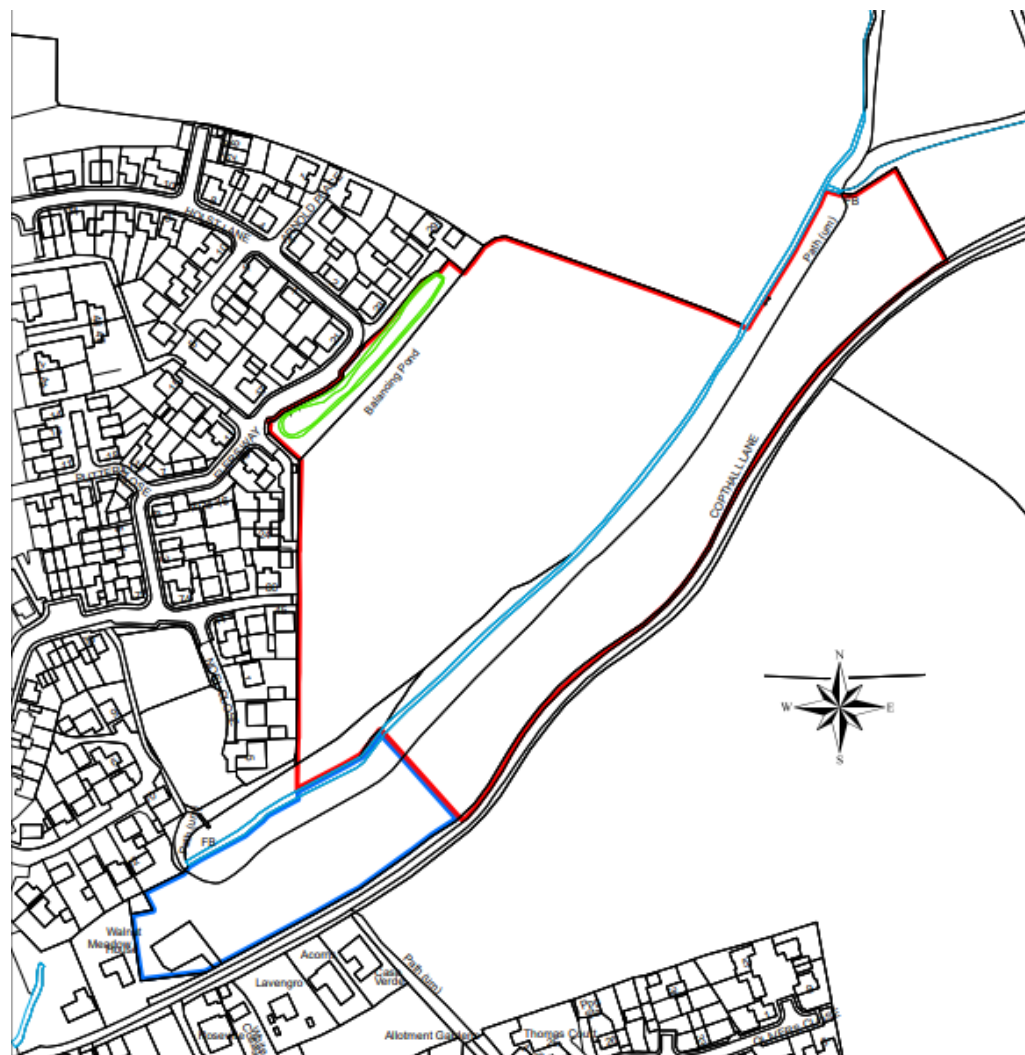
- Outline application with all matters reserved except access, for the development of the site for up to 49 residential dwellings.
- The site accessed off Elers Way via a new priority junction which will serve as the main vehicular access point.
- Height of dwellings limited to between 2 and 2 ½ storeys, with a development density of 27 dwellings per hectare.
- 20 units, or 40% of the total, are to be affordable.
- A formal Local Area for Play (LAP) located within the 'central space' part of the scheme.
- Further public areas open space made up of 1.24 hectares (3 acres), to the south.

Deferral 26/10

Reasons for deferral included:

- Flooding / drainage issues
- Construction access / impact on local road network
- Heritage impacts / viewpoints

Site Location



Aerial View



Copthall Lane



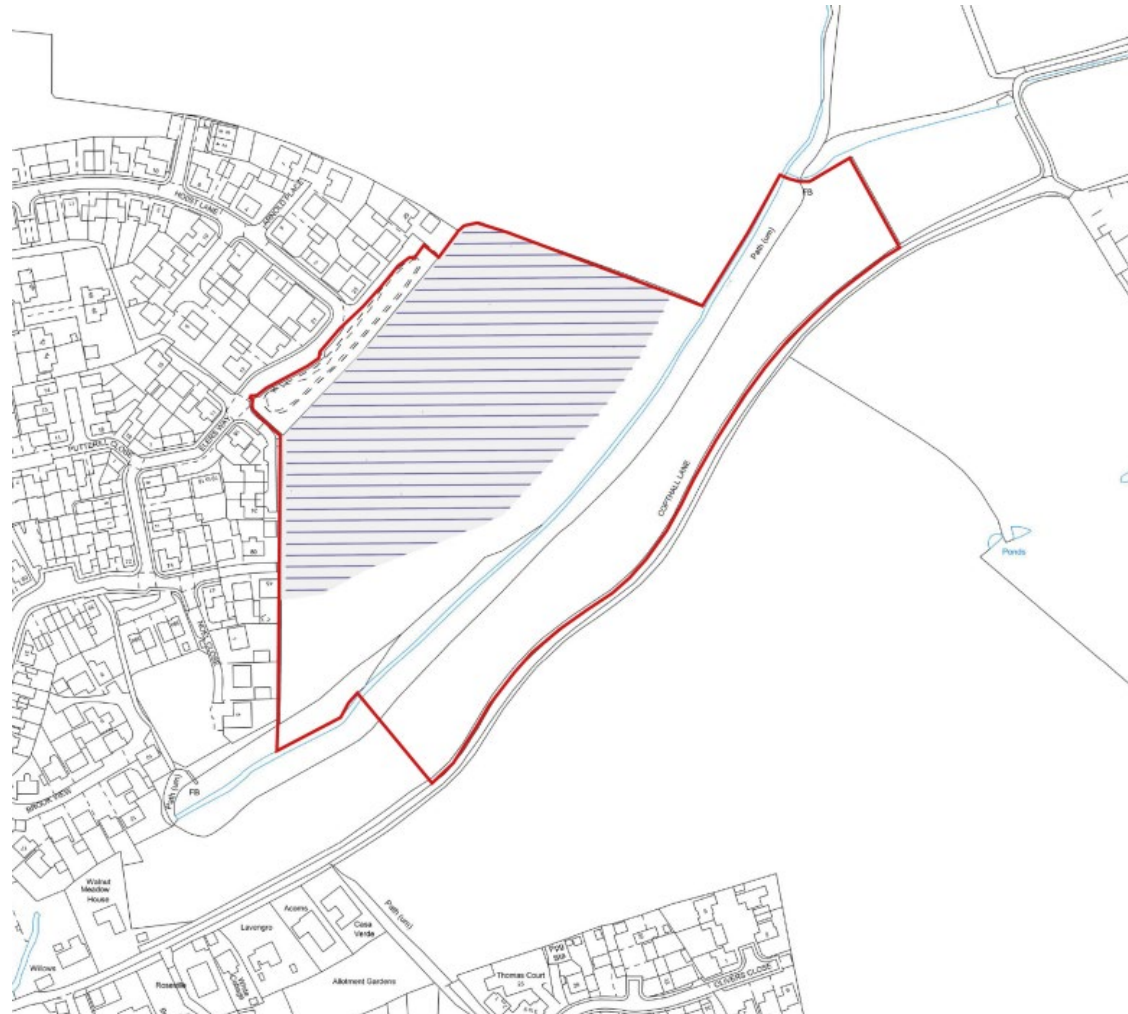
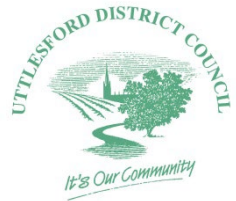
PROW 49



