

Planning Committee

05 April 2023

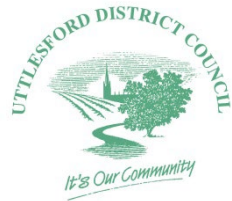
UTT/22/2744/FUL

**Land Known as 7 Acres, Parsonage Road
TAKELEY**

Proposal

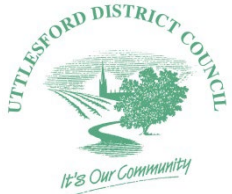
- Full planning permission is sought for the erection of 4 no. industrial/flexible employment (Use Class E) buildings (3568 sq metres) with associated landscaping and parking. Following on from a previously refused application under UTT/21/1987/FUL, dismissed at appeal August, 2022.
- Access to the site 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.

Deferral 08/03/2023

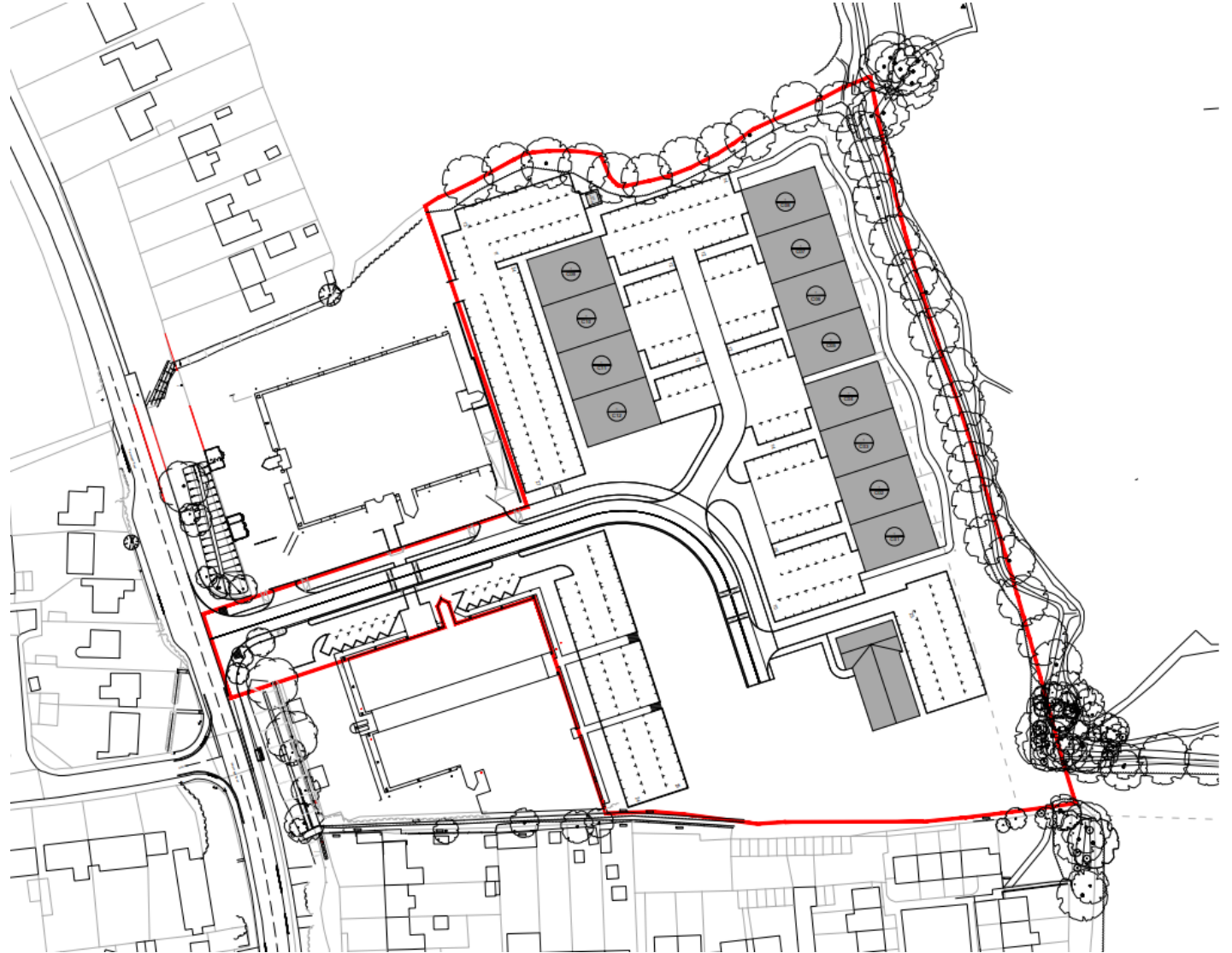


- Members resolved to defer the application. The reasons for doing so included:
 1. To allow further discussion to take place with the NHS Hertfordshire & West Essex ICB regarding the size of the medical centre to come forward.
 2. Inclusion of a pathway extension from the PRoW to the south of the site to the Medical Centre.

Site Location



Site Plan



Medical Centre Use

- “The current primary care healthcare infrastructure in South Uttlesford is already under immense pressure and therefore having the use of a new Medical Facility in the Takeley area would be very welcome. This will provide a good opportunity to address the needs of Takeley residents as well as the large developments towards Dunmow.”
- “We are in principle, supportive of this development and understand that the developer has confirmed that we have 5 years to commit to the use of the building which we consider is adequate.”
- “The ICB is keen to continue to work with Uttlesford District Council as well as future developers to ensure that patients access to healthcare is not compromised by other proposals and developments.”
- The social benefits of the healthcare facilities proposed would carry significant weight in favour of the proposal.

Employment Use

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

- “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 units at the site, given the proximity to the airport.
- The economic benefits would also weigh heavily in favour of the proposal.

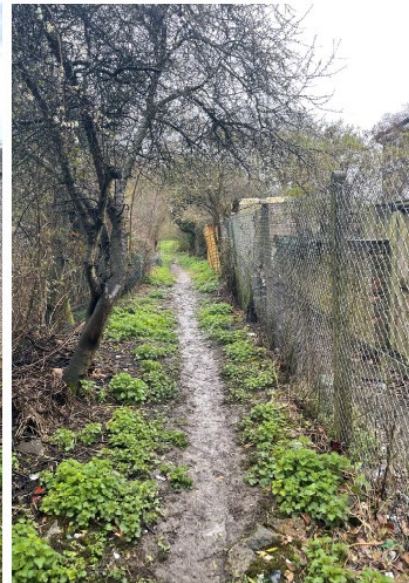
Connectivity Plan



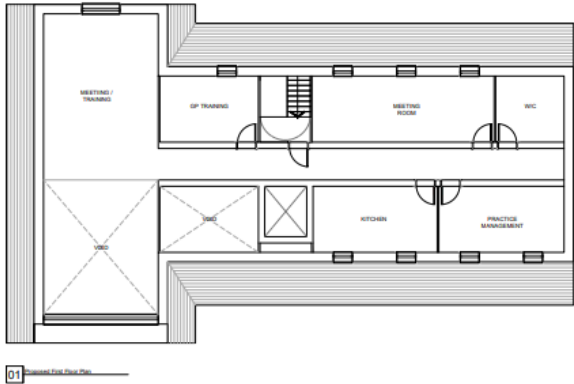
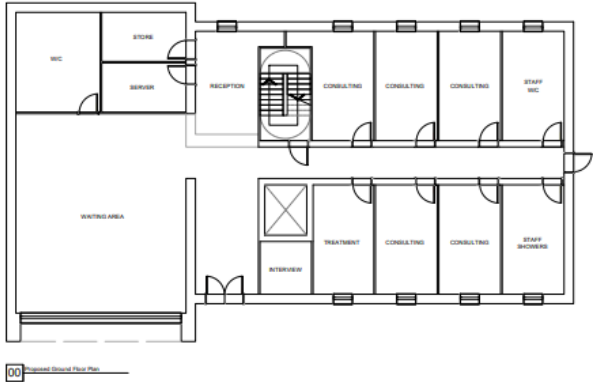
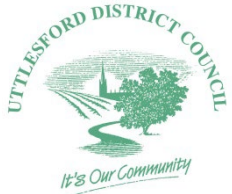
Connectivity Plan



