

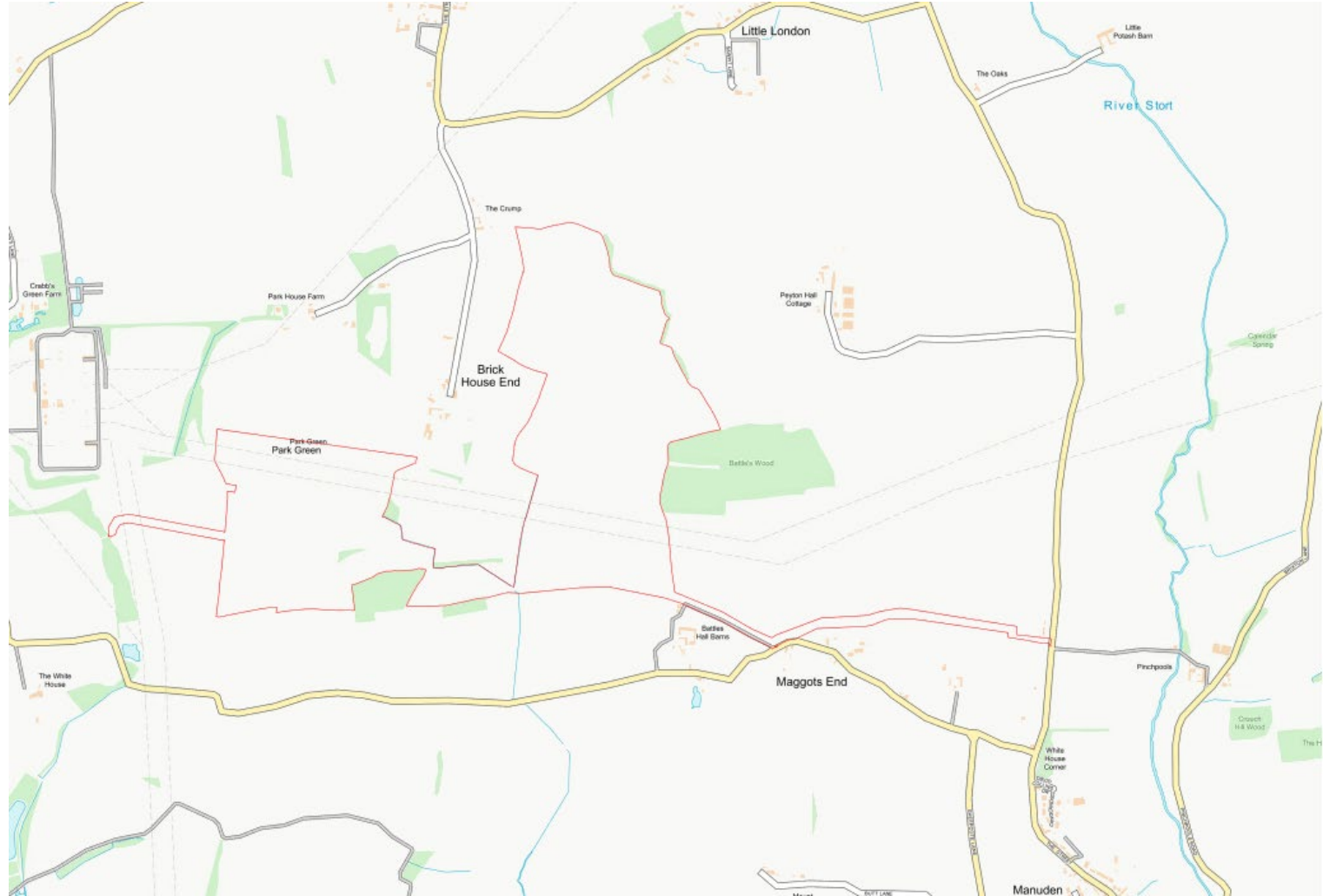
Planning Committee

08.03.2023

UTT/22/2624/PINS

Land Near Pelham Substation
Maggots End Road
Manuden

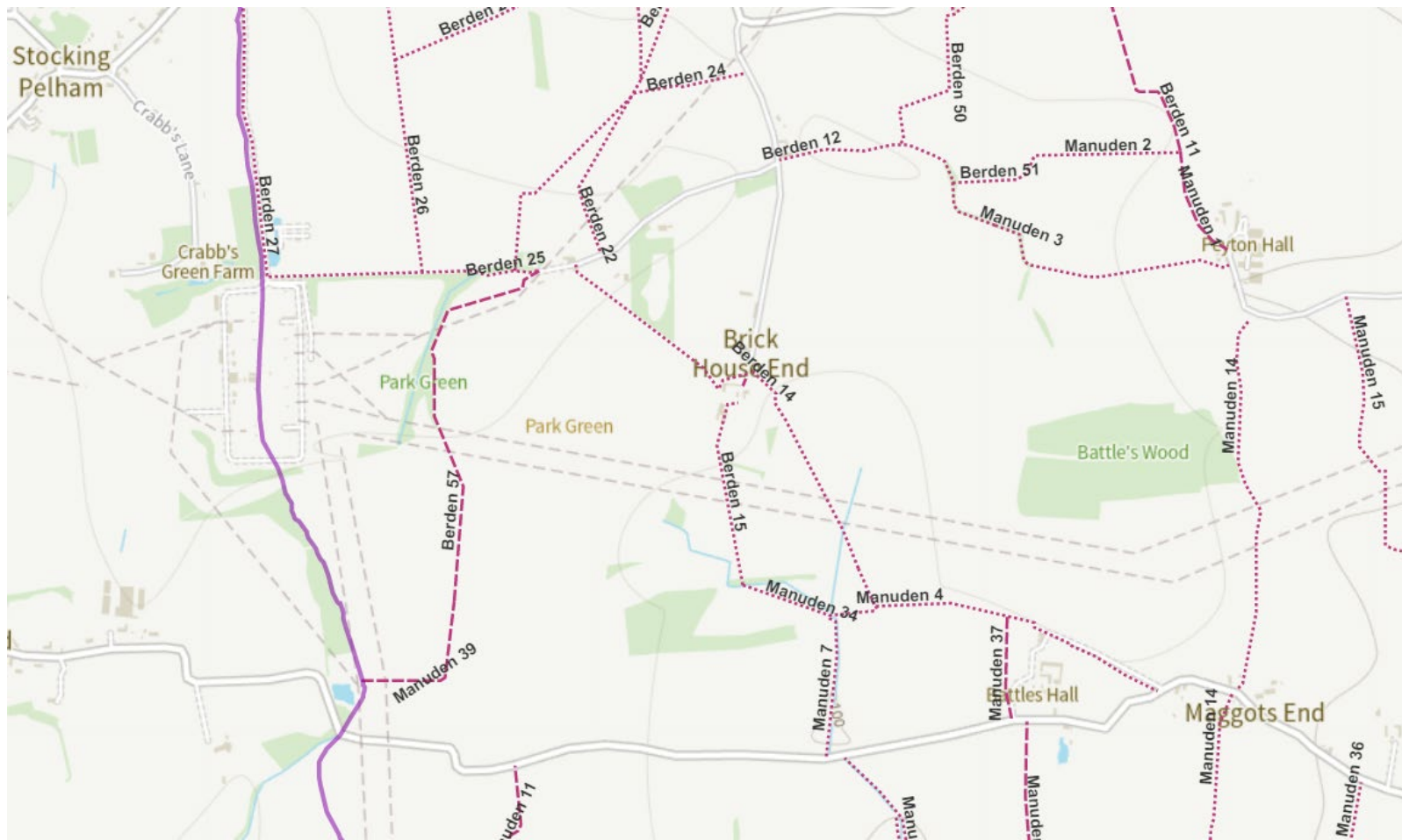
Proposed Site Location Plan



Aerial View of Application Site



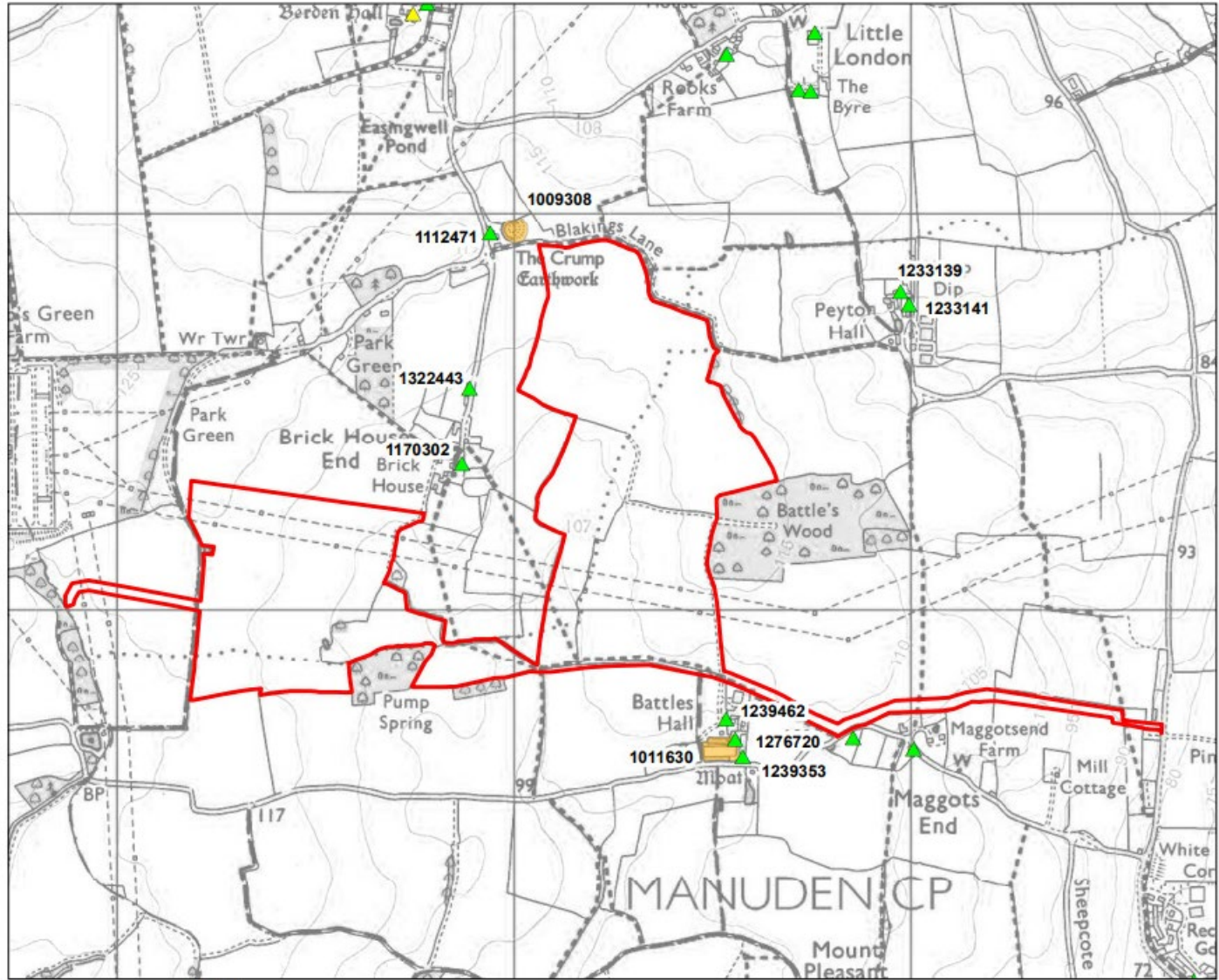
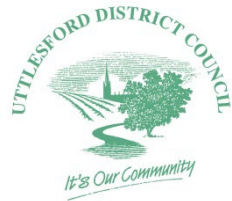
Public Rights of Way