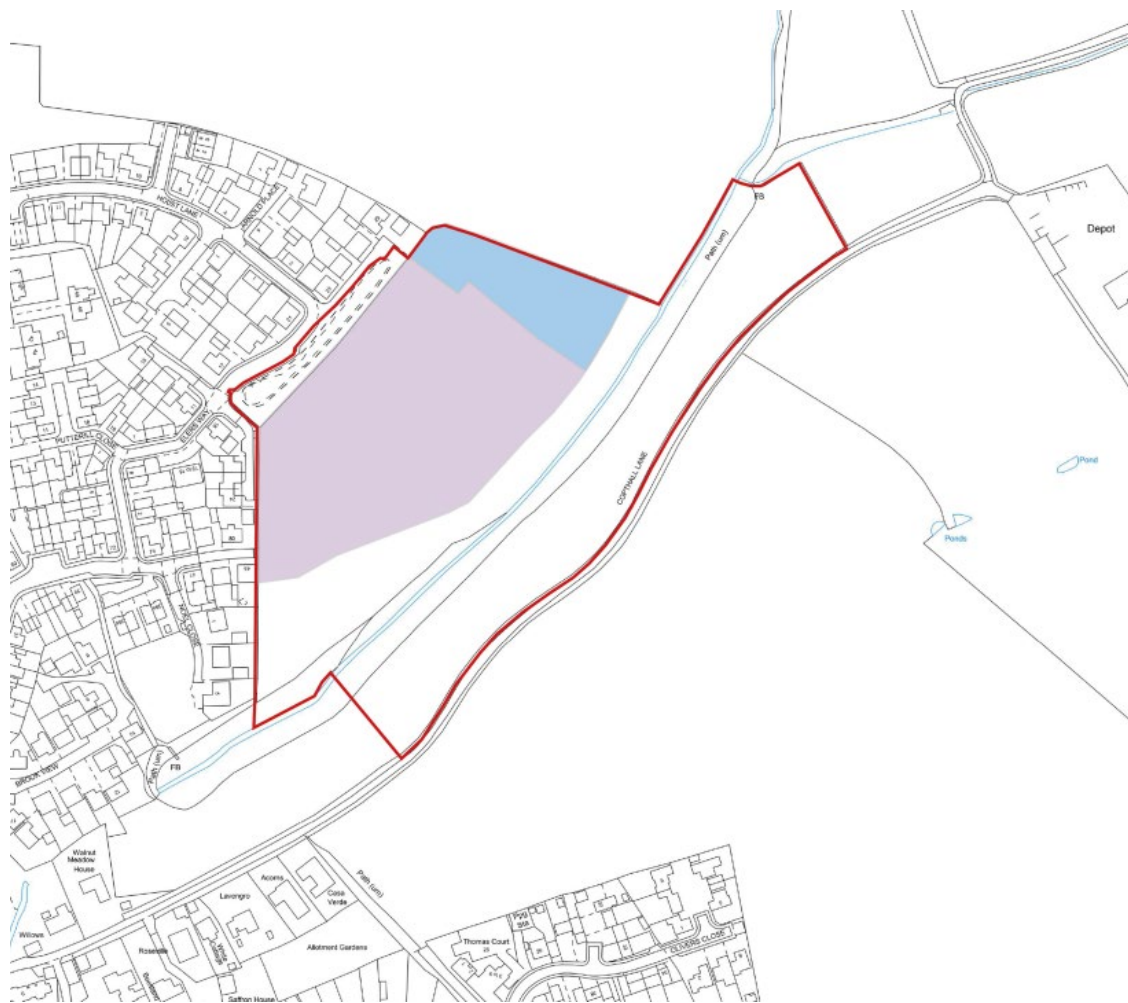
PROW 49



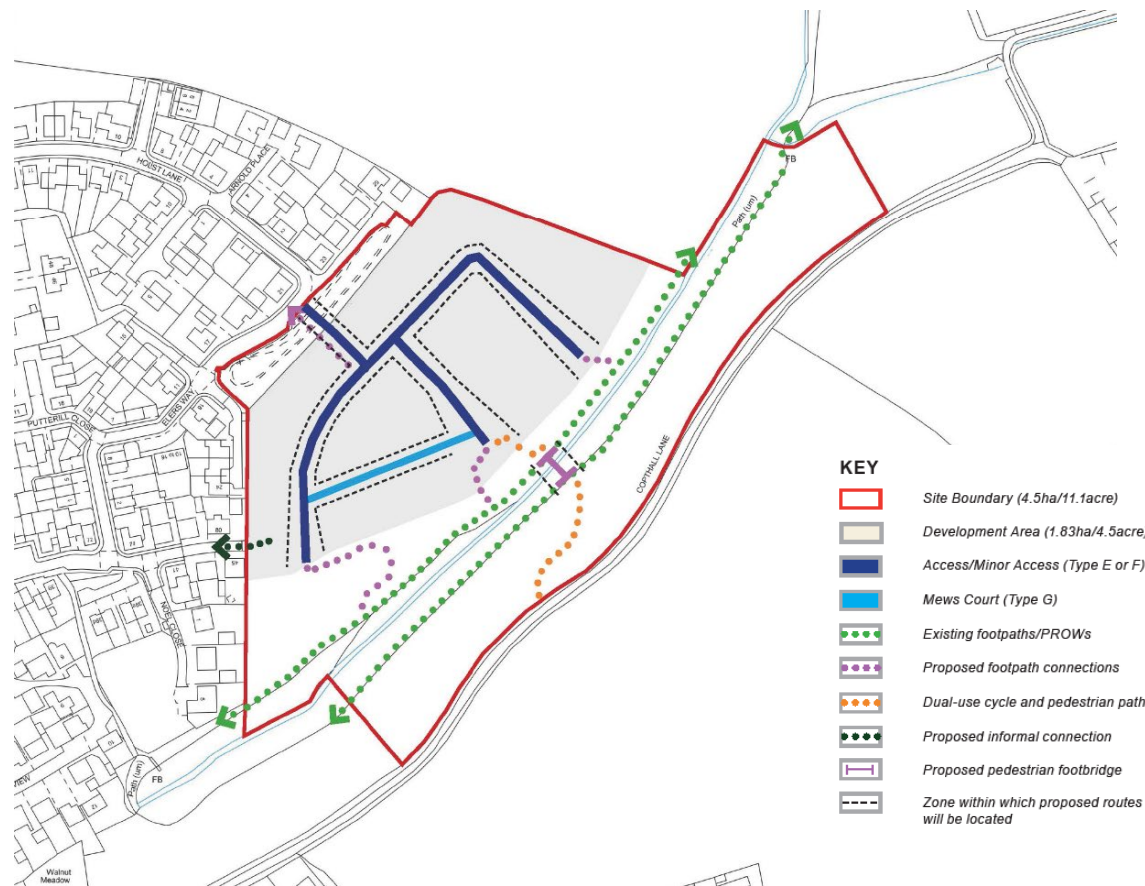
Development Area Parameter Plan



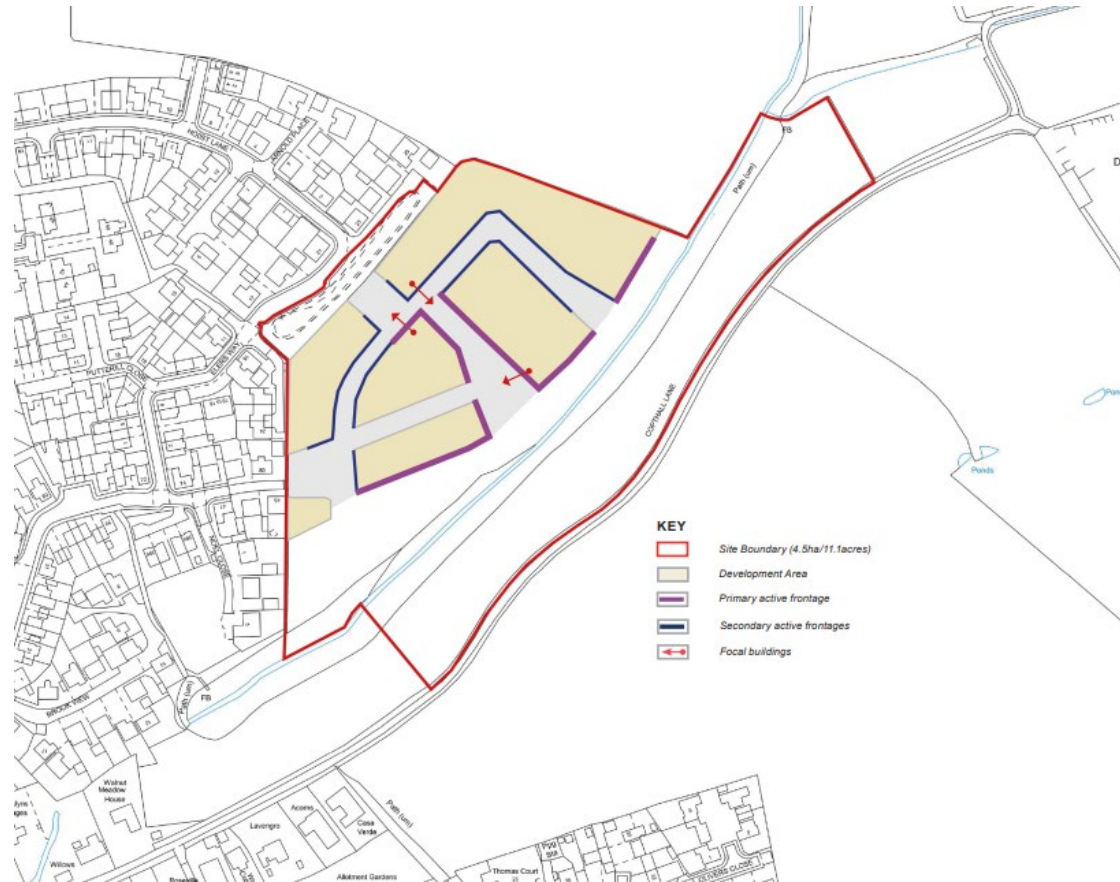
Building Heights Parameter Plan



Movement Parameter Plan



Frontages and Focal Buildings Parameter Plan



Spire Views



Spire Views

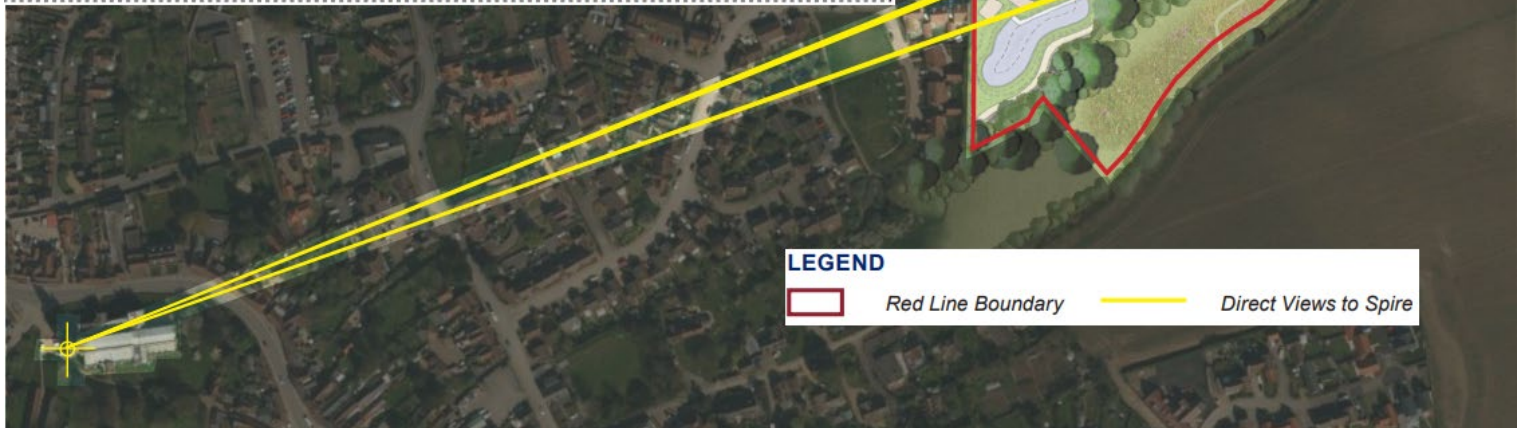
The final sketch scheme underpinning the masterplan followed feedback from officers that a 'vista-stop' was an effective response to the view, in which the views to the church were intentionally terminated within the layout, and marked both by a landmark building and also as a defined space within the townscape. This is tied to the creation of a well-formed funnelling space at the heart of the scheme.

LEGEND

- ← - - - - - ■ 'Vista-Stop'
- ← - - - - - → Continuous View



Figure 04: Final Sketch Design Highlighting the Included 'Vista-Stop'



- LEGEND**
- Red Line Boundary
 - Direct Views to Spire

Construction Access

- No articulated lorries to be used for the deliveries to/from the site.
- Restrictions on delivery times, to avoid carrying out such works during the morning and afternoon drop-off/collection times for the nearby school and peak traffic times.
- Erection of notice boards on the site hoarding adjacent to the site compound access gates containing the main point of contact for the construction project and the person responsible for the implementation of the Construction Management Plan onsite. Details to include name, position, contact number, email and postal address of the site manager.

Summary

- Council unable to demonstrate a 5-year housing land supply.
- Neighbourhood Plan over 2 years old.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The provision of up to 49 dwellings including 20 of these being affordable housing.
- Approximately 1.24ha of a new public open space.
- No objection from LLFA or Anglian Water, subject to conditions, reaffirmed since the deferral.
- No objections on highways or construction access grounds, subject to conditions.
- No objections raised by conservation officers. Further assessment at reserved matters stage.
- Construction access can be adequately dealt with through a CMP.