PRoW Images



Medical Centre



A Front Elevation



B Side Elevation

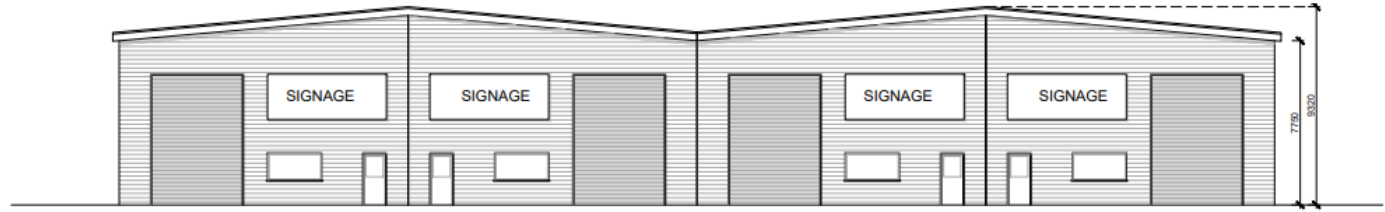


C Side Elevation

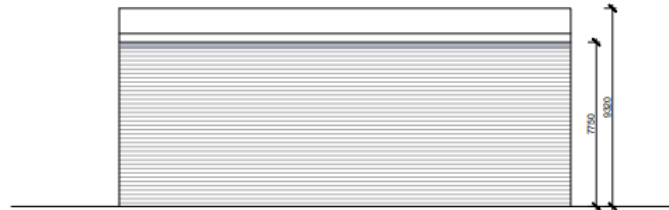


D Rear Elevation

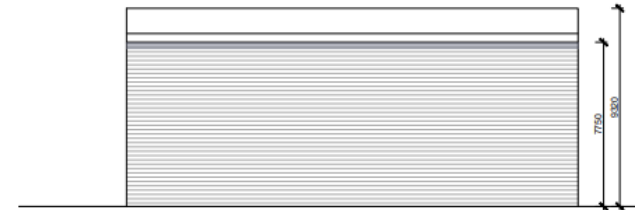
Elevation Drawings



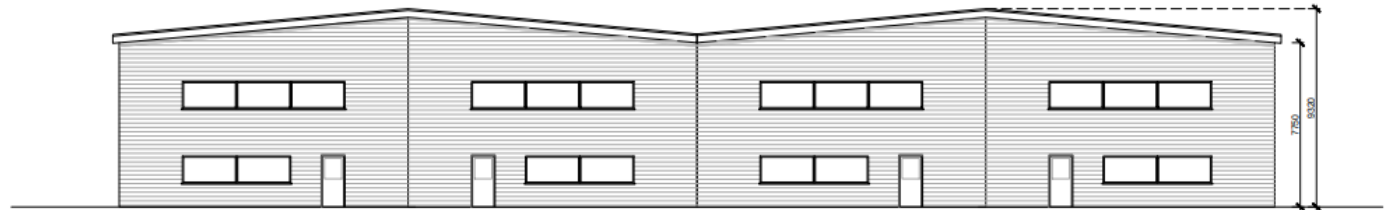
A Proposed Front Elevation



B Proposed Side Elevation

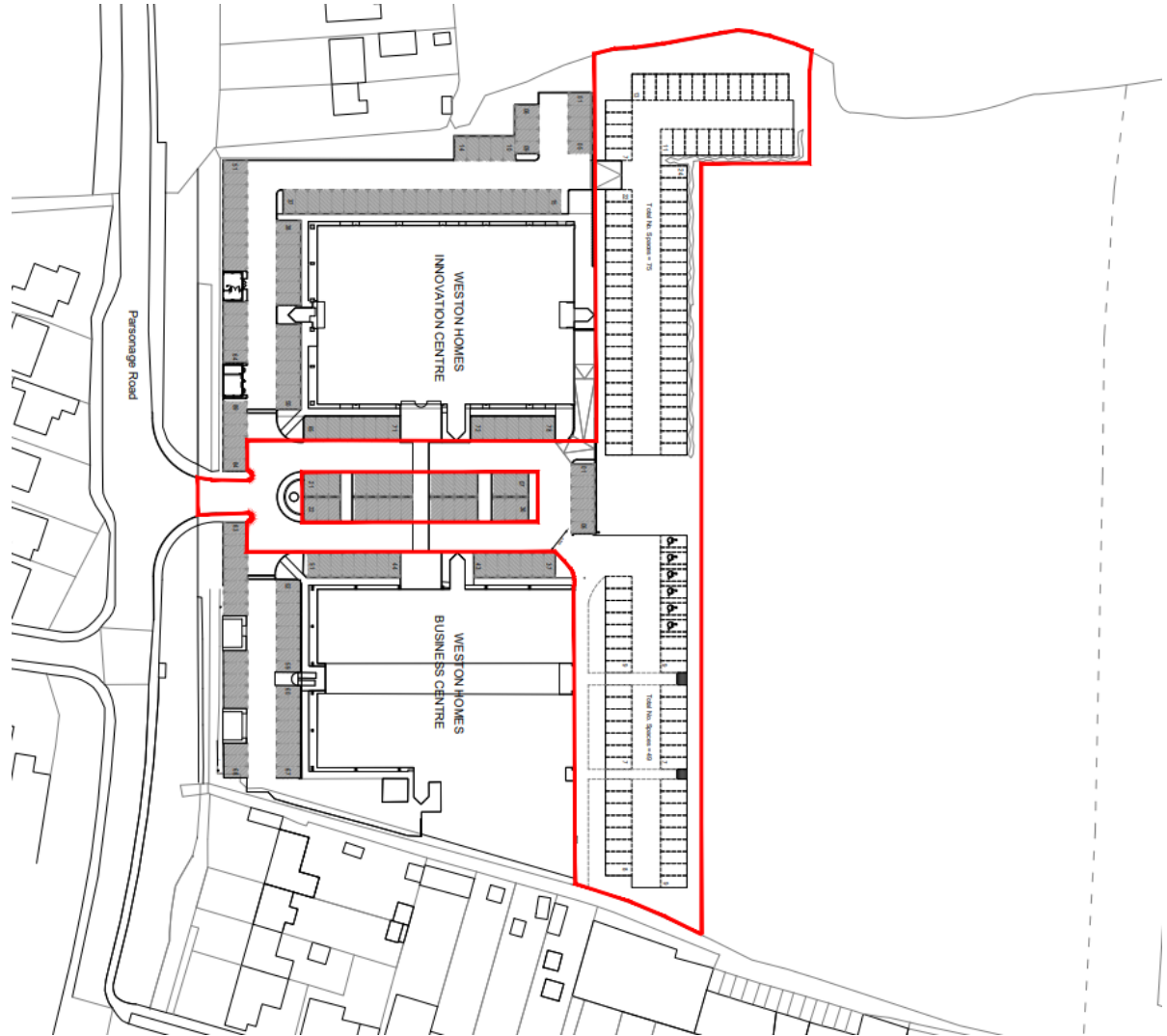


C Proposed Side Elevation



D Proposed Rear Elevation

Approved Parking



Approved Parking



Sections

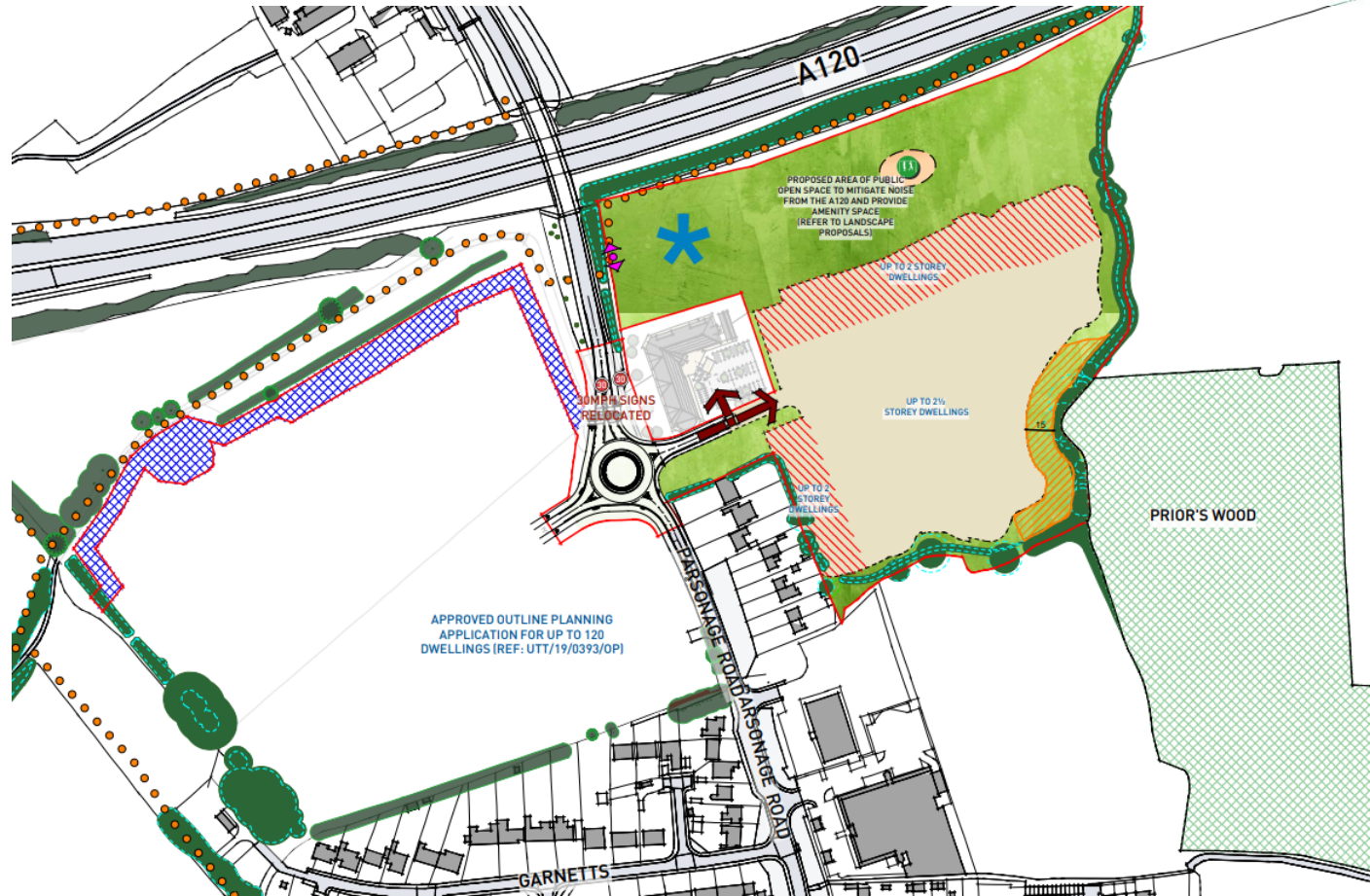


Visualisation



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

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.
- All outside Development Limits and within CPZ.