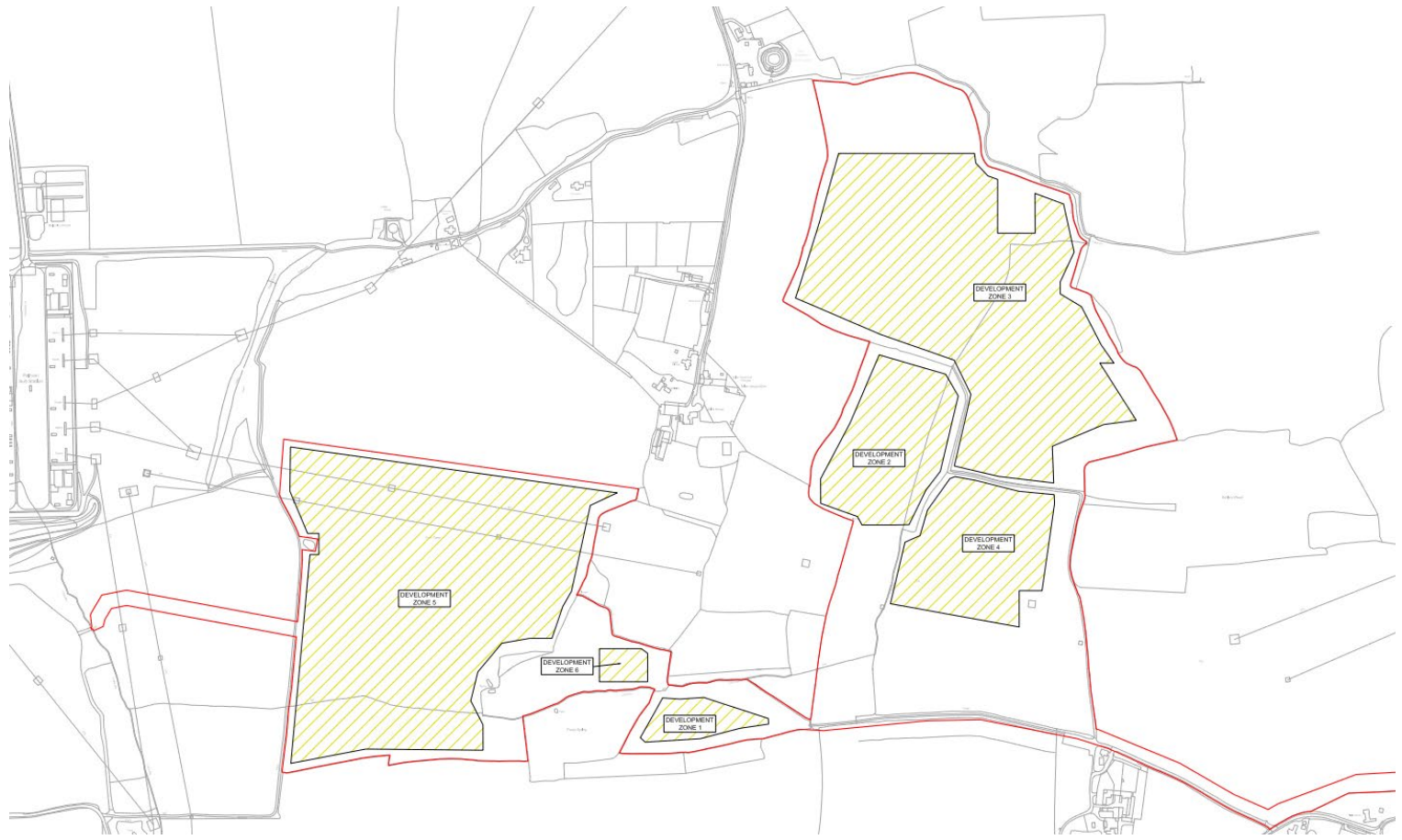
Heritage Assets

KEY

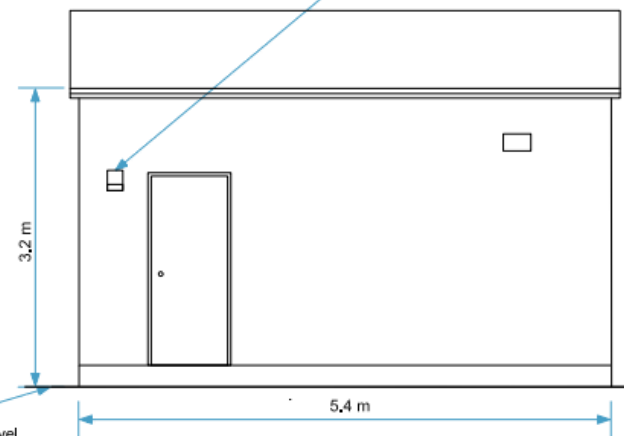
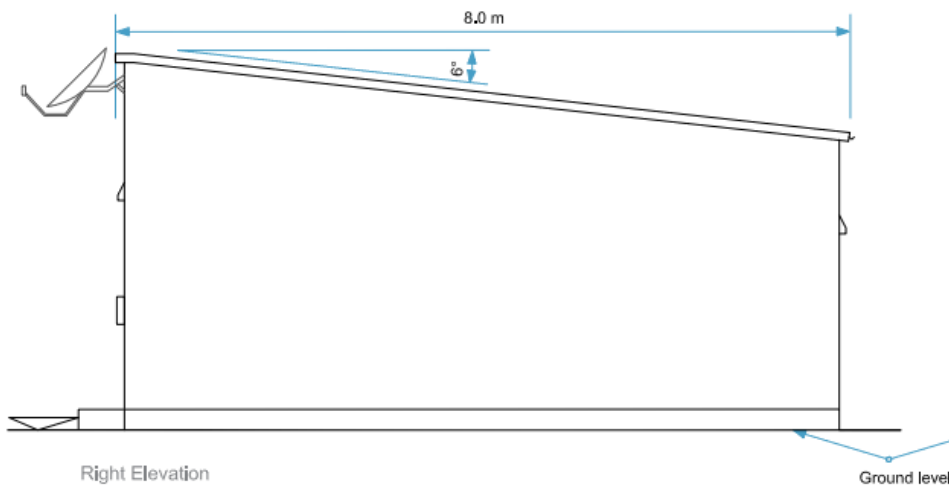
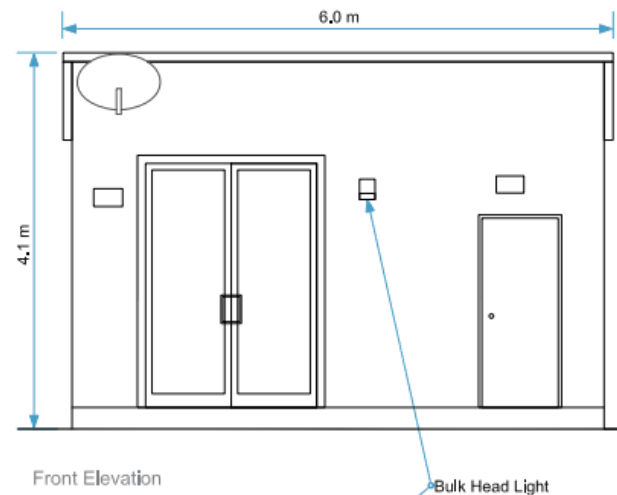
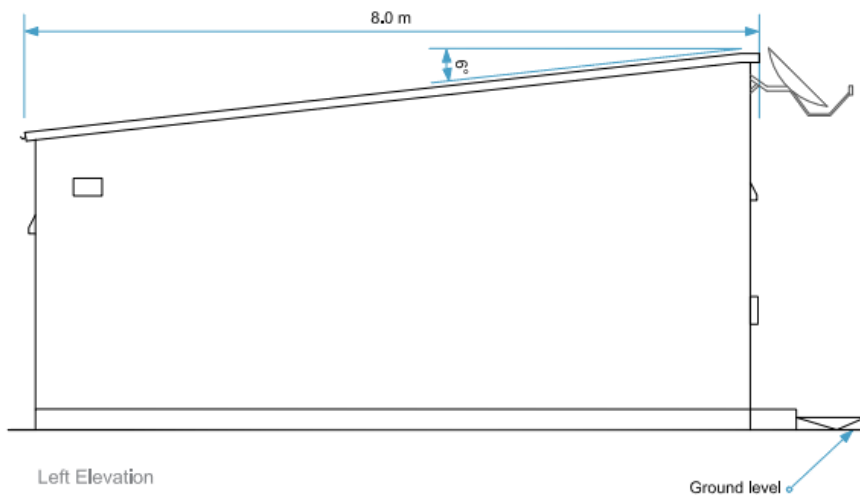
- Site
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument