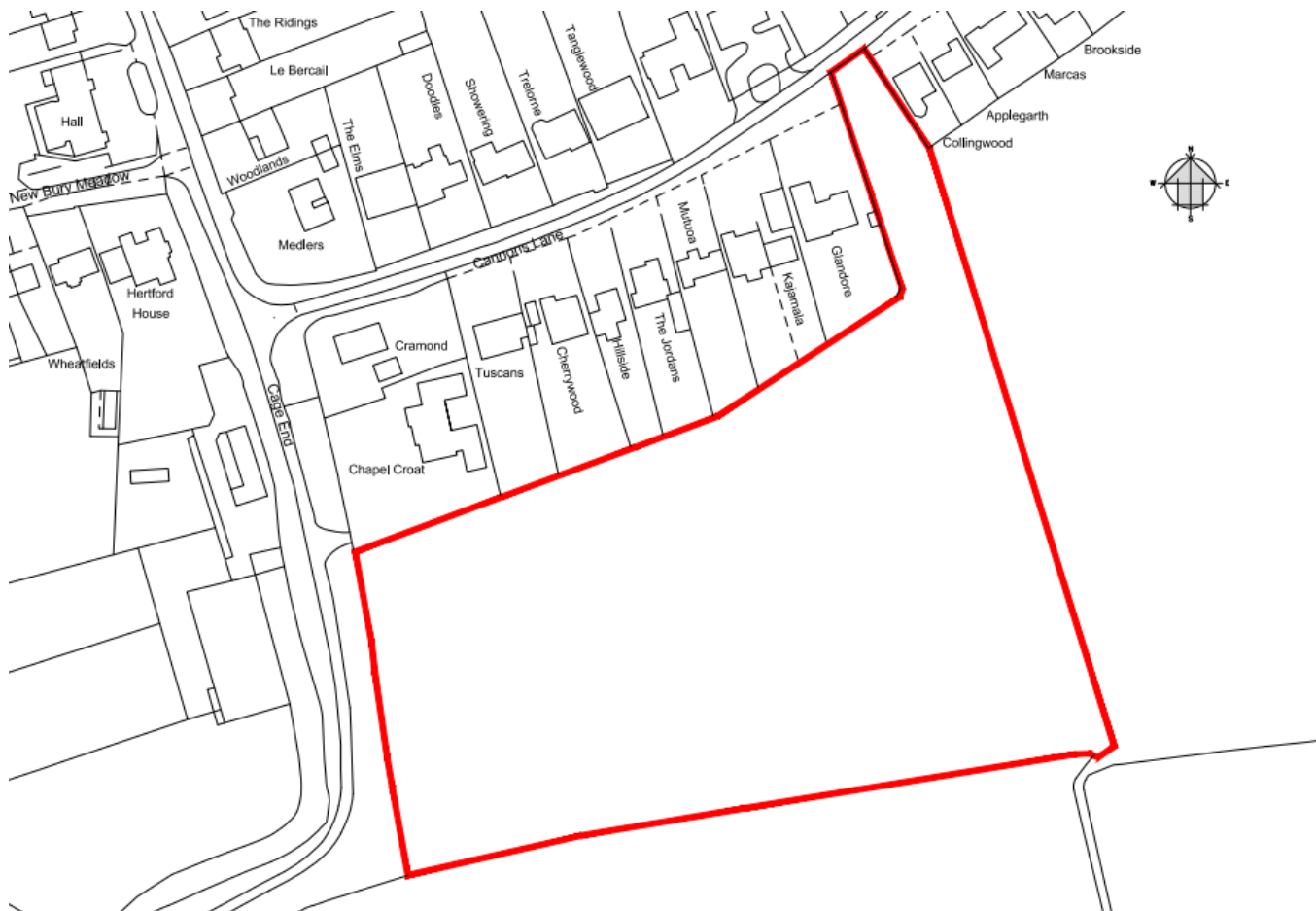
UTT/21/3298/FUL

**Land South of Cannons Lane
Hatfield Broad Oak**

Proposal

- Full application for the construction of 30 dwellings with open space, landscaping, access and associated infrastructure.
- The site accessed off Cannons Lane via a new junction which would serve as the main pedestrian and vehicular access point.
- Height of dwellings limited to 2 storeys, with a development density of 10 dwellings per hectare.
- 12 units, or 40% of the total, are to be affordable.
- Includes open public space area and children's play space.