Visualisation



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

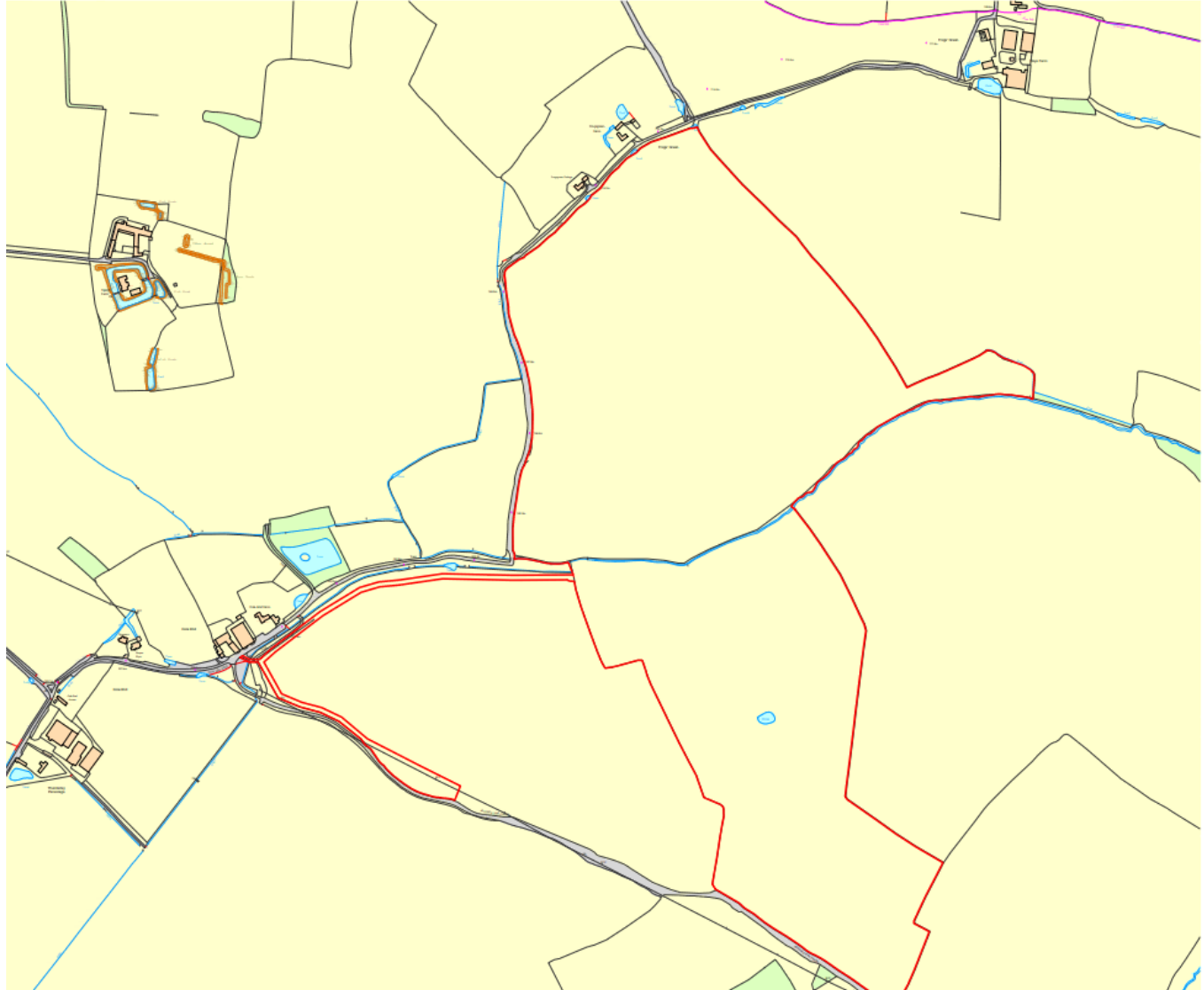
Summary

- The proposals cannot be tested against a fully up-to-date Development Plan, paragraph 11 of the National Planning Policy Framework (NPPF) is engaged.
- Contrary to policies S8 & S7. However, policies not fully consistent with the NPPF and public benefits would outweigh this conflict.
- Planning Inspector considered that the proposal on this part of the site *'would have minimal effect in terms of landscape character and visual impact.'* And that *'the open countryside between the airport and the A120, along with Priors Wood would prevent the proposal resulting in coalescence between the airport and existing development.'*
- Significant public benefits - the longer-term employment provision from the business park extension and the provision of a medical facility.
- No objections raised by conservation officers, overcoming previous heritage reason for refusal.
- Overall, the adverse impacts are considered to be minor and the benefits of granting planning permission would significantly and demonstrably outweigh such impacts.

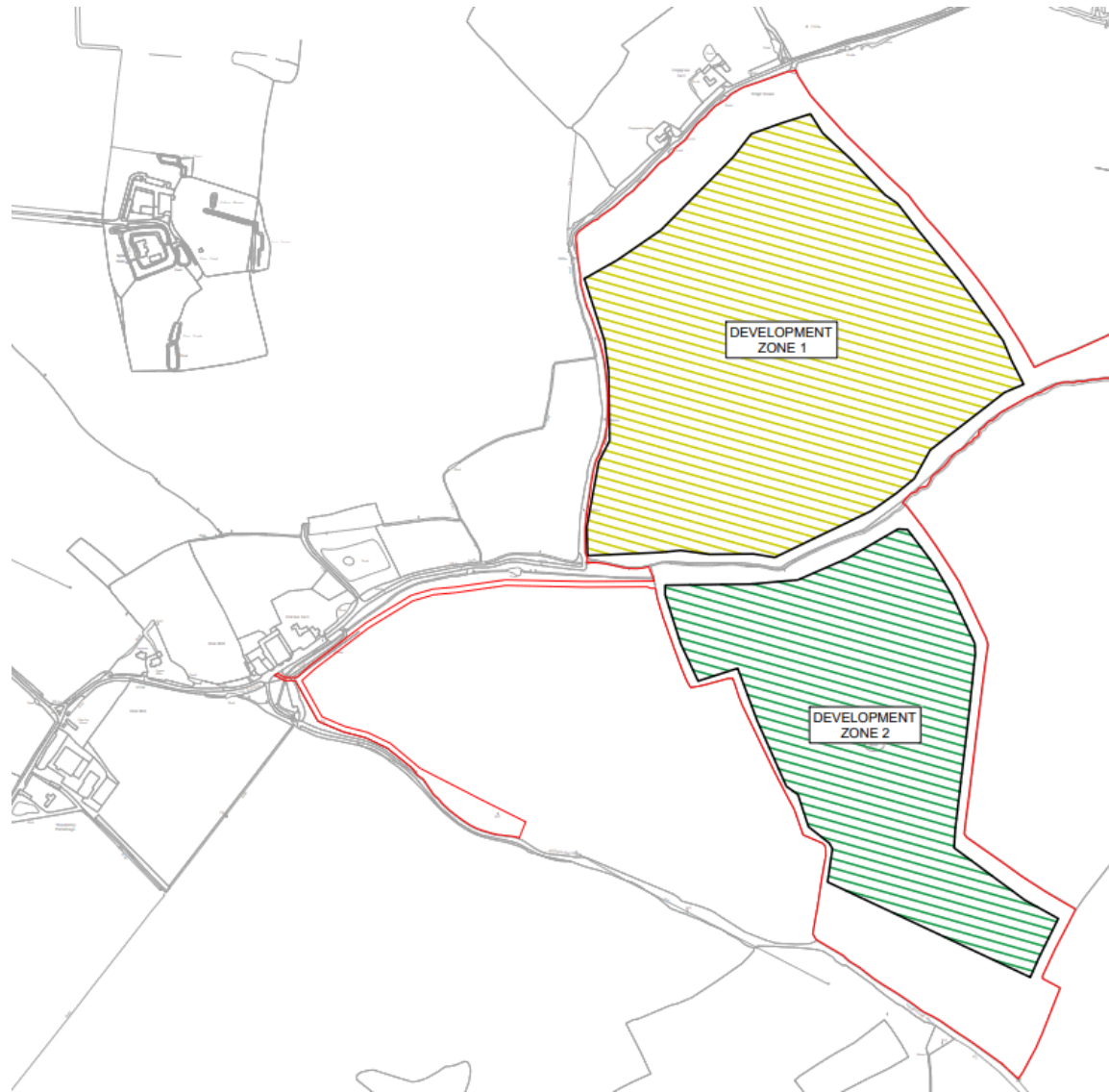
UTT/21/0688/FUL

**Land at Cole End Farm Lane
WIMBISH**

Location Plan



Site Plan



S106 Details

Schedule 1 - Developers Obligation, includes the following:

Prior to the implementation of the development, a decommissioning plan shall be submitted to and approved by the Council.