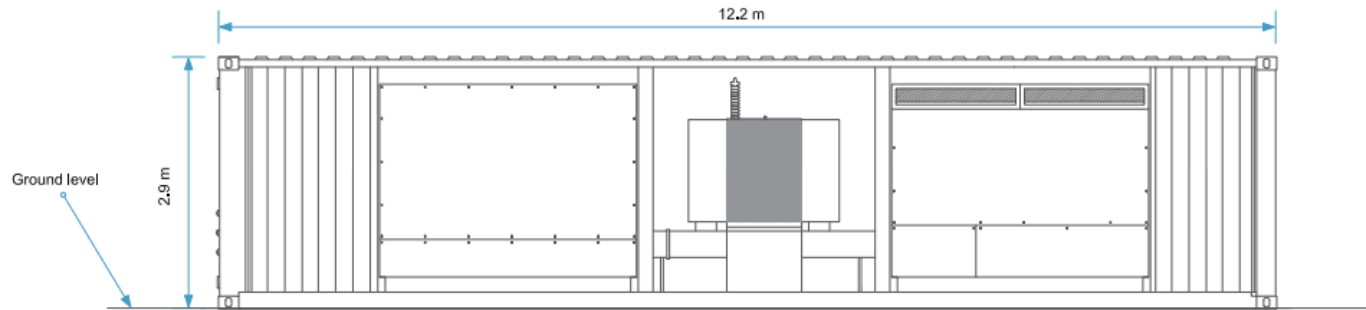
Development Zone Plan



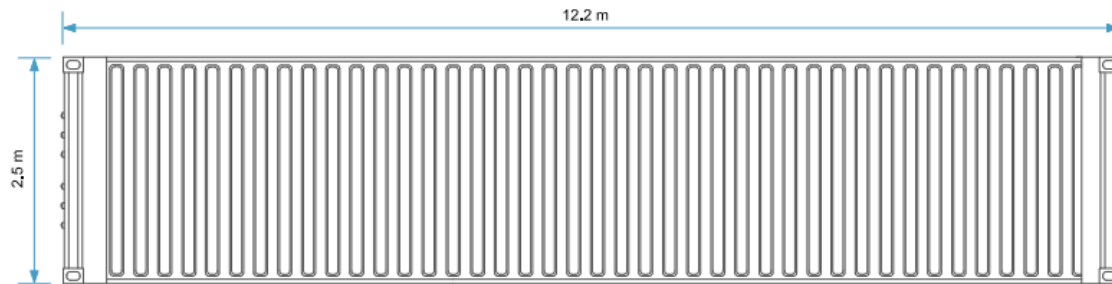
Proposed Sub-Station



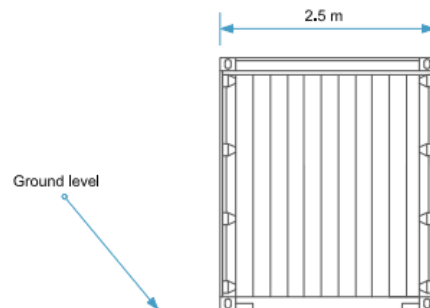
Proposed Invertor Elevations



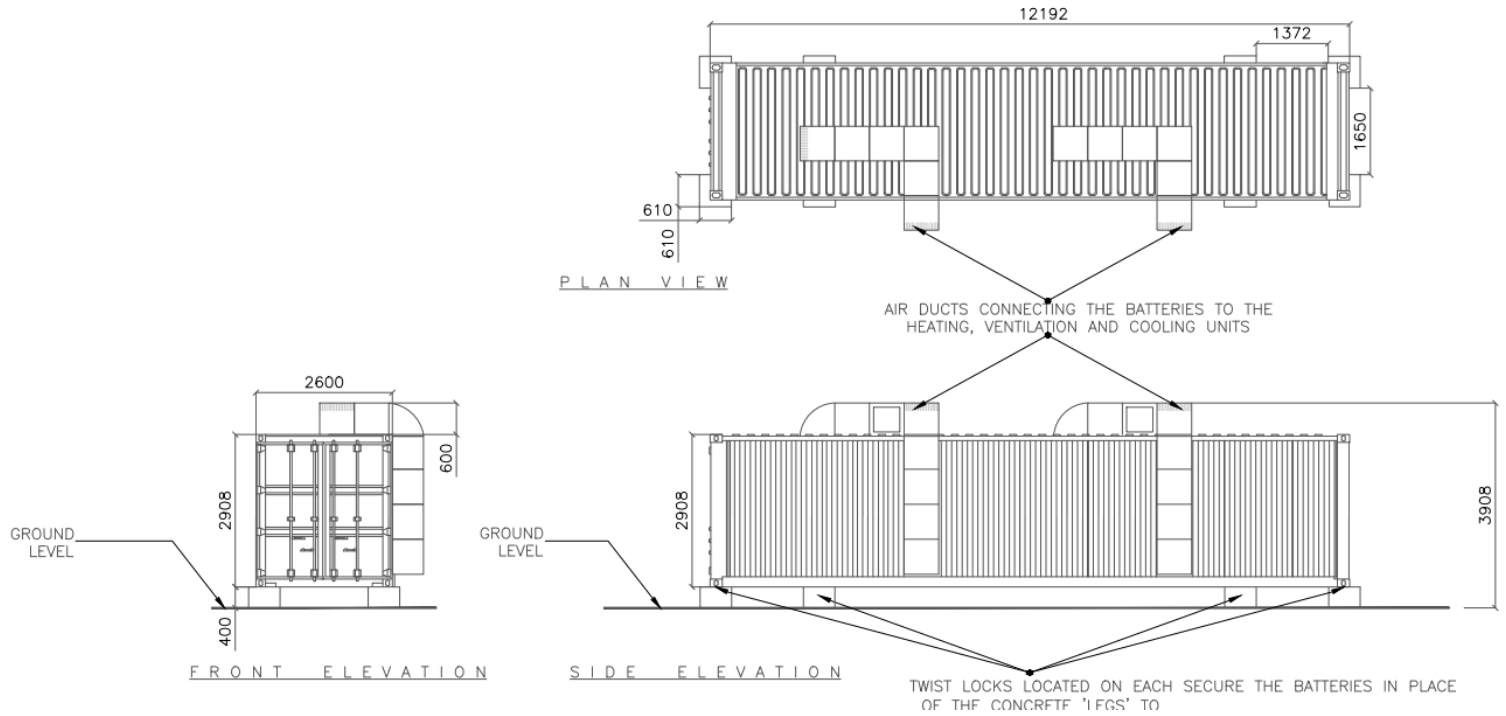
Front Elevation



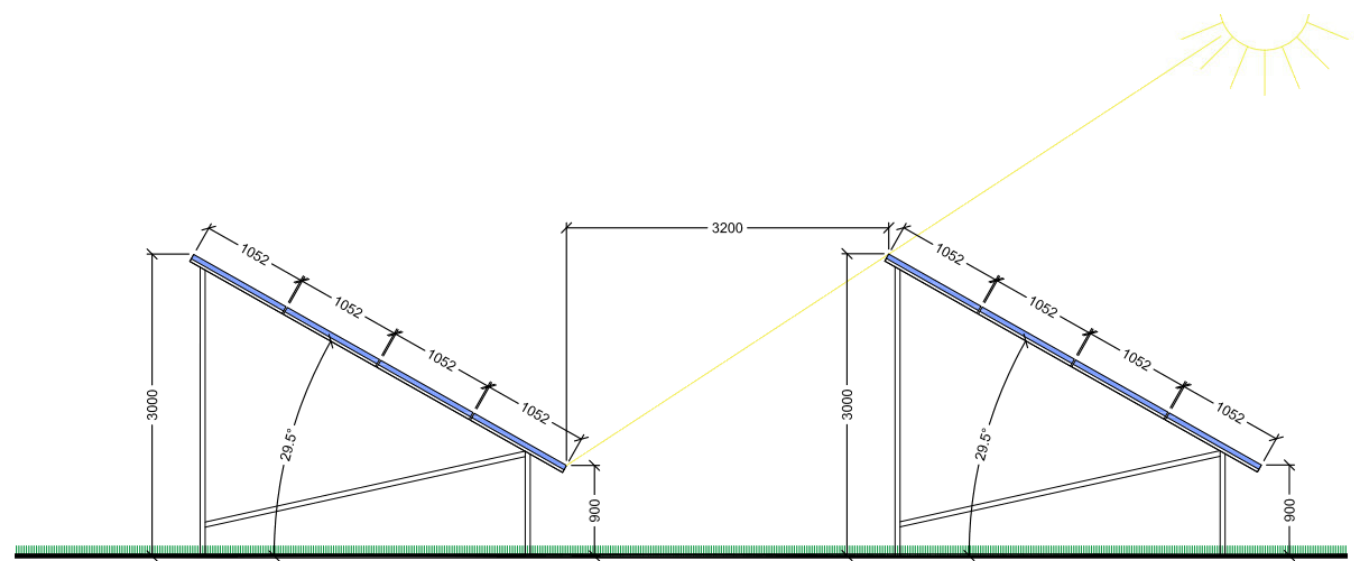
Roof Plan



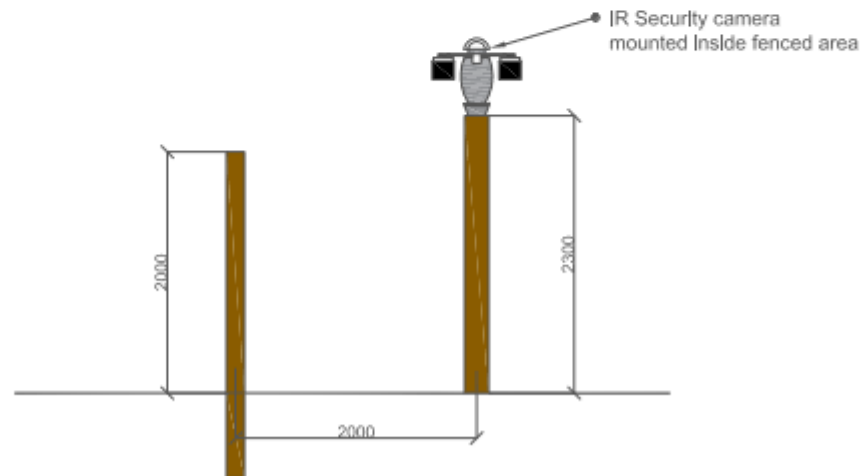
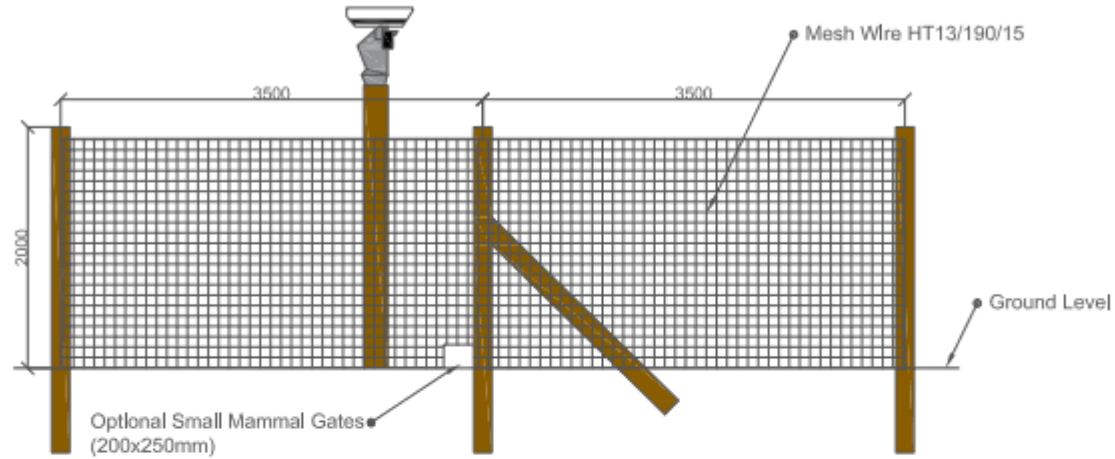
Proposed Battery Storage Elevations



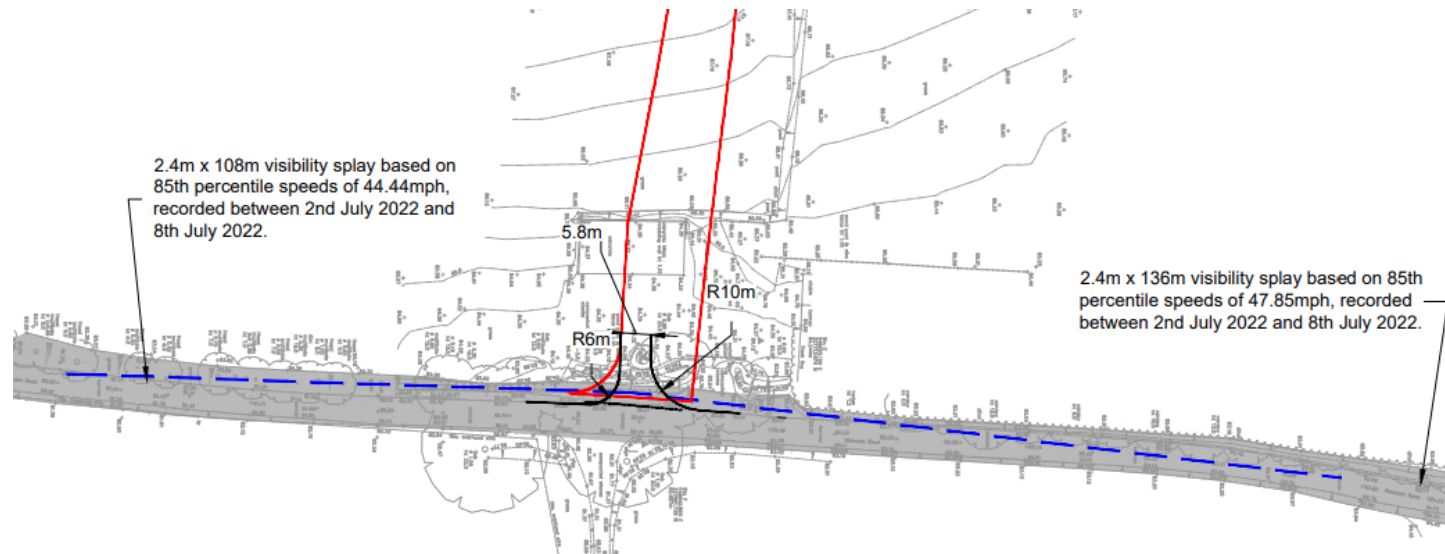
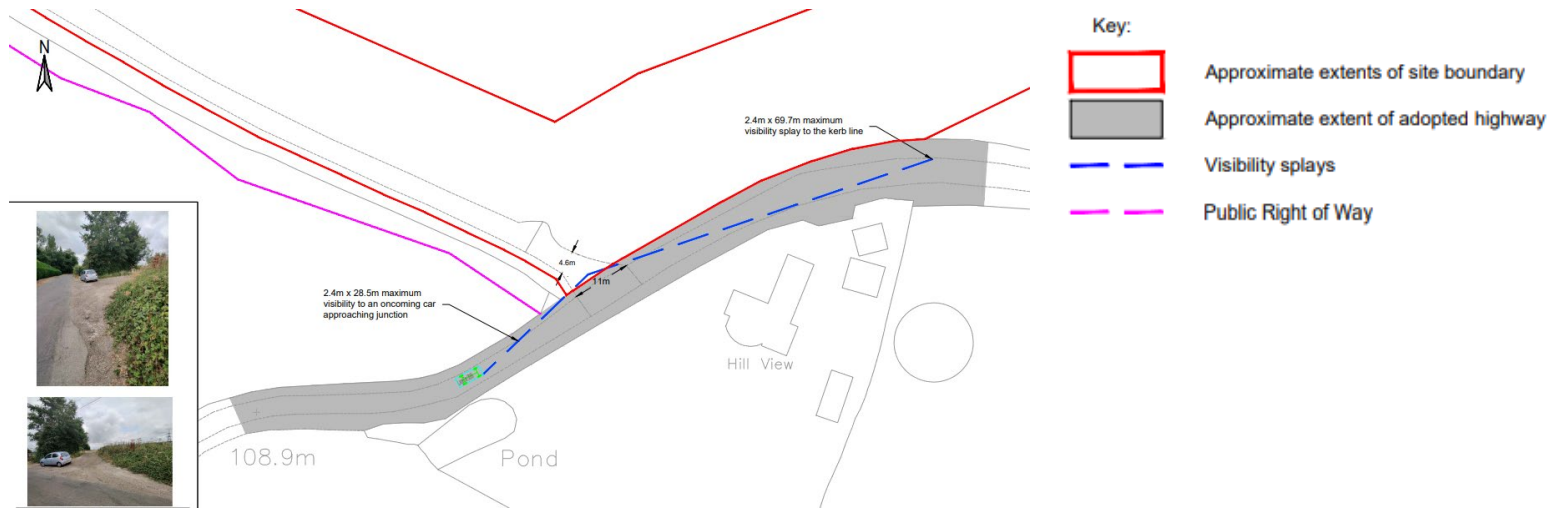
Proposed Panel Arrangement



Proposed CCTV and Security Fencing



Proposed Access



Landscape Strategy (Part 1)



Landscape Strategy (Part 2)

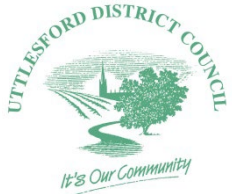
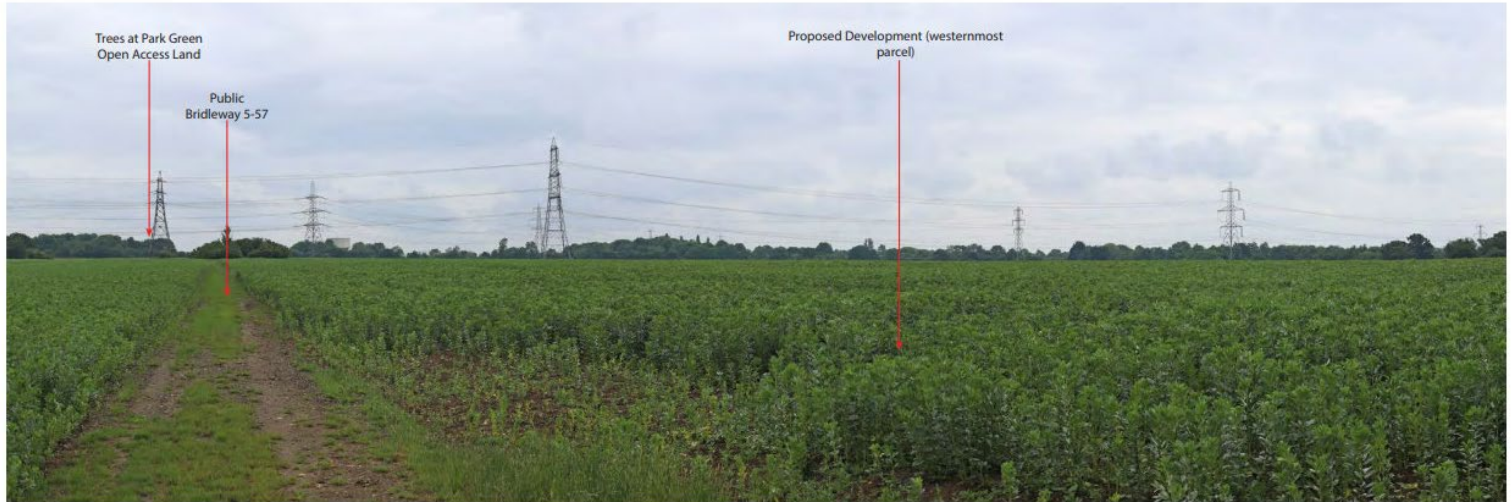
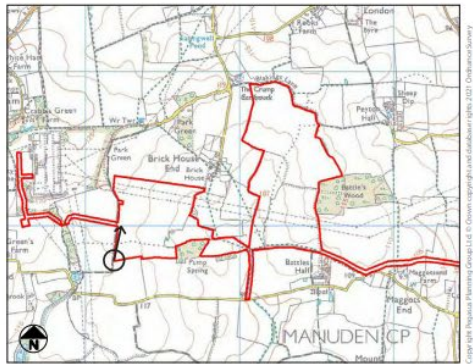