Site Location



Site Views - Access



Site Views – Rear of Cannons Lane



Site Views – PROW 29



Site Views – PROW 29



Site Views – Cage End



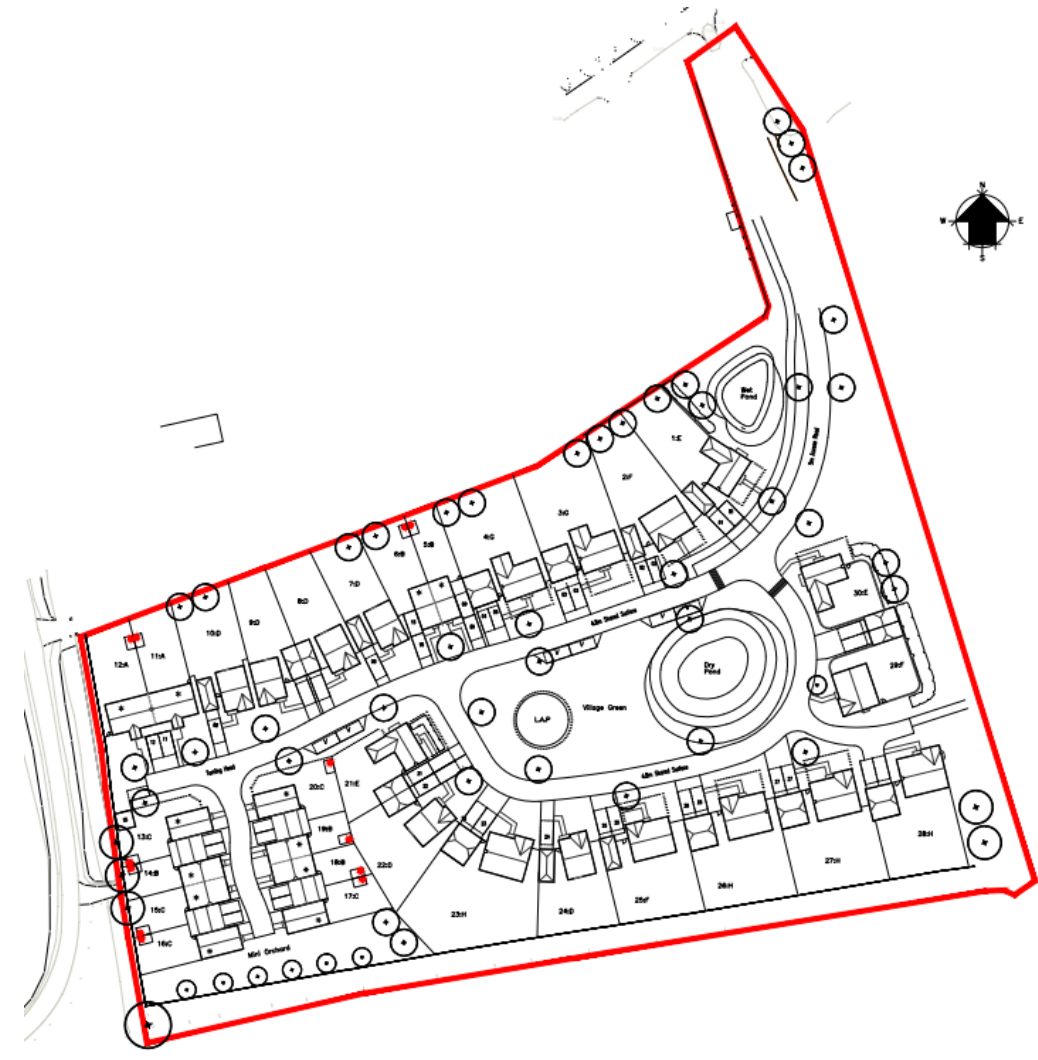