Decommissioning Plan shall include the Following:

- The anticipated life of the Development,
- How it will be physically be Decommissioned,
- The anticipated cost of Decommissioning prior to implementation,
- Decommissioning cost projections for the 5th, 10th, 15th, 20th, 25th, 30th,35th and 40th anniversaries,
- The salvage value of the development and salvage value projections for the Anniversary Dates,
- Details of similar decommissioning schemes -similar in nature and size to the Development.

S106 Details

- The development will not be implemented until the Decommissioning Plan and details of decommissioning bond or deposit has been submitted to and approved in writing by the Council.
- The Decommissioning Plan, the Decommissioning Amount, and the Decommissioning Bond or Deposit (as appropriate) shall be reviewed and updated at every 5 year anniversary date and shall be submitted to the Council for approval in writing.
- If the decommissioning amount (Decommissioning Cost minus the Salvage Value) would result in a net loss then a decommissioning bond or deposit would be provided to the Council.

Example:

Decommissioning Cost (provided by licensed and appropriately qualified civil engineer)
£100,000

Salvage Value (provided by licensed and appropriately qualified civil engineer)
£80,000

Bond or Deposit provided
£20,000

This is reviewed 5 years until the decommissioning of the development.

S106 Details

Schedule 2- The Council's Obligations

In the event of a material breach in the planning permission or schedule 1 of the S106), the following time scales are provided to remedy the breach.

- 15 days for the developer to respond to the Council following a breach,
- 6 weeks for the developer/ owner to remedy the breach,
- Following this the Council can then call in the bond/ deposit and we would set about remedy the breach.
- The S106 includes any successors in ownership.

Additional Condition

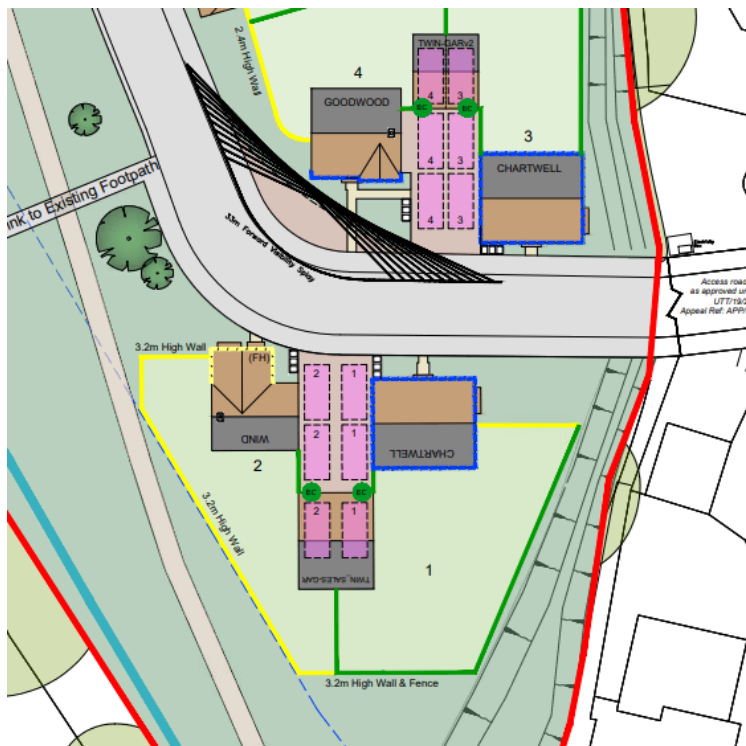
Prior to the decommissioning of the development hereby approved, a scheme and timetable for the decommissioning of the site and reinstatement of the site to its former use shall be submitted to the Local Planning Authority for approval in writing. The scheme shall be implemented as approved (to ensure that the land is capable of beneficial use).

REASON: To ensure that the site is restored in the interest of visual amenity and Policy S7 and that the effects of site decommissioning on the highway network is mitigated in the interests of highway safety and Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

UTT/21/2461/DFO

Land to the West of Isobel Drive
ELSENHAM

Revisions to Plots 1 & 2



Original Layout



Proposed Revised Layout

Proposed Landscaping



Noise Levels

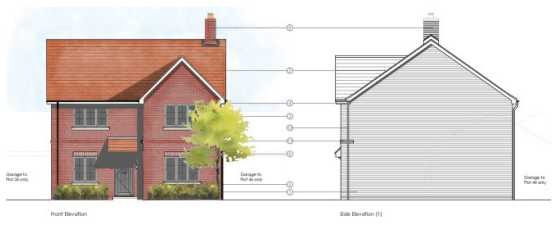


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> 80dB

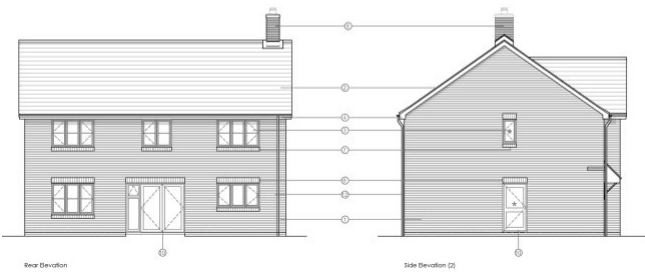
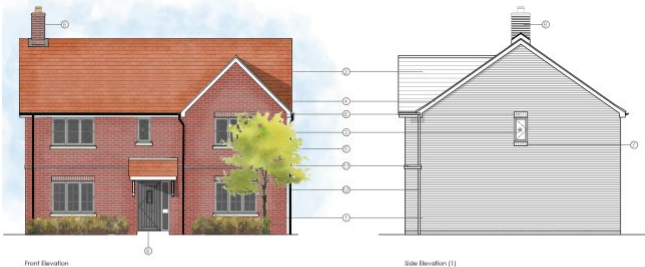
House Types



Charwell



Frogmore



Goodwood

Kingston

House Types



Proposed Bungalows



Proposed Apartment Building

Visuals of Proposed Development



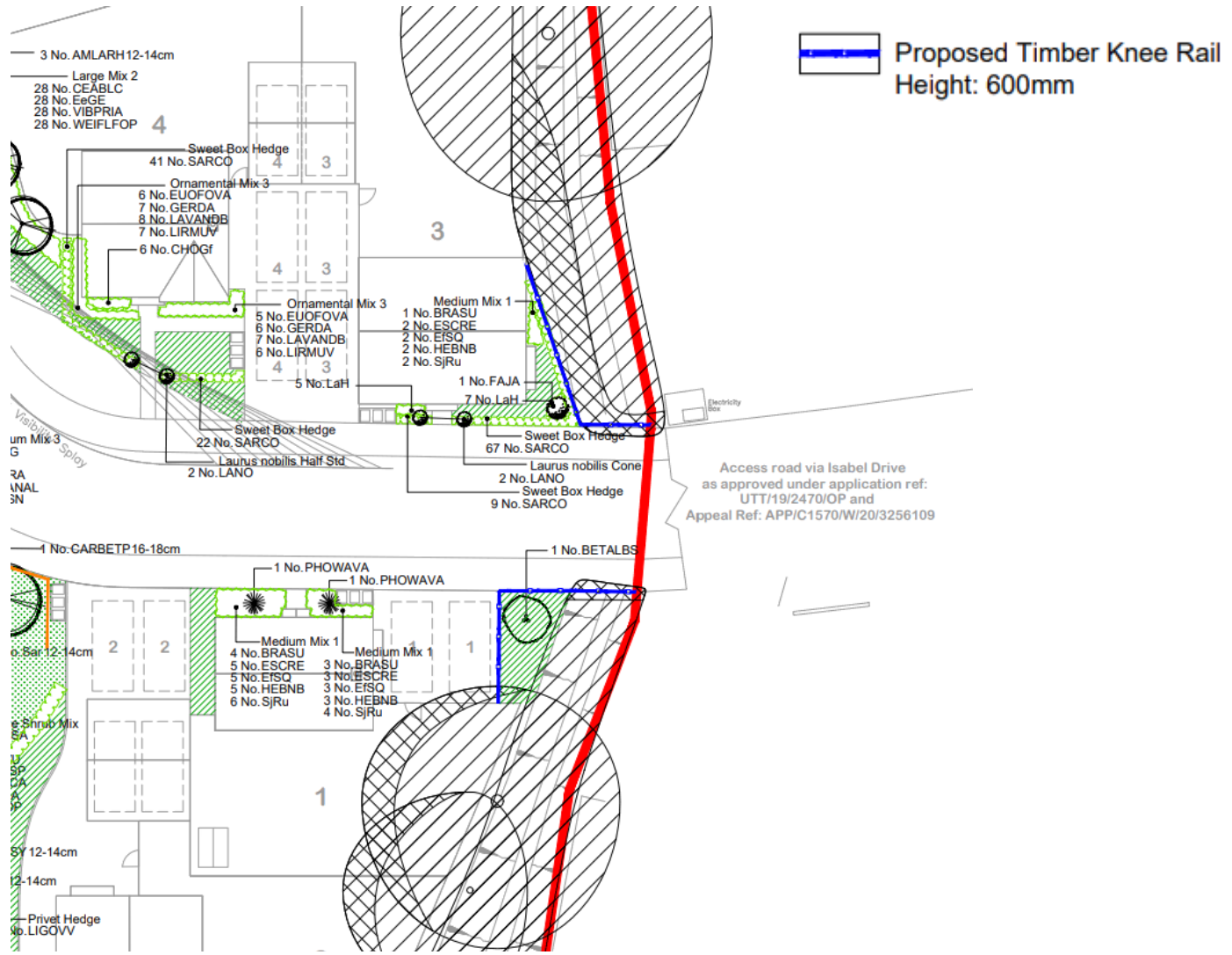
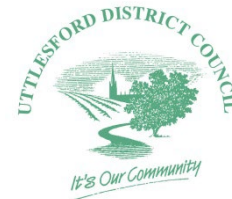
Acoustic Bund/Fence