Photo Views



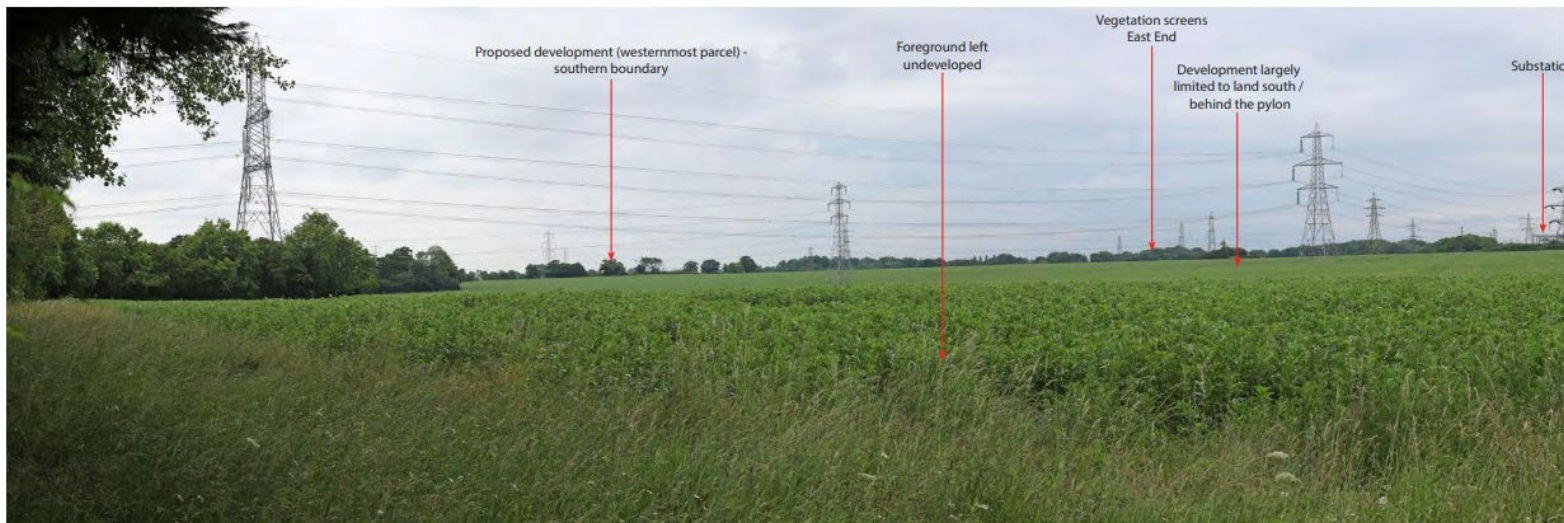
CONTEXT BASELINE VIEWPOINT 2A

Public Bridleway 57-5, south western corner of the site, looking north to east.



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Photo Views



CONTEXT BASELINE VIEWPOINT 4

Public Footpath 52-5, near north western edge of Brick House End, looking south west.

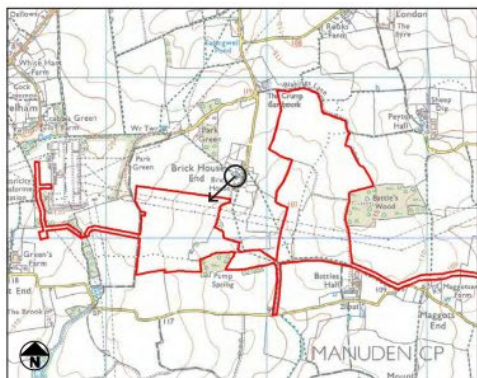
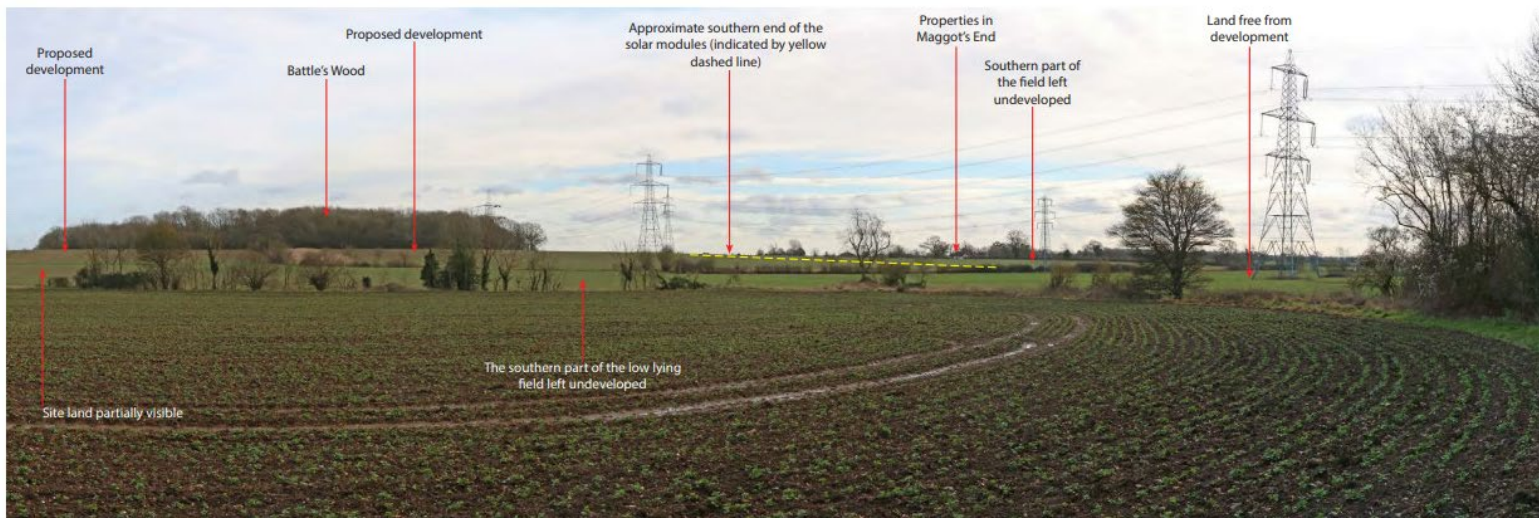
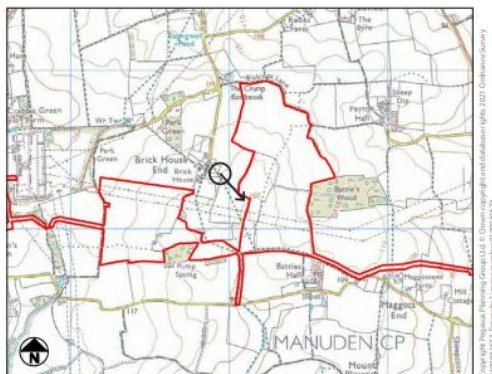


Photo Views



CONTEXT BASELINE VIEWPOINT 7B

Public Footpath 5_14, eastern edge of Brick House End, looking north to south east.



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Photo Views

Northernmost part of the northern field

Large area of open ground, converted to grass-land, left undeveloped - buffer to Blaking's Lane



CONTEXT BASELINE VIEWPOINT 9

Blaking's Lane, Public Footpath 39_3, looking south west.

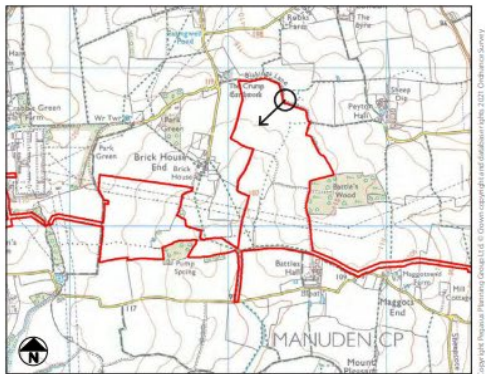
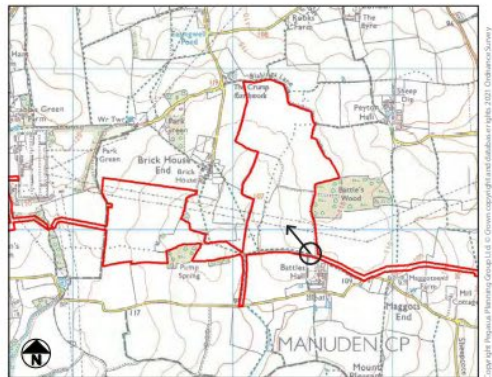


Photo Views



CONTEXT BASELINE VIEWPOINT 10B

Public Footpath 39_4, near Battle's Hall, looking south west to north west.

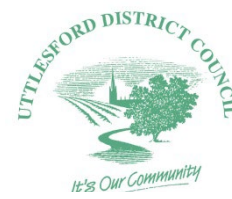


Relevant Planning History



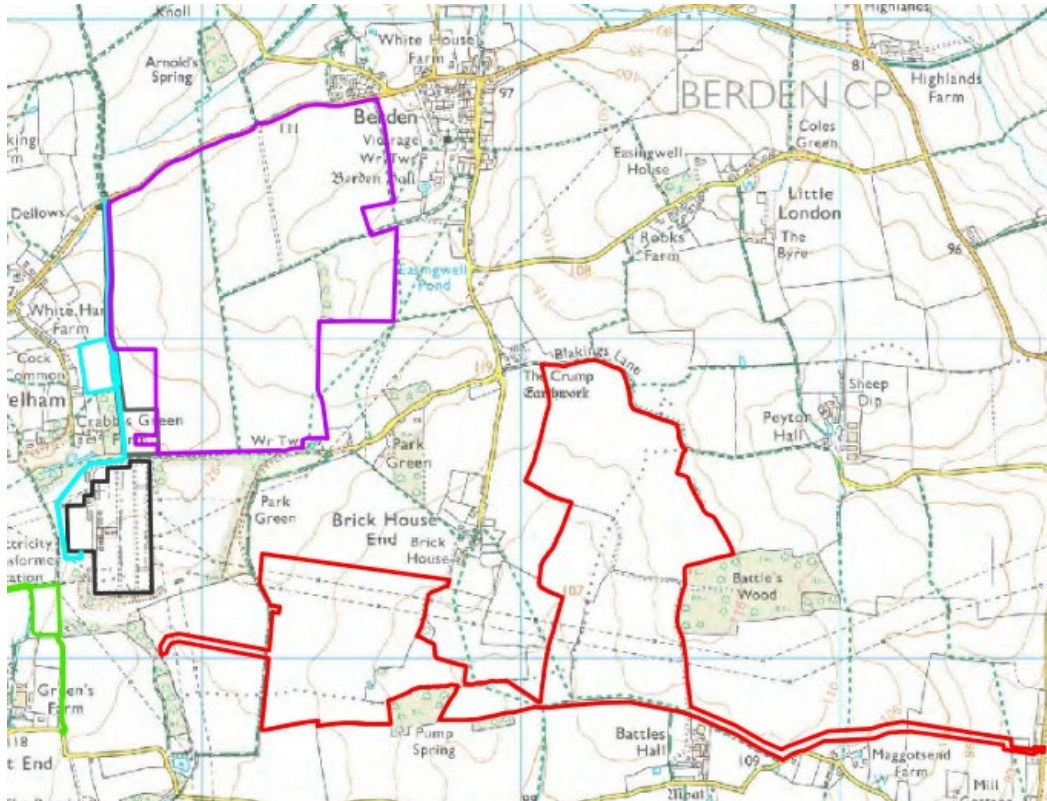
Areas of Solar Panels highlighted in Blue above formed part the previous refused scheme: ref: UTT/21/3356/FUL. This areas have now been removed from this proposed scheme.

Site and Cumulative Schemes Location Plan

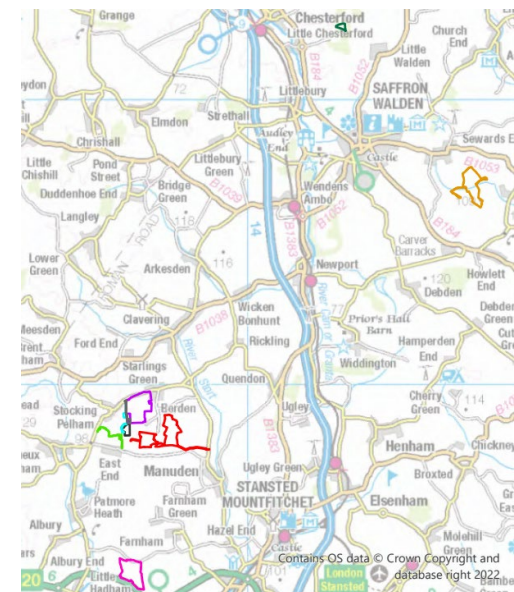


KEY

- Site Boundary
- Land at Berden Hall Farm
- Chesterford Park- 14.84 km from Main Site
- Cole End Farm Lane- 12.44 km from Main Site
- Land at Wickham Hall Estate
- Stocking Pelham BESS
- BESS Scheme
- Pelham Substation and Battery Storage Facility
- Land North of Pelham Substation