Site Layout Plan



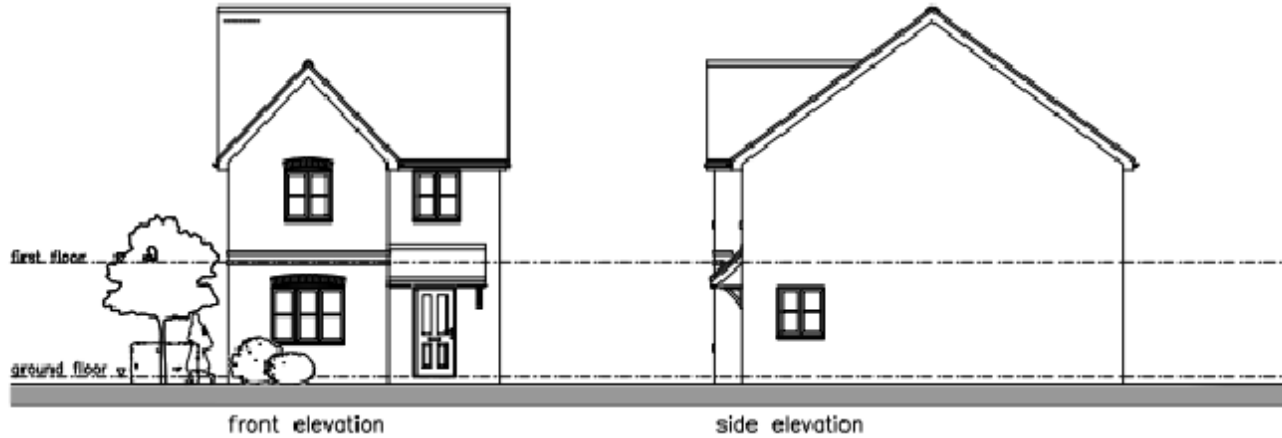
Landscape Plan



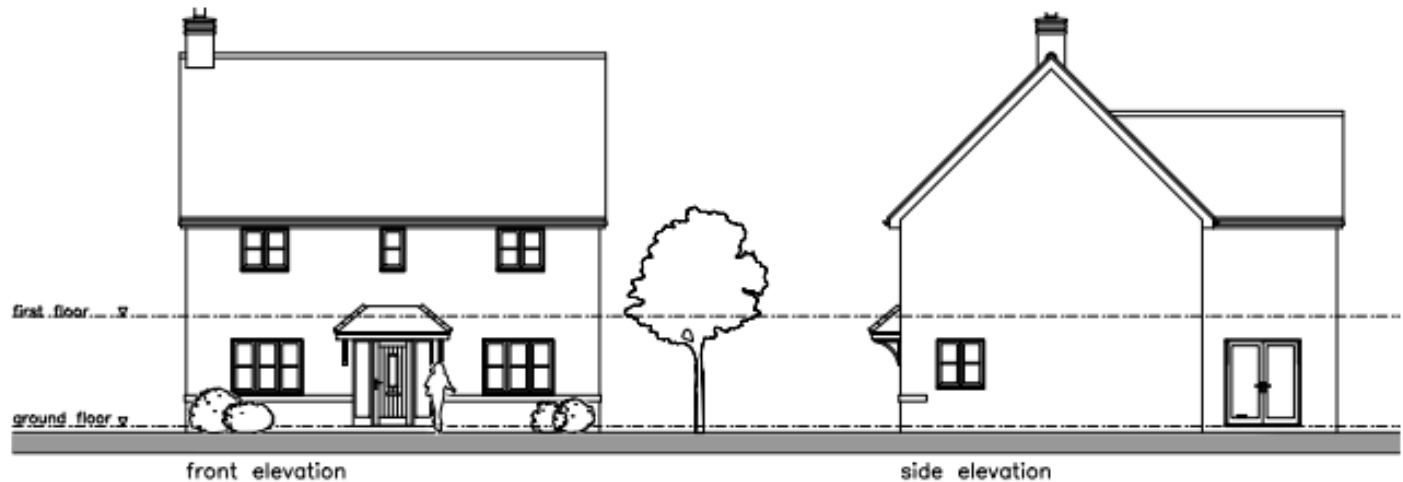
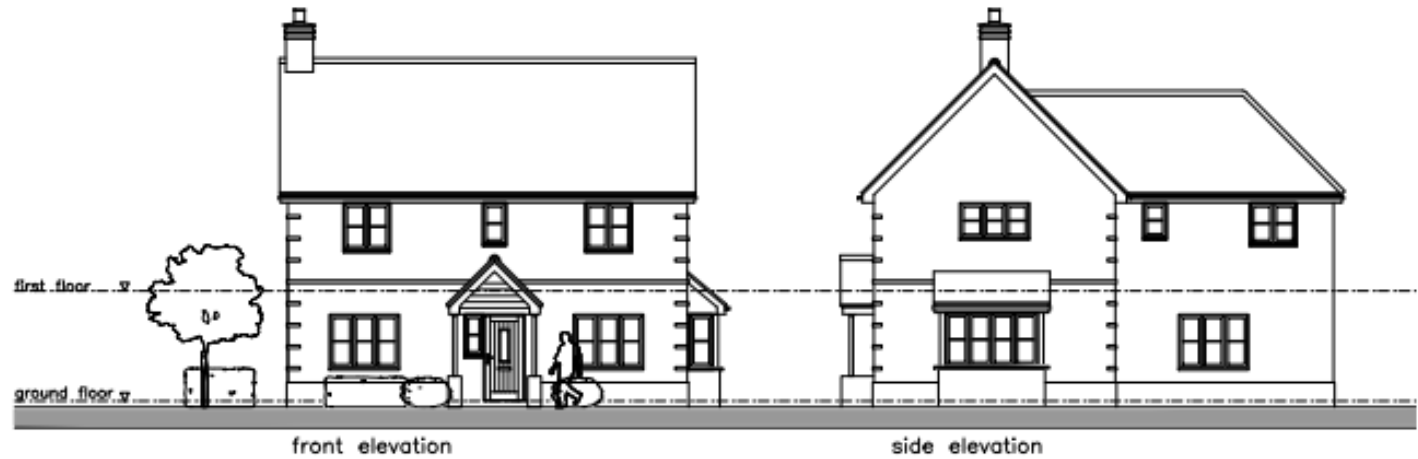
Affordable Housing