Previous Site Layout Parcel A



Landscape Plan



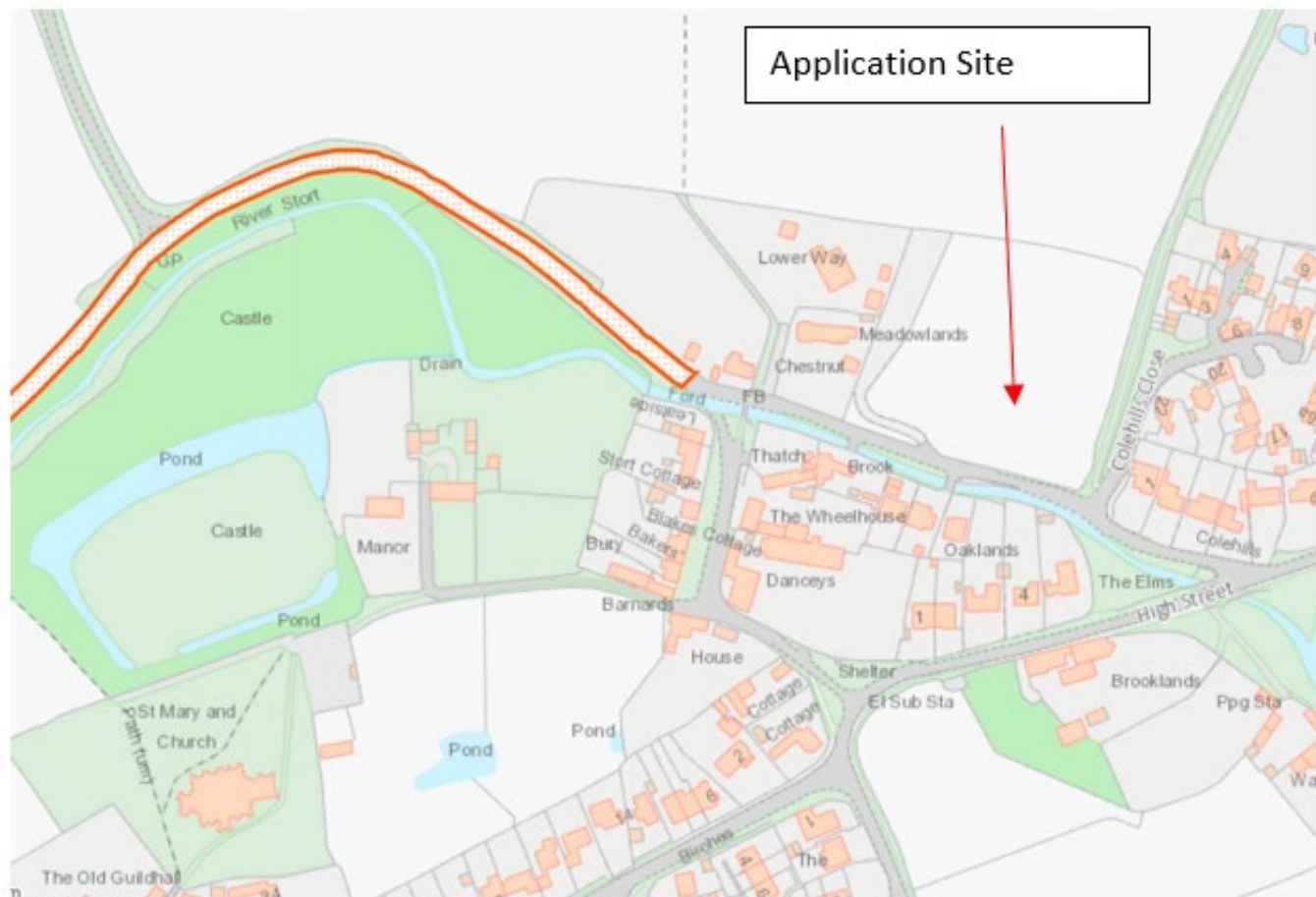
UTT/22/1718/FUL

**Land West of Colehills Lane
CLAVERING**

Site Location

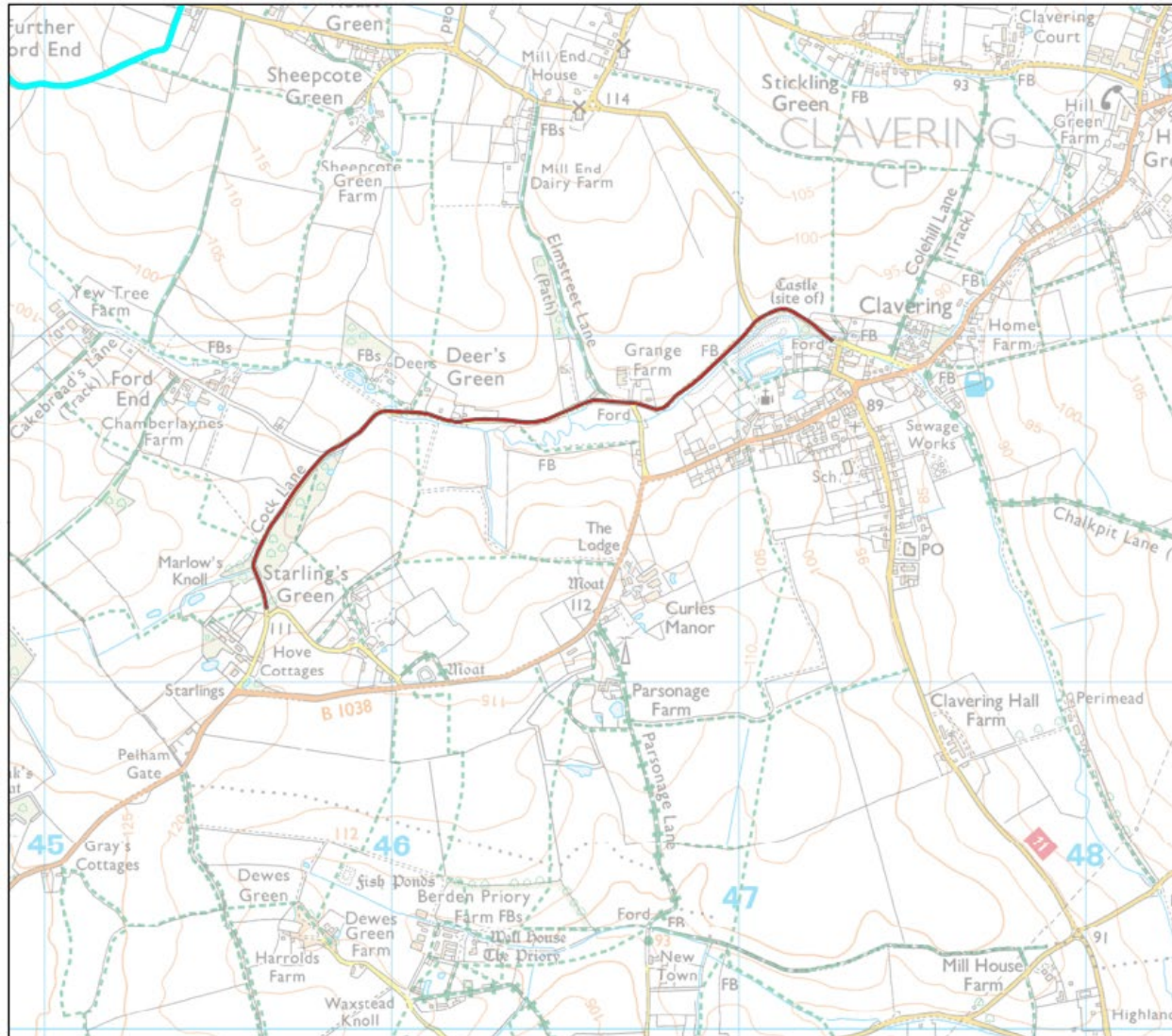
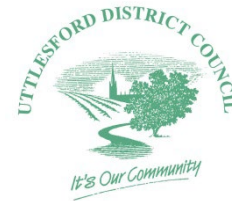