Surrounding Area



Wider Area

UTT/23/0246/PINS

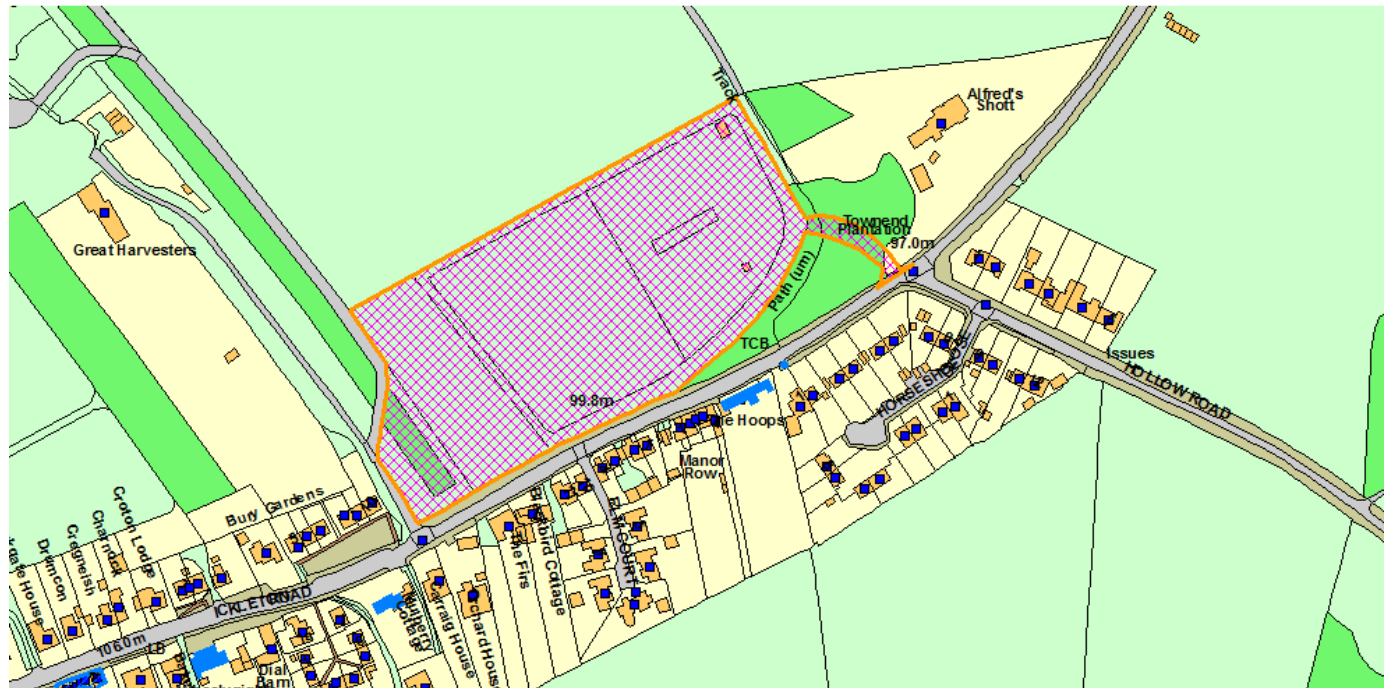
Grange Paddocks

Ickleton Road

Elmdon

Consultation on S62A/2023/0015- Application for outline planning permission for the erection of 18 dwellings with all matters reserved except for means of access and layout.

Location Plan



Indicative House Types



INDICATIVE STREET SCENE - A

PLOTS 3 AND 4 - 3 Bedroom Semi-Detached

PLOT 5 - 4 Bedroom Detached

PLOT 6 - 4 Bedroom Detached



INDICATIVE STREET SCENE - B

PLOT 11 - 4 Bedroom Detached

PLOT 12 - 4 Bedroom Detached

PLOT 13 - 4 Bedroom Detached

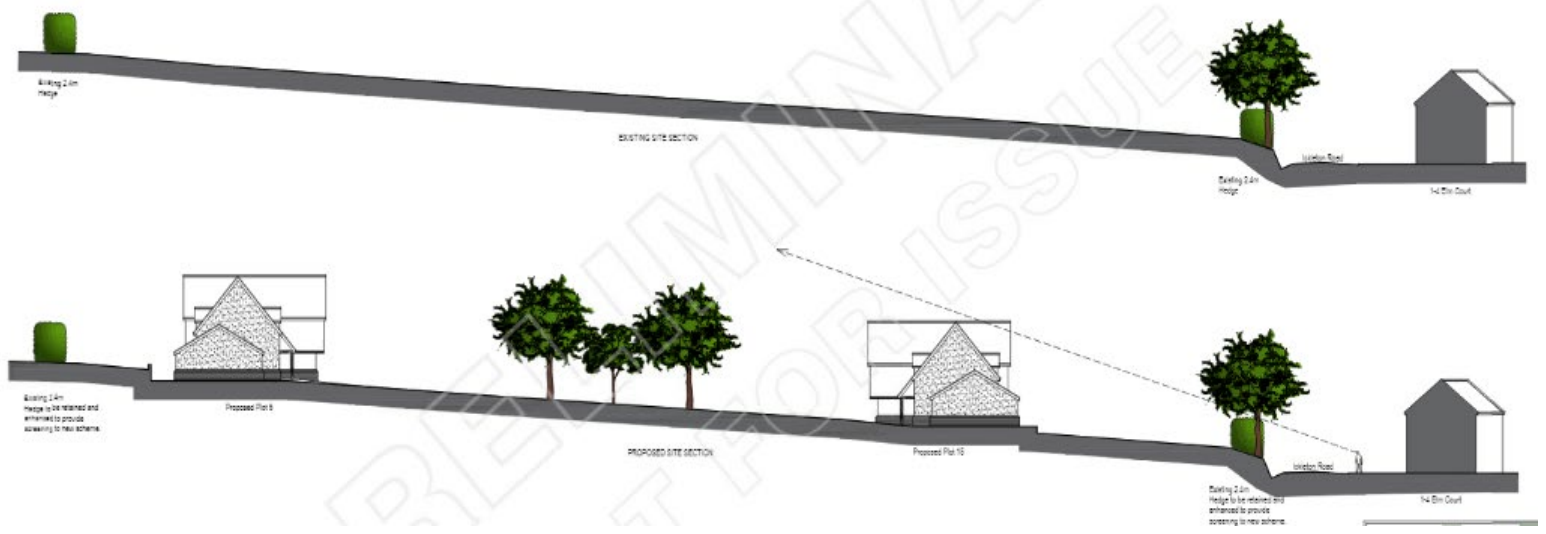
PLOTS 14 AND 15 - 3 Bedroom Semi-Detached



Site Sections

Existing and Proposed

Page 27



PRELIMINARY FOR ISSUE

Site Image

Access at eastern end of the site



Site Image

View across site from the west



Site Image

View from the west along Ickleton Road



Site Image

View from east along Ickleton Road



Site Image

View of 'The Hoops' GII Listed



Site Image

View from NE corner towards Ickleton Road



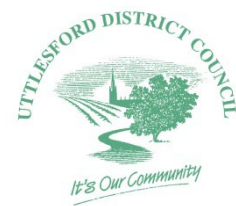
UTT/22/2744/FUL

**Land Known as 7 Acres Warish Hall Farm
Parsonage Road
Takeley**

Proposal

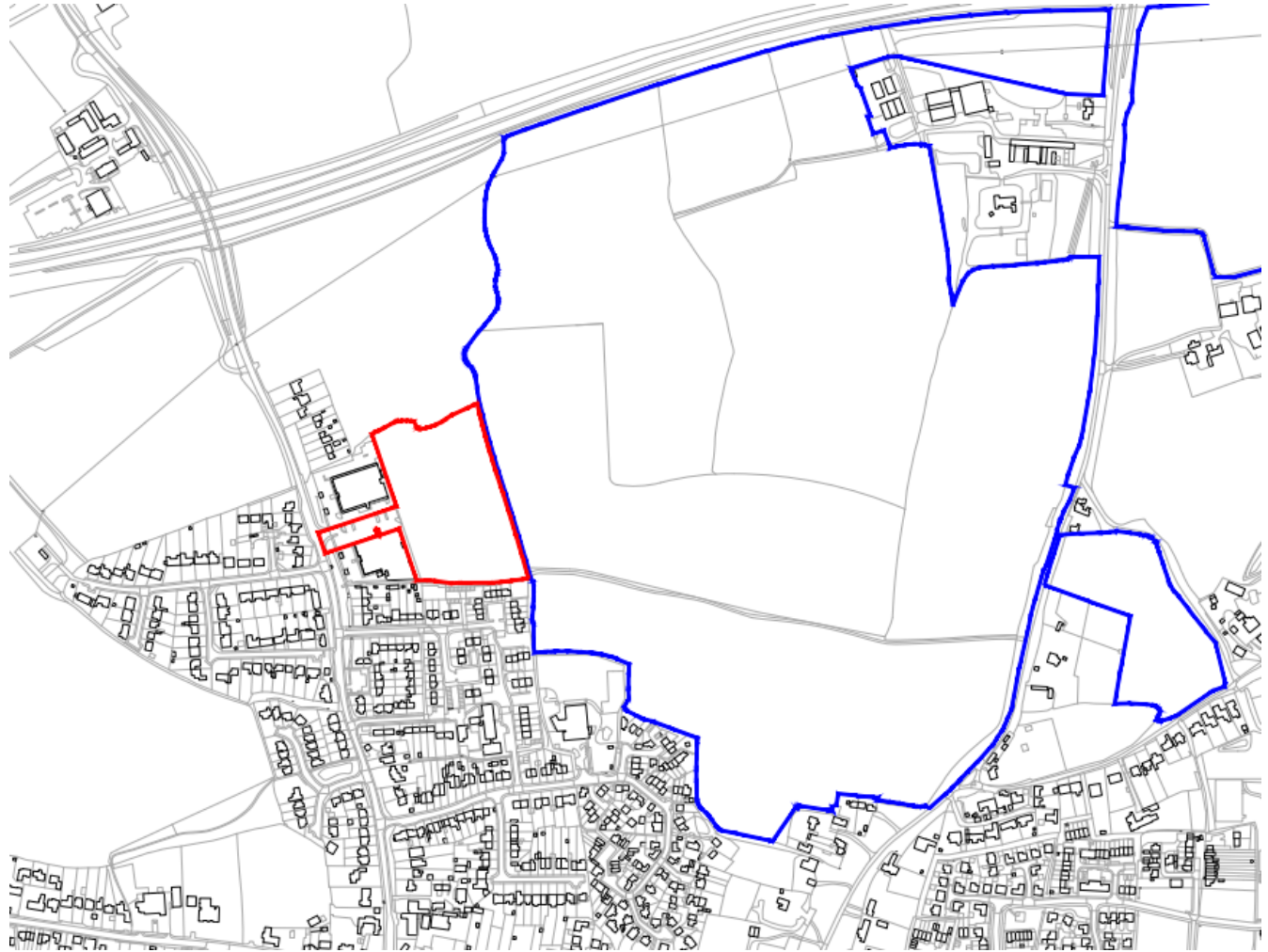
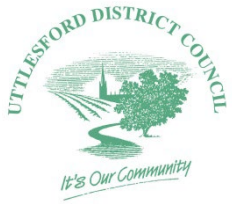
- Full planning permission is sought for the erection of 4 no. industrial/flexible employment (Use Class E) buildings (3568 sq metres) with associated landscaping and parking. Following on from a previously refused application under UTT/21/1987/FUL, dismissed at appeal August, 2022.
- Access to the site would be through the adjoining employment site to the west, through an extended estate road, off Parsonage Road.
- The proposed buildings would provide 3568sqm of flexible employment space, including a 581sqm building dedicated for use as a Medical Centre.
- The development site would feature a 15m buffer zone to the Ancient Woodland of Prior's Wood and an outdoor amenity space for employees within the estate.

Committee 08/02/2023



- Members resolved to refuse the application. However, reasons for doing so unclear and requires clarification.
 - Further information / clarification has subsequently been provided regarding matters raised by members.
1. An extension of the option period offered by the applicant to for NHS Hertfordshire & West Essex ICB to take up the site of the health centre, and clarification of the likelihood of that option being taken up.
 2. Reconsideration of the layout, including clarification of the proposed development with the adjacent Ancient Woodland.
 3. Further clarification from ECC Highways on the infrastructure impacts of the proposal.
 4. Further background information regarding adjacent approved developments.