Elevation Drawings



Elevation Drawings



Sketch Visuals



Elevation Drawings



front elevation



front elevation

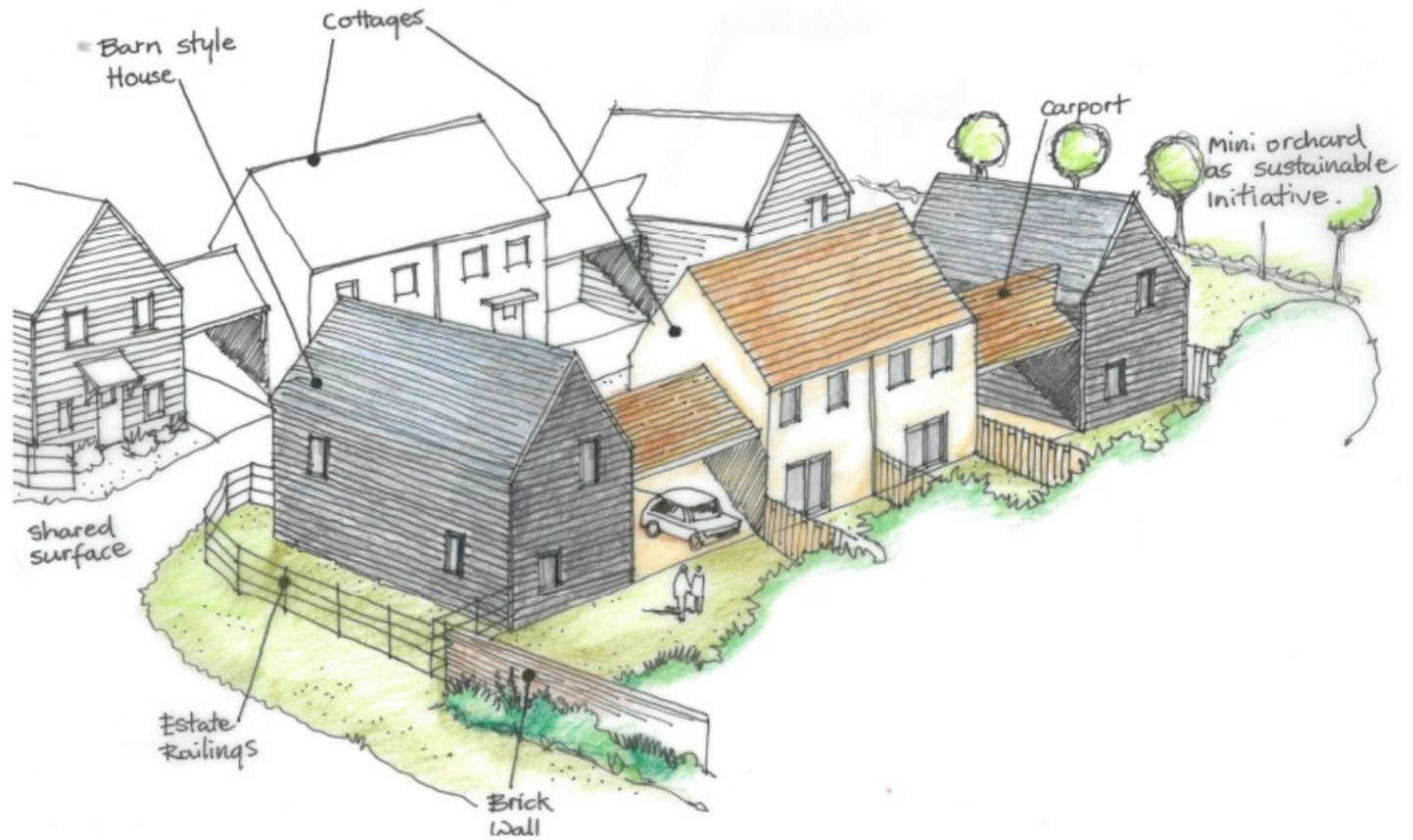
Pet 20c

Pet 09

Pet 08

Pet 07c

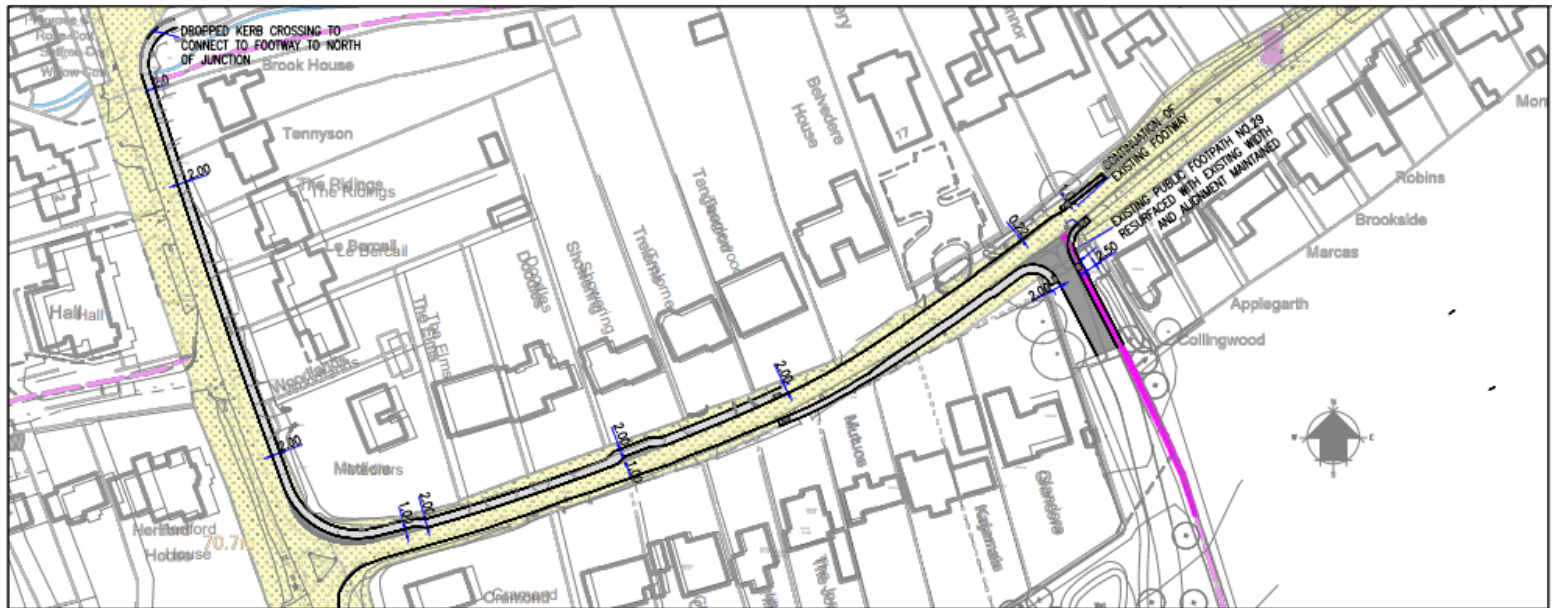
Sketch Visuals



Pedestrian Links



Proposed Footpath



Roadside Ditches



Summary

- Council unable to demonstrate a 5-year housing land supply and the provision of 30 dwellings including 12 of these being affordable housing would help to address this.
- New public open space.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The applicant has failed to demonstrate that safe and suitable access for all highways users can be provided to the site; that the proposed works are deliverable; and therefore, that the impact upon the highway network caused by this proposed will not have an unacceptable consequence on highway safety.
- The adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of the scheme.