Extract of Latest Uttlesford Local Plan as Adopted (2005)



Protected Lane

Extract of Essex County Council Protected Lane Document



Essex_AllProtectedLanes_Above

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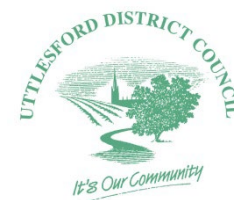
TITLE: Clavering protected lane

23-2-23

DATE:

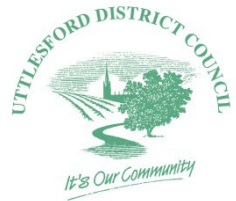


Extract from 'Uttlesford Protected Lane Assessment 2012'



LANE ID	LOCATION	Diversity	Integrity	Potential	Aesthetic	Biodiversity	Group Value	Archaeol Association	TOTAL
UTTLANE18	Wenden Lofts - School Lane, Upper Pond Street.	3	4	3	3	3	3	3	22
UTTLANE19	Wenden Lofts - Cogmore, Upper Pond Street.	3	2	2	2	3	2	3	17
UTTLANE20	Langley - Park Lane, Lower Green.	4	4	3	3	4	2	2	22
UTTLANE21	Langley - Bull Lane.	2	1	2	2	2	2	3	14
UTTLANE22	Elmdon/Arkesden - Beards Lane.	3	2	2	2	4	3	3	19
UTTLANE23	Arkesden - Newland End.	3	4	2	2	4	3	3	21
UTTLANE24	Arkesden - Long Lane.	2	4	2	2	2	1	1	14
UTTLANE25	Langley - Butts Green to Upper Green.	3	4	2	2	3	2	2	18
UTTLANE26	Clavering/Langley - Roast Green to Lower Green.	4	1	3	2	3	4	2	19
UTTLANE27	Clavering - Valance Road.	2	4	2	2	2	2	2	16
UTTLANE28	Clavering - Meesden Road.	4	4	3	3	3	3	2	22
UTTLANE29	Clavering - Cock Lane.	4	4	3	3	4	4	4	26
UTTLANE30	Clavering - Waterystones.	2	2	1	2	3	1	2	13
UTTLANE31	Quendon & Rickling - Church End to Rickling Hall.	2	4	2	3	2	2	2	17
UTTLANE32	Berden - Little London.	3	4	3	3	3	3	1	20
UTTLANE33	Manuden - Mallows Green Road.	4	4	3	3	3	3	2	22
UTTLANE34	Manuden - Watery Lane.	4	4	3	3	3	3	2	22
UTTLANE35	Manuden - Butt Lane.	3	4	2	2	3	2	2	18
UTTLANE36	Manuden - Dogden Lane	3	4	2	2	2	2	2	17
UTTLANE37	Manuden/Ugley - Pinchpools Road/Brixton Lane.	4	4	2	3	3	3	3	22

Heritage Assets

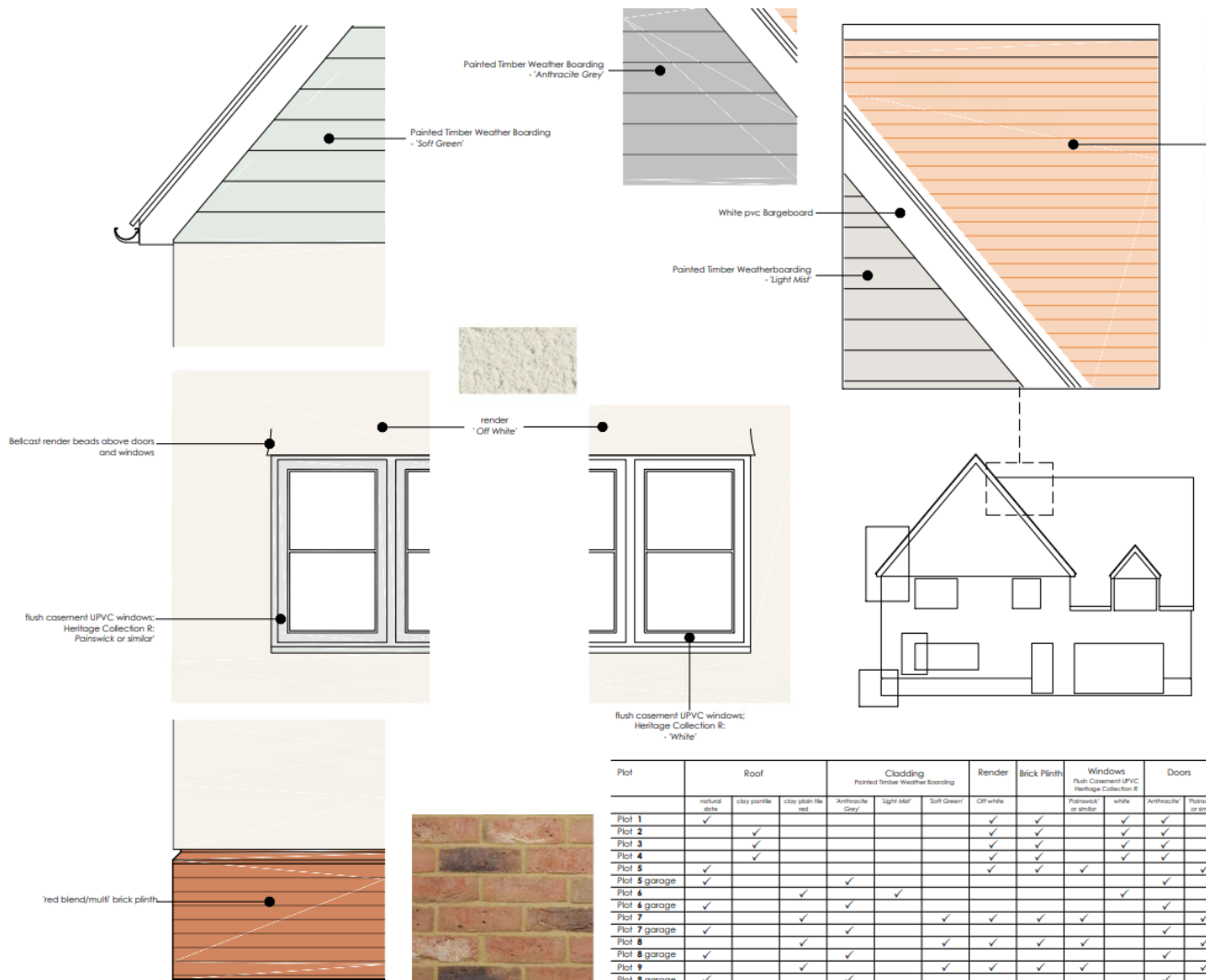


Conservation Area



Listed Buildings

Materials Palette Previously Submitted



Pointed Timber Weather Boarding - Anthracite Grey

Pointed Timber Weather Boarding - Soft Green

White pvc Bargeboard

Pointed Timber Weatherboarding - Light Mist

render 'Off White'

Belcast render beads above doors and windows

flush casement UPVC windows: Heritage Collection R: Painswick or similar

flush casement UPVC windows: Heritage Collection R: 'White'

'red blend/mull' brick plinth

Red Clay Plain Tiles

Natural Slate - alternative

Clay Pan tiles - alternative

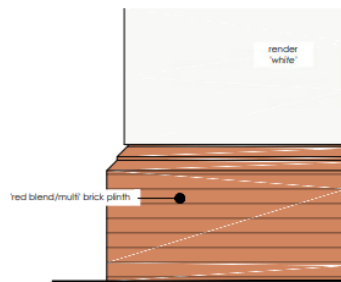
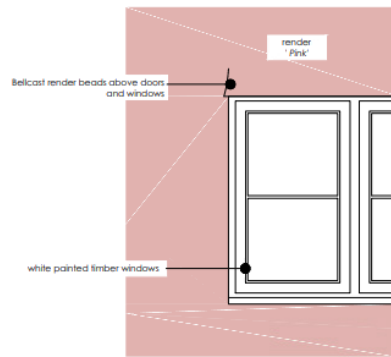
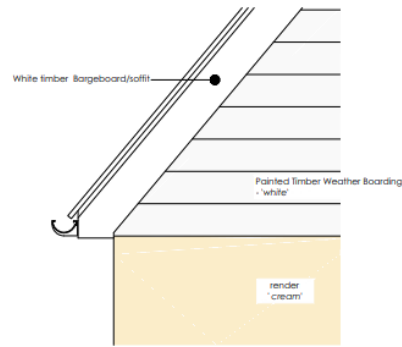
Artisan (UK) Developments

A PVC window description amended, concrete roof tiles now in clay, slate now in natural slate, cladding now in painted timber.