Site Location



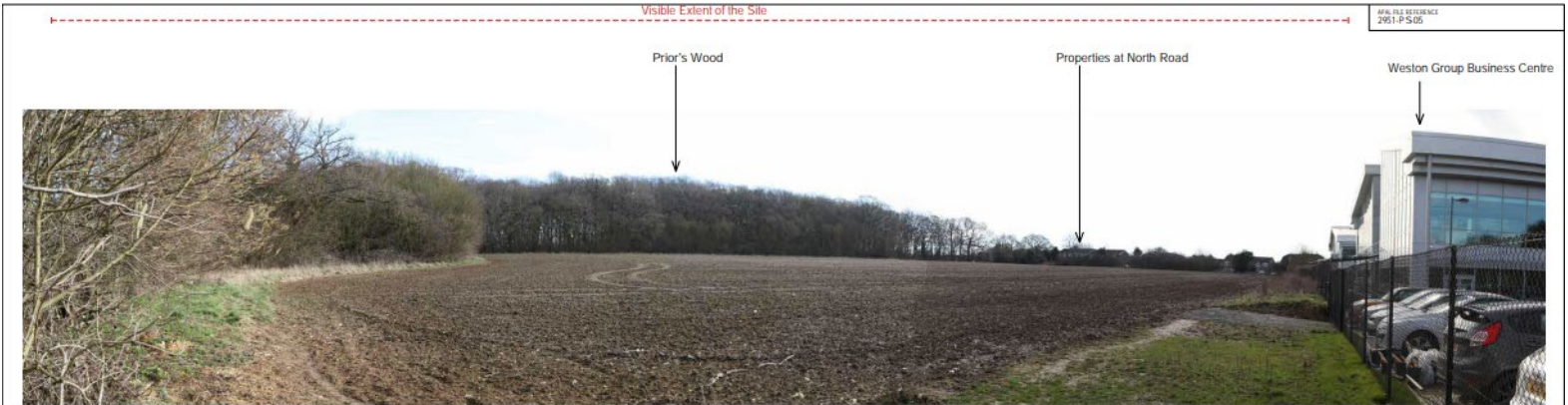
Site Location



Site Views



Site Views

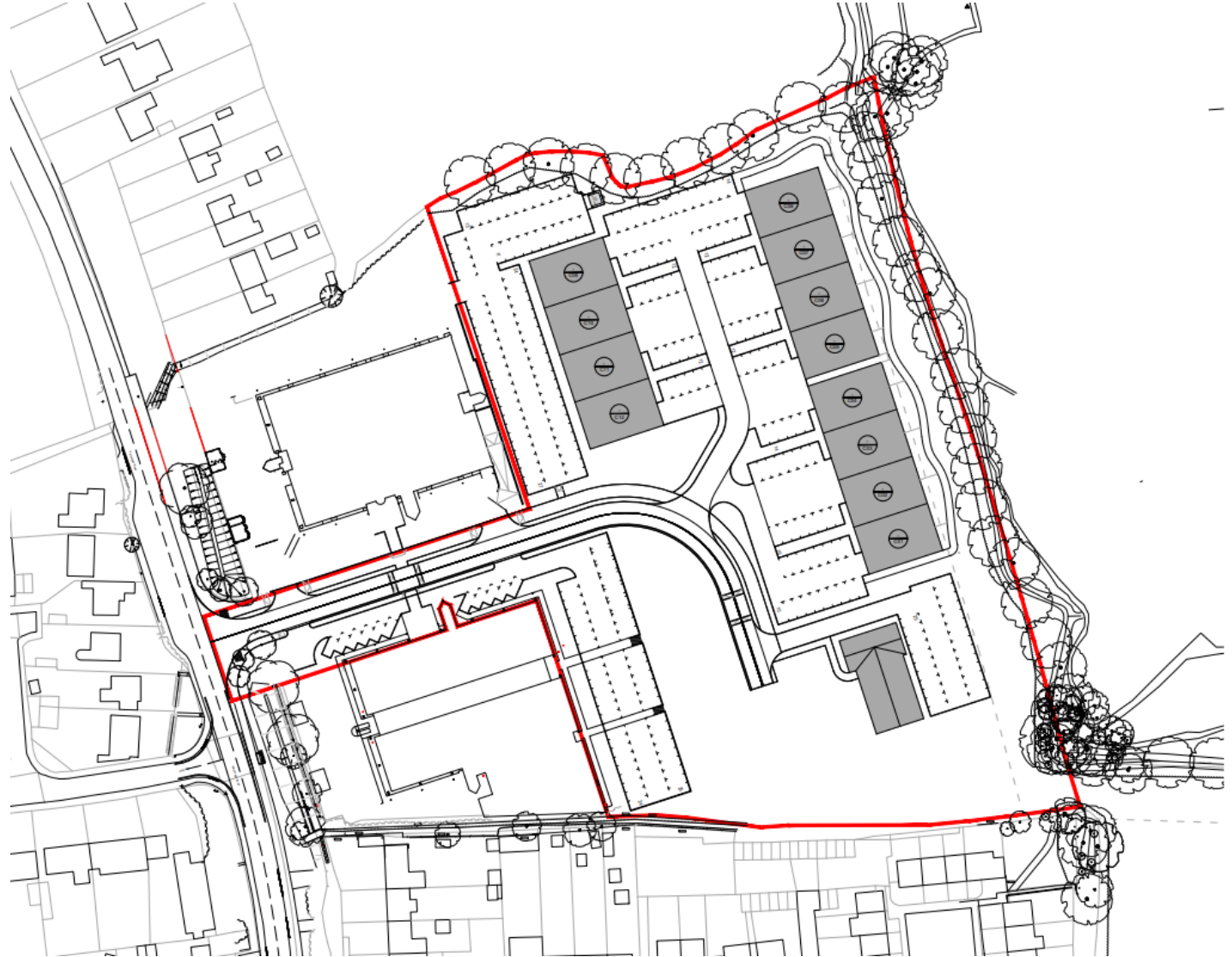


VIEW 1 - View from the north western corner of the 7 Acres Site, looking south towards Prior's Wood.

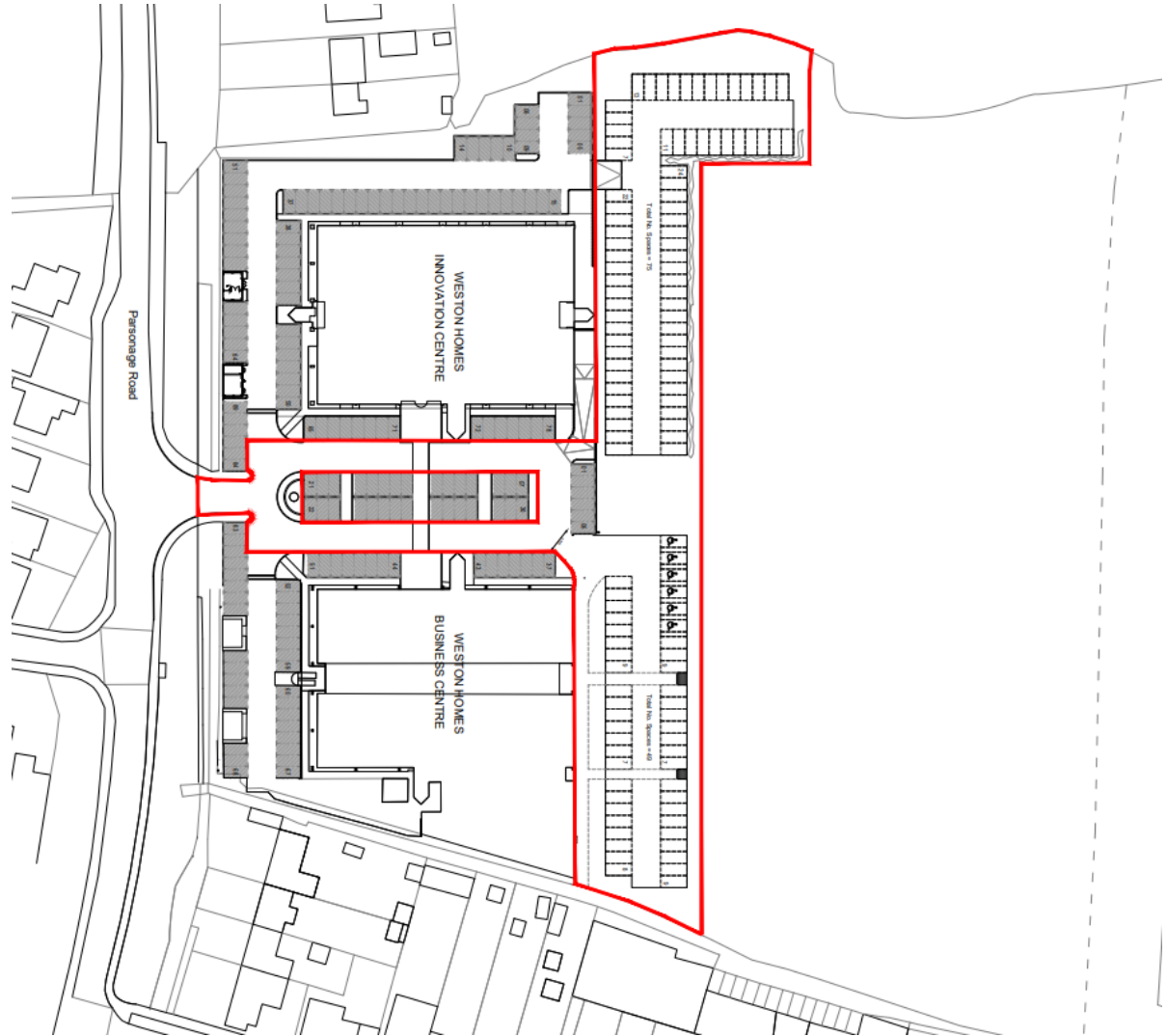


VIEW 2 - View from PROW 48_40 to rear of properties at North Road, at south western corner of the Site.

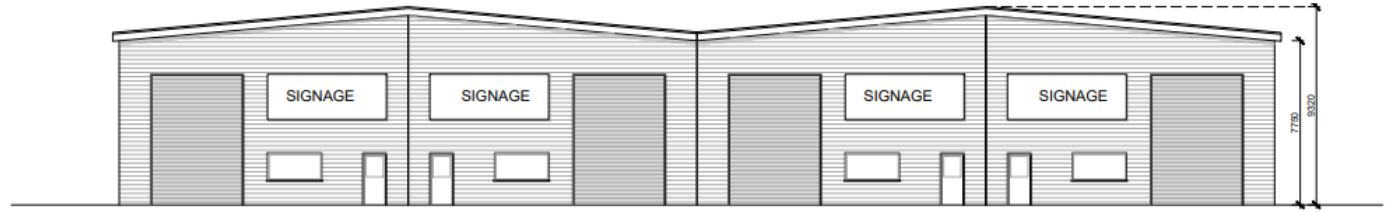
Site Plan



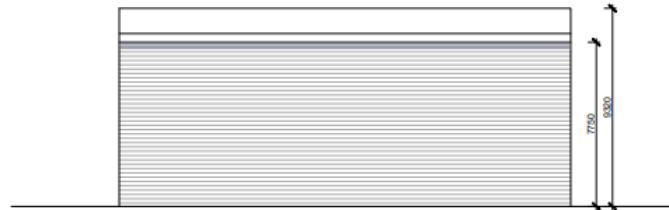
Approved Parking



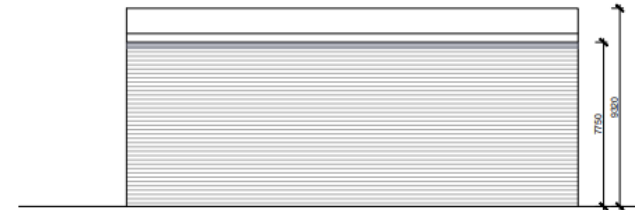
Elevation Drawings



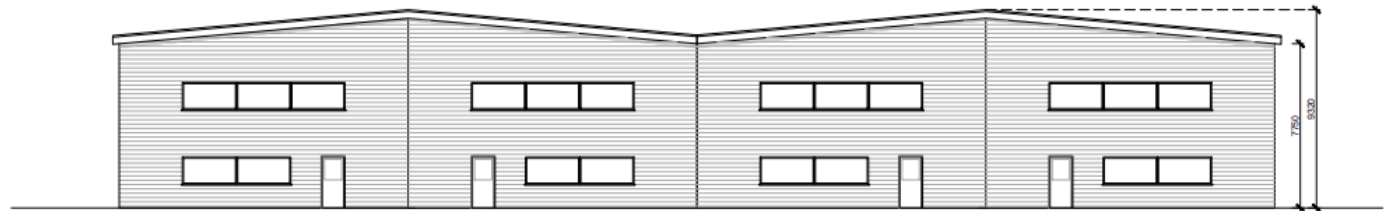
A Proposed Front Elevation



B Proposed Side Elevation

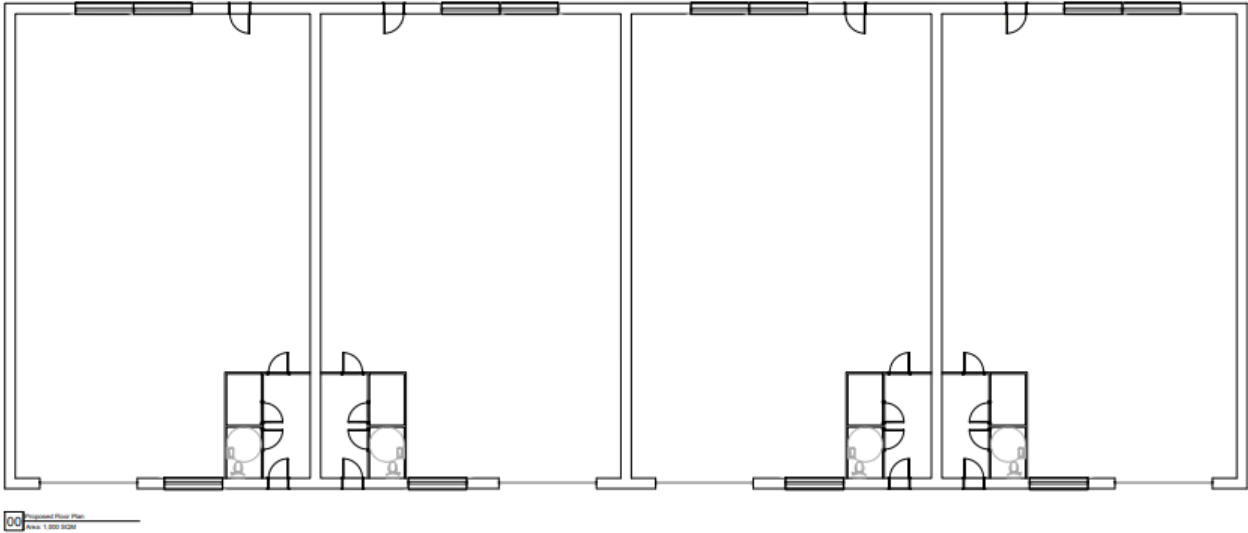


C Proposed Side Elevation



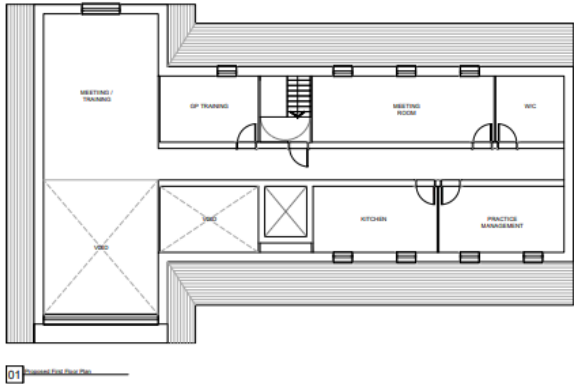
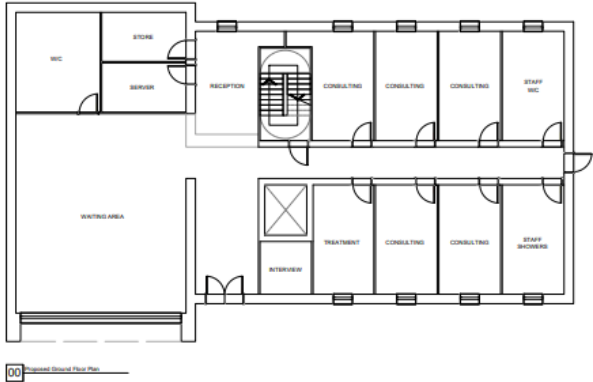
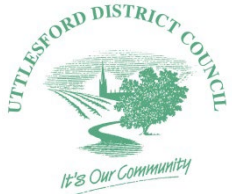
D Proposed Rear Elevation

Floor Plan Drawings



00 Proposed Floor Plan
Area: 1,000 sqm

Medical Centre



A Front Elevation



B Side Elevation

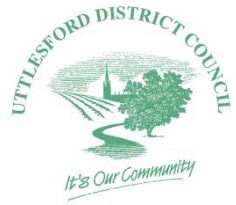


C Side Elevation



D Rear Elevation

Elevations



A Commercial Area Street Scene

Sections



Visualisations



- View towards the proposed medical centre from the proposed access road into the development.