UTT/22/2568/FUL

**Land North of Water Lane
Stansted**

Location Plan



Conditions Proposed to be Removed

Condition 5: No development shall take place until a comprehensive condition survey of Water Lane from its junction with Station Road to the application site has been completed, details of which shall be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The results of such "before" survey and any required repair work necessary to facilitate the passage of construction vehicles shall be submitted to and approved in writing by the local planning authority with any repair work being carried out prior to the construction period.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005). The use of such pre-commencement condition is required to ensure the highway serving the development is of sufficient standards to facilitate such development.

Condition 6: Following completion of the construction of the dwellings, a further comprehensive survey of Water Lane from its junction with Station Road to the application site shall be completed in accordance with the details approved in Condition 5 above. The results of the survey and any identified damage/repair work shall be submitted to and approved in writing by the Local Planning Authority. Any repair works identified in the "after" survey shall be carried out within 3 months of the completion of the construction of the dwellings to a programme to be agreed by the Local Planning Authority.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

NPPF test (paragraph 56)

- (a) necessary;**
- (b) relevant to planning;**
- (c) relevant to the development permitted;**
- (d) enforceable;**
- (e) precise; and**
- (f) reasonable in all other respects.**

NPPF test (paragraph 56)

Condition 5: No development shall take place until a comprehensive **condition survey** of Water Lane from its junction with Station Road to the application site has been completed, details of which shall be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The results of such "before" survey and any required repair work necessary **to facilitate the passage of construction** vehicles shall be submitted to and approved in writing by the local planning authority **with any repair work being carried out prior to the construction period.**

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005). The use of such pre-commencement condition is required to ensure the highway serving the development is of sufficient standards to facilitate such development.

Condition 6: Following completion of the construction of the dwellings, a **further comprehensive survey** of Water Lane from its junction with Station Road to the application site shall be completed in accordance with the details approved in Condition 5 above. The results of the survey and any **identified damage/repair work** shall be submitted to and approved in writing by the Local Planning Authority. Any repair works identified in the "after" survey shall be carried out within 3 months of the completion of the construction of the dwellings to a programme to be agreed by the Local Planning Authority.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

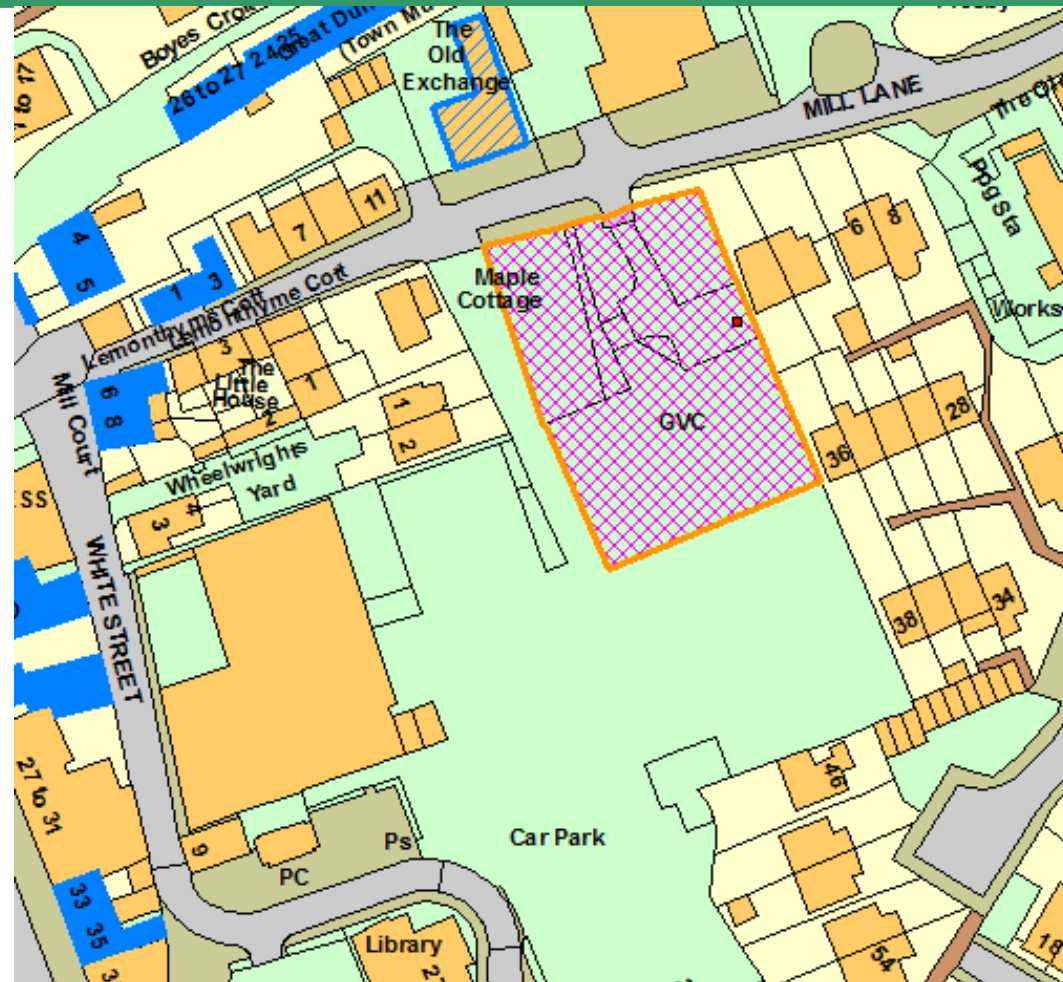
UTT/22/0579/FUL

Former Gas Works

Mill Lane

Dunmow

Location Plan



Aerial View



Land Ownership



Post Remediation Reinstatement