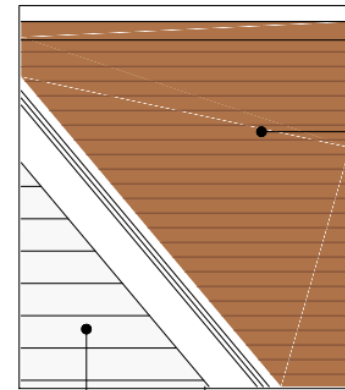
architects

Plot	Roof			Cladding Painted Timber Weather Boarding			Render	Brick Plinth	Windows		Doors
	natural slate	clay pan tile	clay plain tile red	Anthracite Grey	Light Mist	Soft Green			Off white	Flush Casement UPVC Heritage Collection R	
Plot 1	✓						✓	✓	✓	✓	✓
Plot 2		✓					✓	✓	✓	✓	✓
Plot 3			✓				✓	✓	✓	✓	✓
Plot 4			✓				✓	✓	✓	✓	✓
Plot 5		✓					✓	✓	✓	✓	✓
Plot 5 garage		✓					✓	✓	✓	✓	✓
Plot 6				✓			✓	✓	✓	✓	✓
Plot 6 garage		✓		✓		✓	✓	✓	✓	✓	✓
Plot 7				✓			✓	✓	✓	✓	✓
Plot 7 garage		✓		✓		✓	✓	✓	✓	✓	✓
Plot 8				✓			✓	✓	✓	✓	✓
Plot 8 garage		✓		✓		✓	✓	✓	✓	✓	✓
Plot 9				✓			✓	✓	✓	✓	✓
Plot 9 garage		✓		✓		✓	✓	✓	✓	✓	✓

Revised Materials Palette



Local References



Natural Slate - alternative



Plot	Roof		Cladding Painted Timber Weatherboarding		Render			Brick Plinth	Windows painted timber
	natural slate	clay plain tile red/brown	White	White	Cream	Pink		white	
Plot 1	✓			✓			✓ SK(D-01)	✓	
Plot 2		✓		✓			✓ SK(D-01)	✓	
Plot 3				✓			✓ SK(D-01)	✓	
Plot 4		✓		✓			✓ SK(D-01)	✓	
Plot 5	✓						✓ (D-01)	✓	
Plot 5 garage				✓					
Plot 6		✓		✓			✓ (D-01)	✓	
Plot 6 garage				✓					
Plot 7				✓			✓ (D-01)	✓	
Plot 7 garage				✓					
Plot 8		✓		✓			✓ (D-01)	✓	
Plot 8 garage				✓					
Plot 9		✓		✓			✓ (D-01)	✓	
Plot 9 garage				✓					
Plot 10		✓		✓			✓ (D-01)	✓	
Plot 10 garage				✓					

Artisan (UK) Developments

- A PVC window description amended, concrete roof flat now in clay slate now in natural slate, cladding now in painted timber. 21.09.22
- B Clay panelling omitted, bargeboards/soffits now white painted timber, render colour changed, timber cladding now just in white. 09.03.23

kj architects
A great life in architecture lives in a team with it.
EXPERIENCED ARCHITECTS AND DESIGNERS
SPECIALISING IN RESIDENTIAL AND COMMERCIAL PROJECTS
DATE OF PLAN 09.03.23
1. TWO-DIMENSIONAL CONTRACT
2. VALID FOR ARCHITECTURAL DRAWINGS
3. NOT VALID FOR CONSTRUCTION

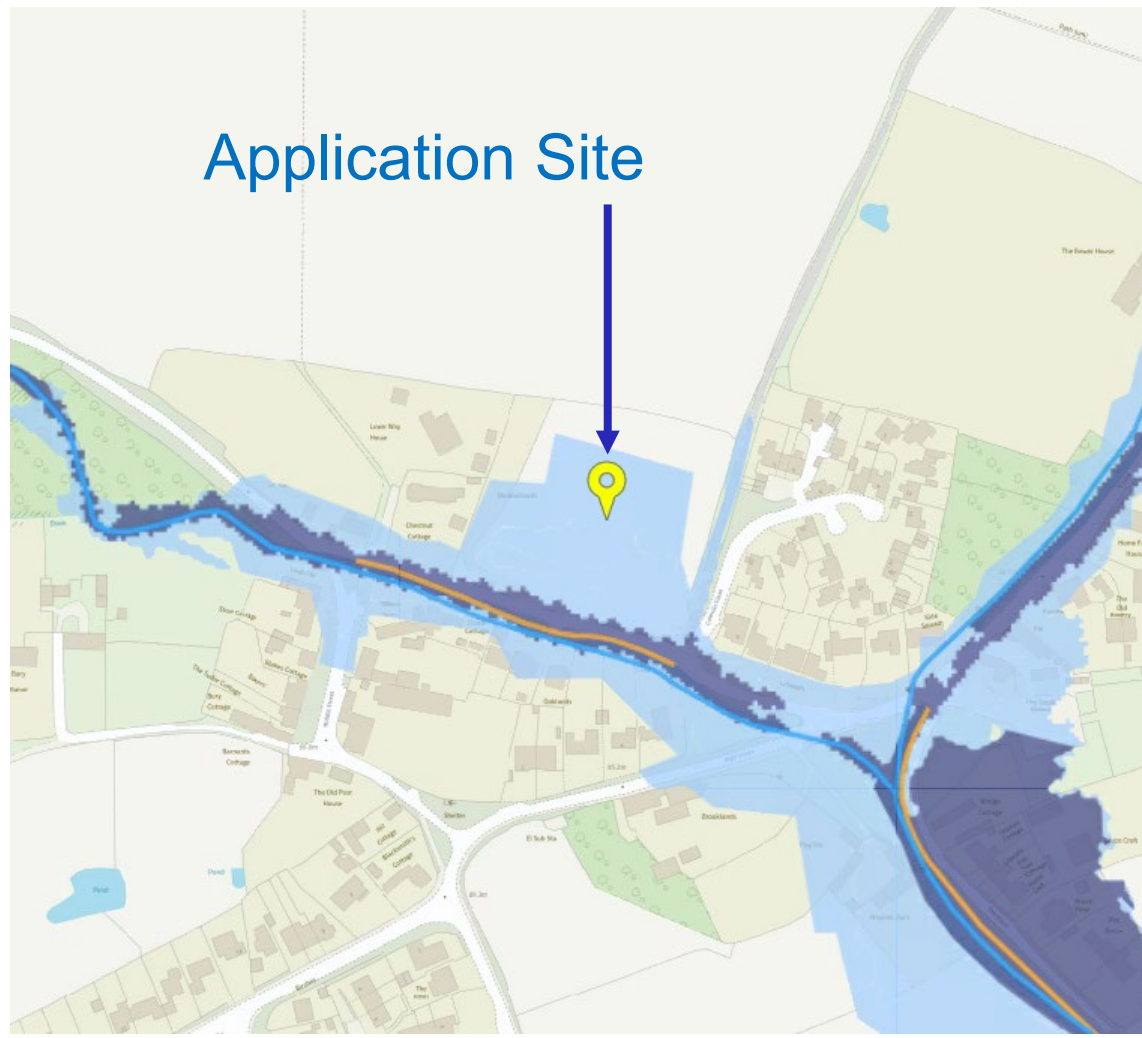
CLIENT
Artisan (UK) Developments Ltd.