Visualisation



- View looking south from the field north of the site.

Employment Use

Local Plan Evidence Base Uttlesford Employment Needs & Economic Development Evidence (Iceni - November 2021) highlights:

- The potential extension of this site (Weston Business Centre) should be considered subject to market demand and decisions regarding residential growth at the settlement, with careful consideration given to provision of suitable access and parking arrangements.
- The site of the Weston Group Business Centre provides high quality employment space at an accessible location.
- The Council's Economic Development Team strongly support an increase in commercial / industrial units in the area surrounding the airport.

Medical Centre Use

- NHS Hertfordshire and West Essex have met with local General Practice managers and, having reviewed the local situation, indicate there is a requirement for more space to deliver to the population, and therefore do not want to pass up an opportunity if the application is approved.
- Takeley is in the middle of our current surgeries there is potential that we have this as a joint venture for the South Uttlesford PCN (Primary Care Network) as opposed to a whole practice take over in the area.
- A clause would be included to ensure that the site is offered to the CCG and there would be an extended period for this option to be taken up.

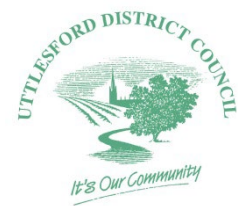
Previous Application

Involved the subject development plus 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes

Refused at Committee 15/12/2021 on the following grounds:

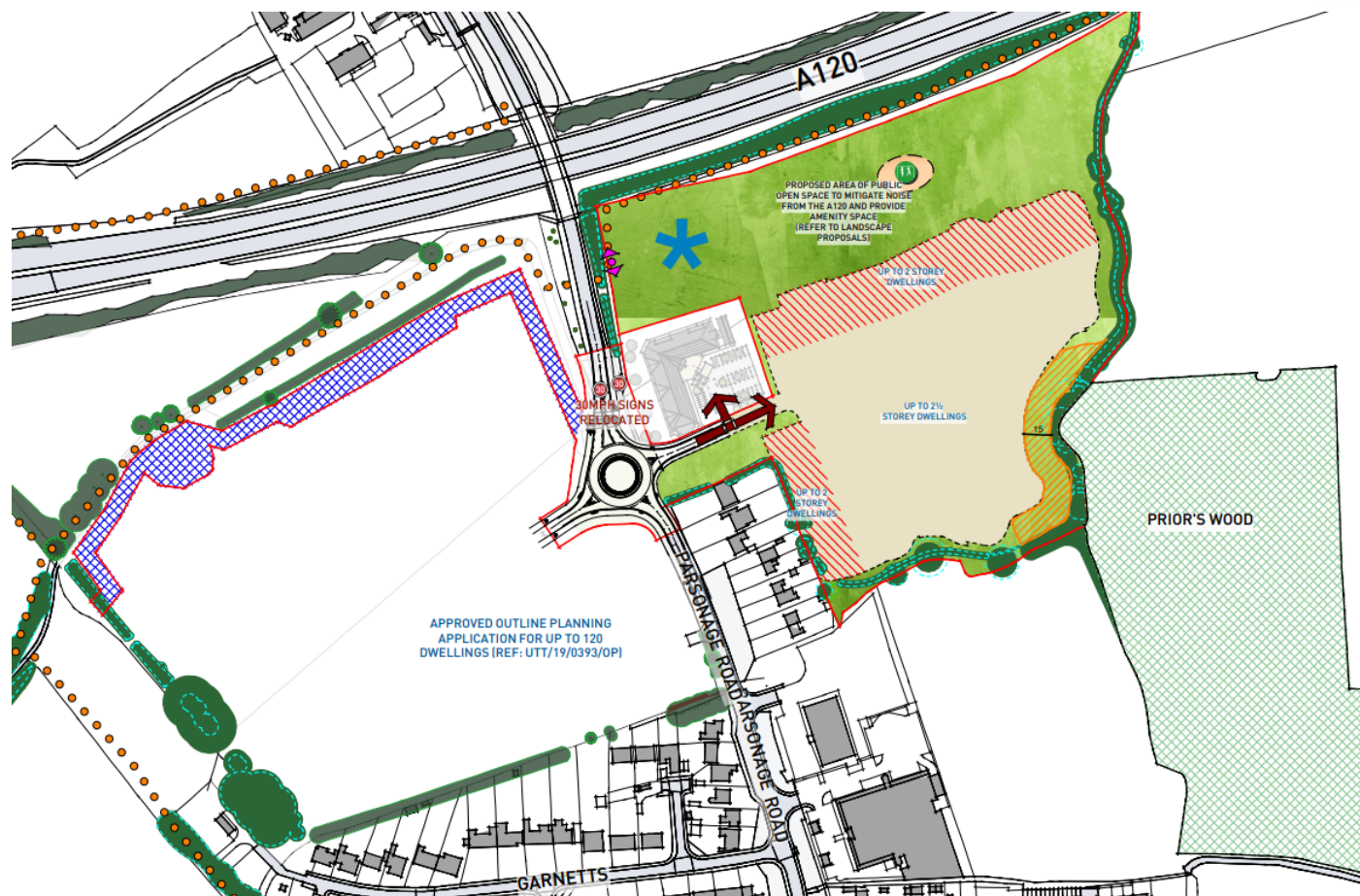
1. Harmful to the character of the countryside under Policies S7 & S8, would result in significant overdevelopment of the site, particularly to the eastern side of the site at Smiths Green Lane/ Warish Hall Lane, and Jacks Lane.
2. Adverse impact upon the setting of several designated and non-designated heritage assets.
3. Insufficient mitigation in terms of its impacts upon the adjacent Ancient Woodland at Priors Wood.
4. Failure to deliver appropriate infrastructure in order to mitigate any impacts and support the delivery of the proposed development.

Previous Application



Application dismissed at appeal 09/08/2022, under reference APP/C1570/W/22/3291524. Appeal inspector concluded *'that the proposal would be harmful to the character and appearance of the area in terms of its adverse effect on landscape character and visual impact, would reduce the open character of the CPZ and would cause less than substantial harm to 11 no. designated heritage assets that would not be outweighed by the public benefits.'*

Adjacent Developments



UTT/21/2488/OP – for up to 88 dwellings. Approved by members May 2022.

UTT/19/0393/OP for up to 119 dwellings & UTT/19/0394/OP for a care home of up to 66 beds. Allowed at appeal January 2020.

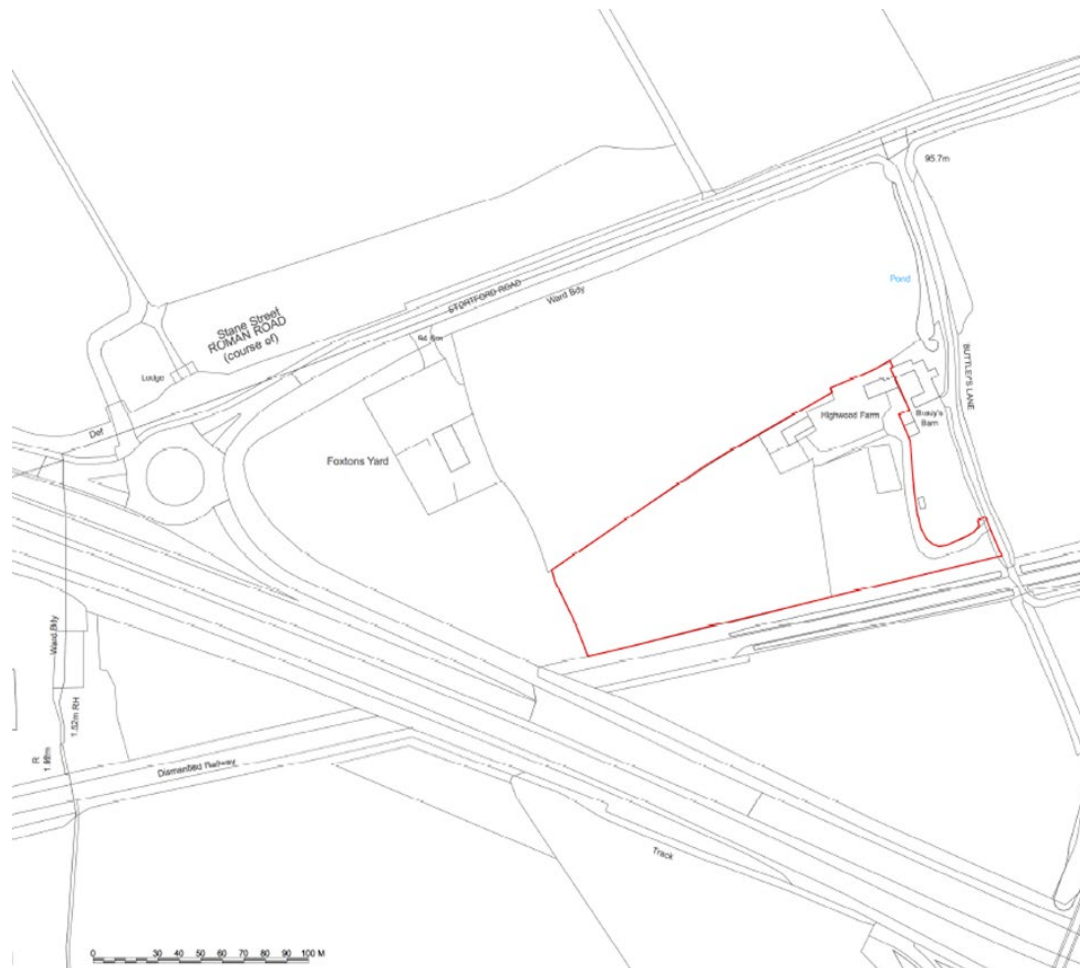
Summary

- There is a requirement to provide clarity / adequate reasons behind the recommendation for refusal 08/02.
- Members are reminded that the proposals cannot be tested against a fully up-to-date Development Plan, paragraph 11 of the National Planning Policy Framework (NPPF) is engaged.
- Fails to accord with policy S8 & S7. However, not fully consistent with the NPPF and therefore limited / reduced in weight.
- Schemes adjacent to the site have recently been approved / allowed at appeal within the CPZ and outside development limits.
- It *'would have minimal effect in terms of landscape character and visual impact.'*
- Significant public benefits - the longer-term employment provision from the business park extension and the provision of a medical facility.
- The proposal would not result in harm to any designated or non designated heritage assets, overcoming previous reason for refusal.
- Officer Recommendation was to approve subject to conditions and S106 agreement.

UTT/22/3013/OP

Highwood Farm
Stortford Road
Great Dunmow

Location Plan



Aerial View



Proposed Indicative Layout



PROJECT:	PRC WIT PAR UTT
DRAWING No:	HWI
DRAWING TITLE:	WCL END
SCALE:	1:50

Proposed 14 Self-Build Plots



Self Build Planning Passport

Self Build Planning Passport Highwoods Farm, Great Dunmow



- 2kw Solar Panel system
- Electric vehicle charging point
- EPC rating of B+ or above once built
- Minimum of 25m² of Intensive Green Roofs
- Rainwater Harvesting system for all non-green roofs
- Air source heat pump for all heating requirements.

Site Location: Land at Highwoods Farm, Butleys Lane, Great Dunmow
Grid Reference (6 figure)
SU728888
X (Easting) , Y (Northing)
472648 , 166818

Main features

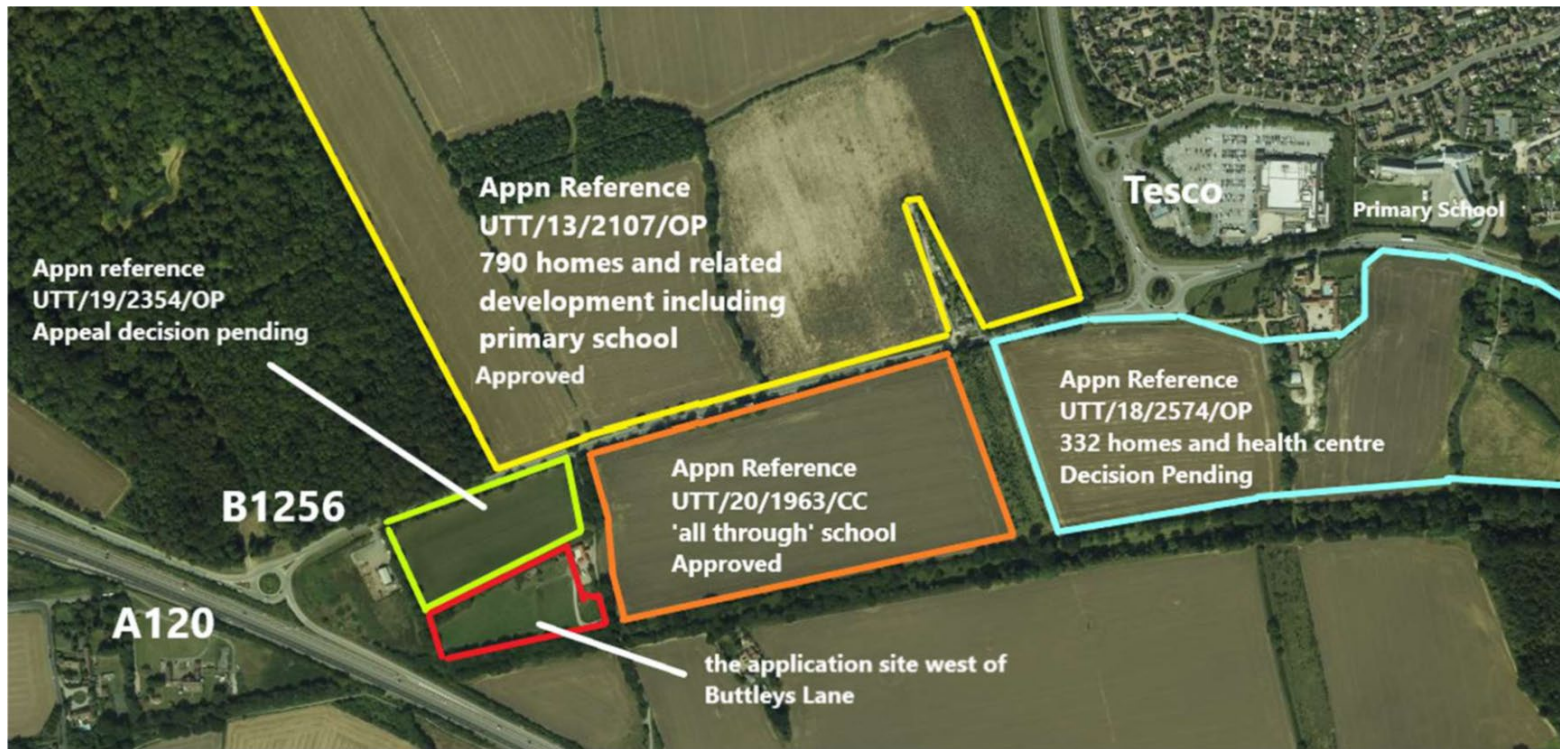
Plot Number: 001
Unit Type: Detached dwelling
Local Character: Peri urban
Plot Area: 1450m²
Max. GIA: 295m²

- Build zone
- Extent of plot
- On-plot car parking spaces
- Vehicular access
- Max. building height (metres)
- Rear elevation zone
- Single storey zone
- Boundary for which the purchaser has the responsibility to maintain

Biodiversity Enhancement Plan



Approved on Appeal UTT/19/2354/OP



The Application Site Looking East



The Application Site Looking West



The Western End Of The Site



The Eastern End Of Site Towards School Site



Brady's Barn



Highwood Farmhouse



Photos of Access



More Photos of Buttleys Lane



More Photos of Buttleys Lane



UTT/21/2922/FUL

Rear of Marshes Cherry Street Duton Hill

Section 73A retrospective application for the retention of buildings for domestic storage of the occupants of the dwellinghouse known as Marshes.

Location Plan



Site Plan



Application relates to buildings 4 and 5. SE corner

Images of Buildings

Building 4



Images of Buildings

Building 5



Access



Access from the main highway to the rear of Marshes (left)

UTT/21/2927/FUL

Rear of Marshes

Cherry Street

Duton Hill

Section 73A retrospective application for change of use of buildings for B8 use as a commercial self-storage facility.

Site Plan



Application relates to units 15-32. NW corner

Images of Buildings

Units 15-23 and Parking



Images of Buildings

Units 24-32 and Parking



Access



Access from the main highway to the rear of Marshes (left)

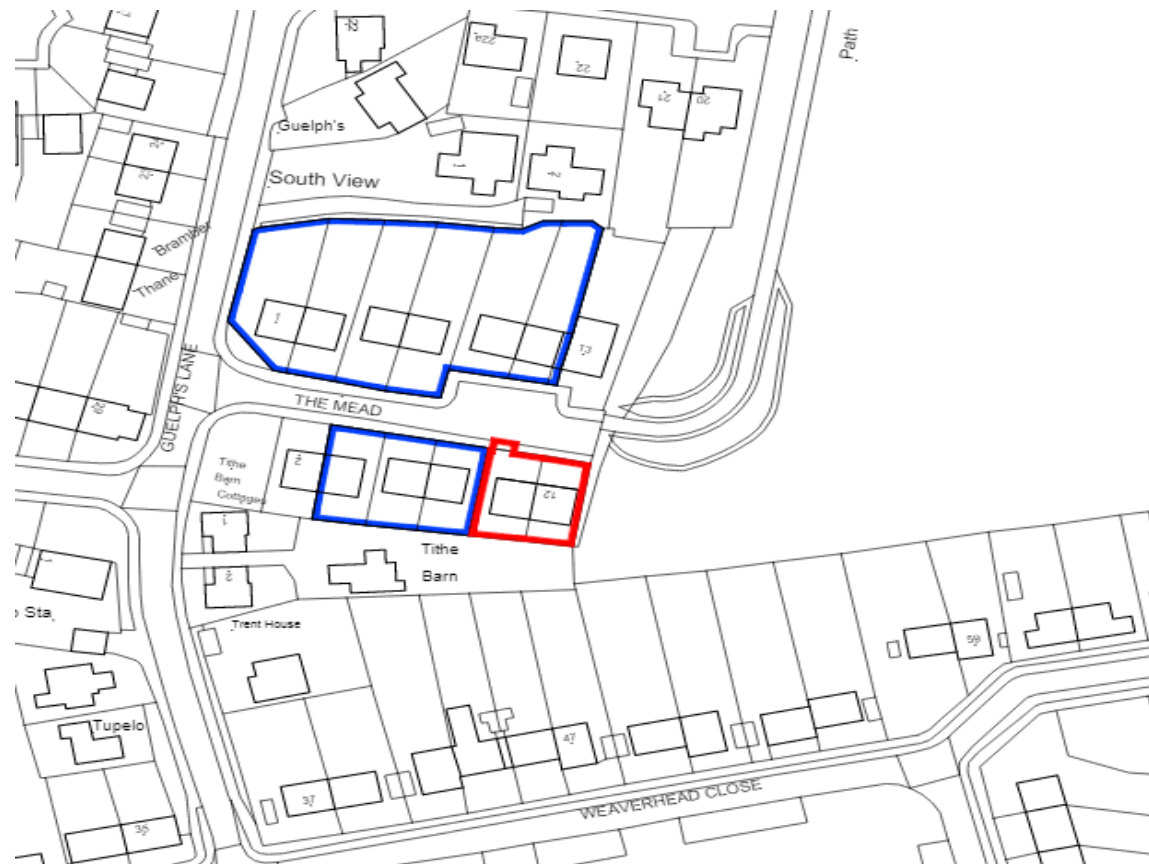
UTT/22/2863/DFO

10 and 12 The Mead

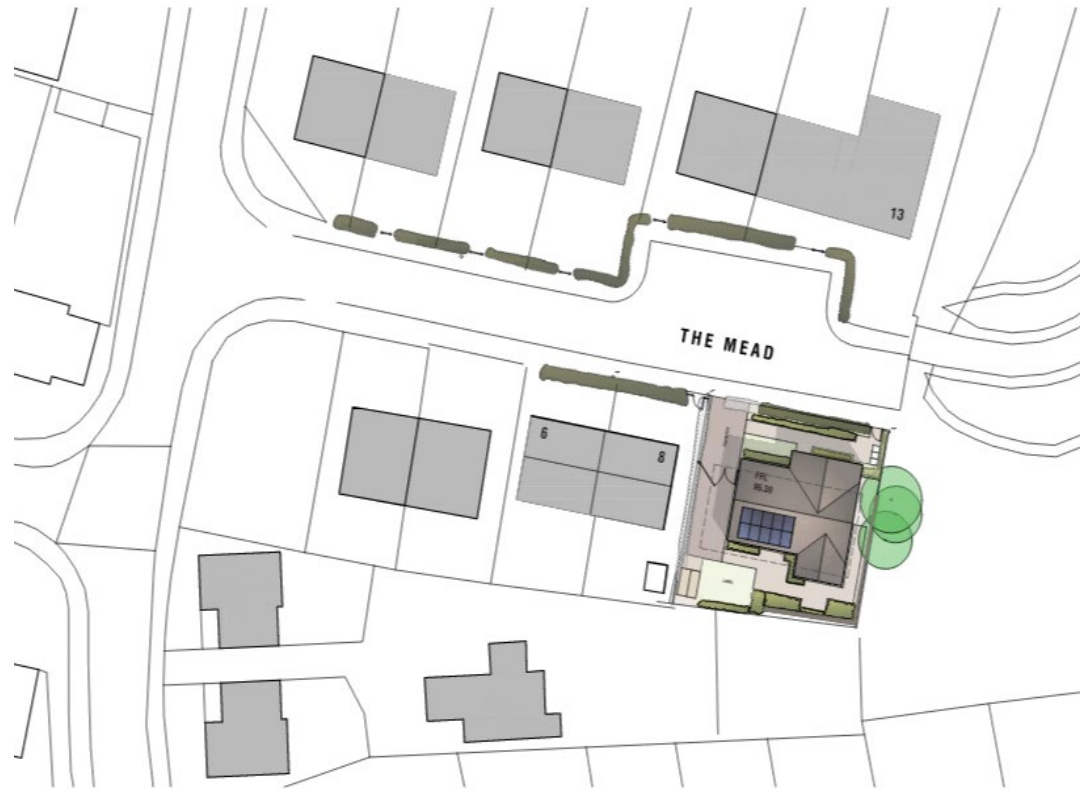
Thaxted

Reserved Matters of Outline Planning Permission UTT/21/1850/OP
(access, appearance, landscaping, layout and scale of the development)

Location Plan



Site Plan



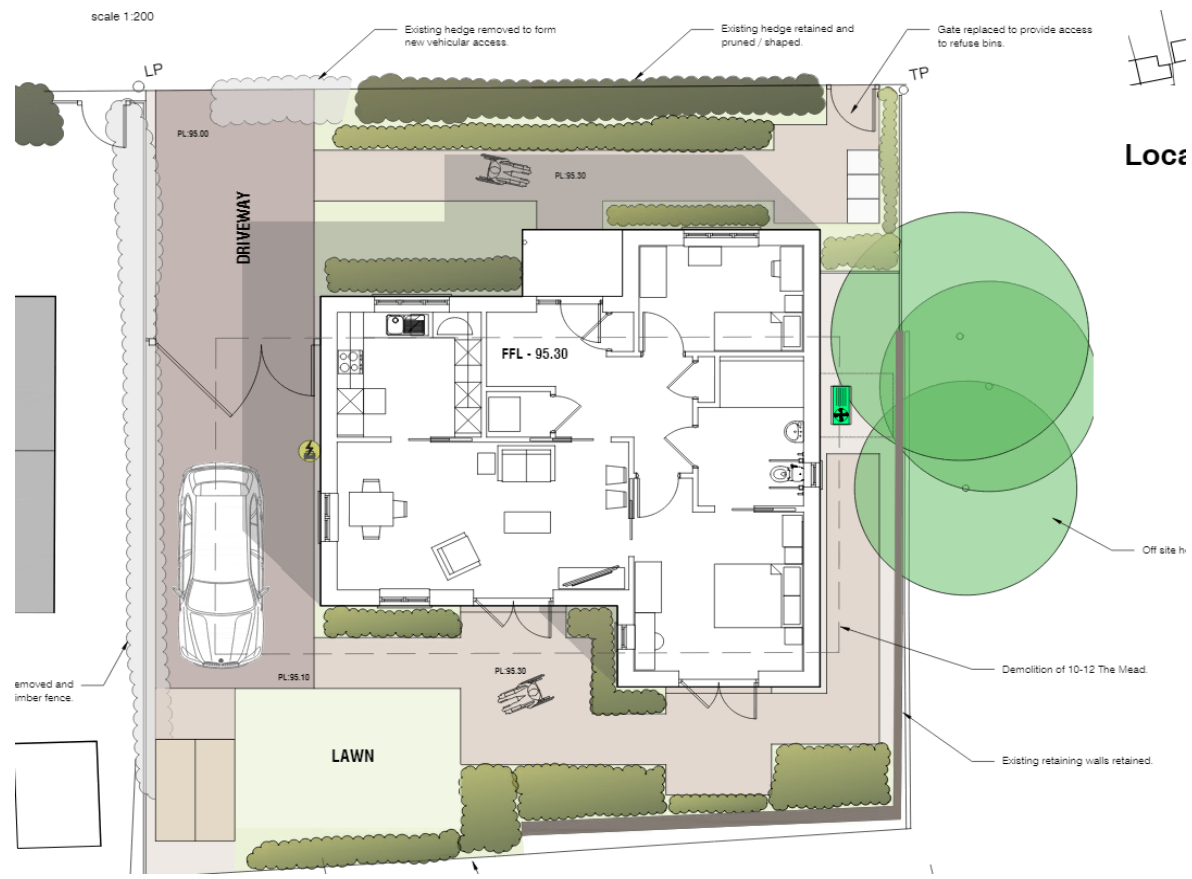
Site Images



Site Images



Floor Plan



Proposed Elevations



Proposed Elevations