PROJECT TITLE
**Proposed 10 No Dwellings
Land West of Colehills Close
Middle Street, Clavering**

DRAWN: [blank] CHECKED: [blank] APPROVED: [blank]
DATE: [blank] SCALE: [blank] PROJECT CATEGORIES: [blank]
Material Palette

DRAWING NO. **1169 - 04** REVISION **B**
RIBA

Flood Zones



-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river




Flood Mitigation




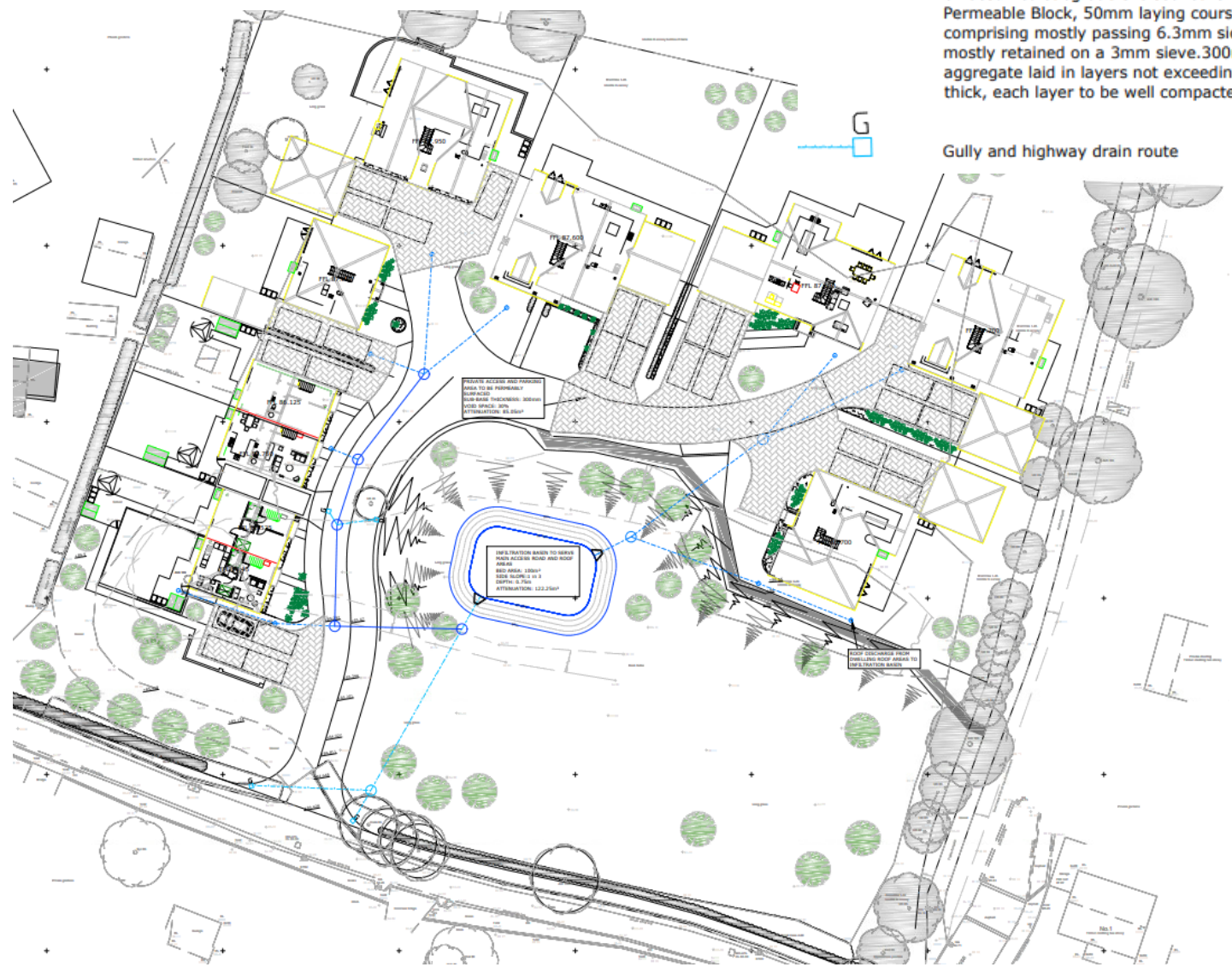
Scale 1:200
(metres)



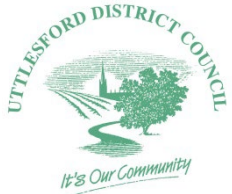
Drainage Strategy

-  Indicative route of private Storm sewer
-  Indicative route of adoptable Storm sewer
-  Headwall outfall

 **Permeable Block Paving**
 Load Category 4 permeable paving (infiltration) on assumed subgrade 5% soaked CBR. 80mm Permeable Block, 50mm laying course material comprising mostly passing 6.3mm sieve and mostly retained on a 3mm sieve. 300mm Type 3 aggregate laid in layers not exceeding 100mm thick, each layer to be well compacted.



Flood Action and Safe Access Route Plan



Proposed Site Plan

Scale 1:200
0 5 10 15 20 (metres)

- Plot 1 - 872ft² 2B4P Affordable House
- Plot 2 - 872ft² 2B4P Affordable House
- Plot 3 - 1022ft² 3B5P Affordable House
- Plot 4 - 1022ft² 3B5P Affordable House
- total - 3788ft²
- Plot 5 - 1560ft² 4B House
- Plot 6 - 3002ft² 5B House
- Plot 7 - 3034ft² 5B House
- Plot 8 - 2593ft² 5B House
- Plot 9 - 3034ft² 5B House
- Plot 10 - 2593ft² 5B House
- total - 15816ft²



UTT/21/3298/FUL

**Land South of Cannons Lane
HATFIELD BROAD OAK**

Proposal

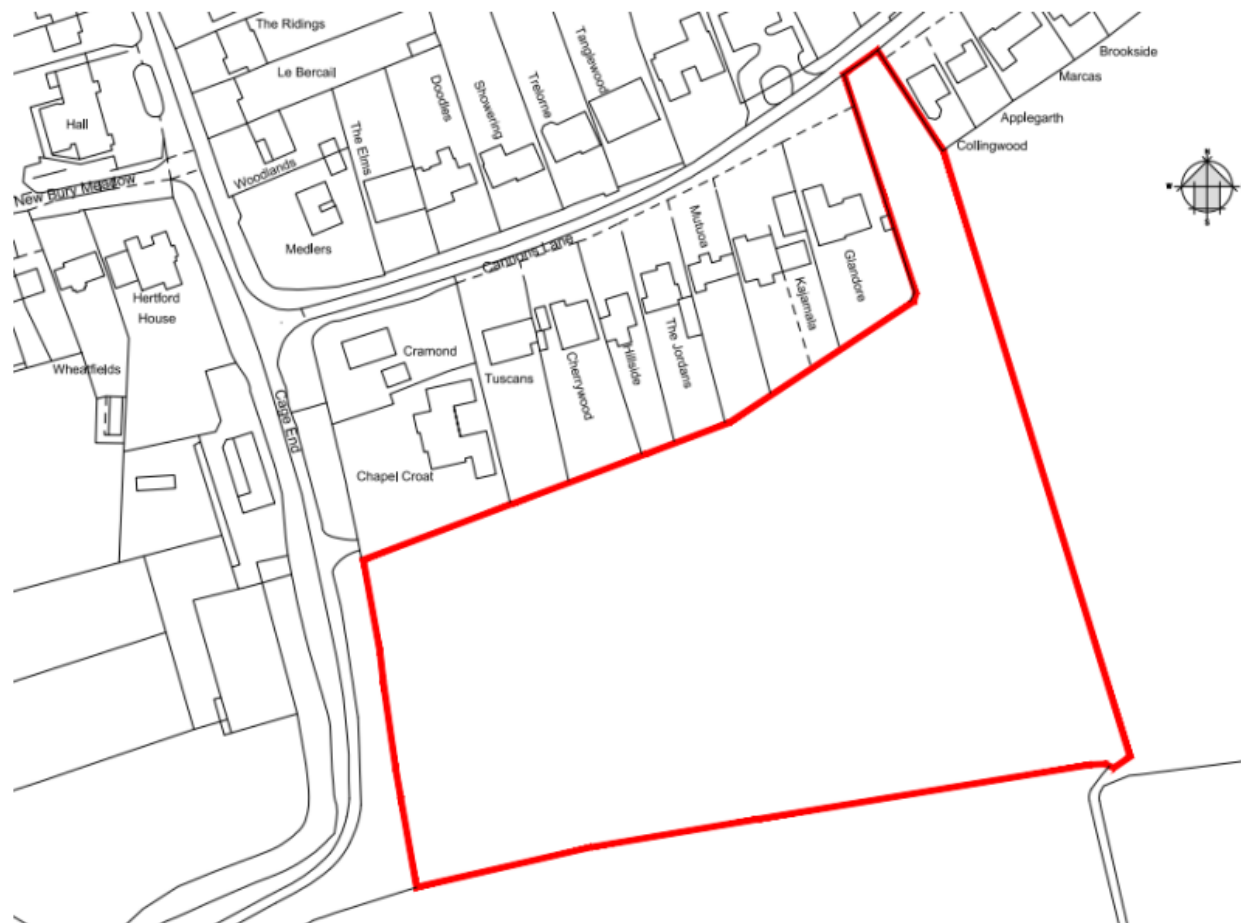
- Full application for the construction of 30 dwellings with open space, landscaping, access and associated infrastructure.
- The site accessed off Cannons Lane via a new junction which would serve as the main pedestrian and vehicular access point.
- Height of dwellings limited to 2 storeys, with a development 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.

Deferral 14/12

Reasons for deferral included:

- More time to review the highways issues.
- Site visit to be carried out by members to inform full discussion of the proposal.

Site Location



Site Views - Access



Site Views – Rear of Cannons Lanes



Site Views – PRow 29



Site Views – PRow 29



Site Views – Cage End



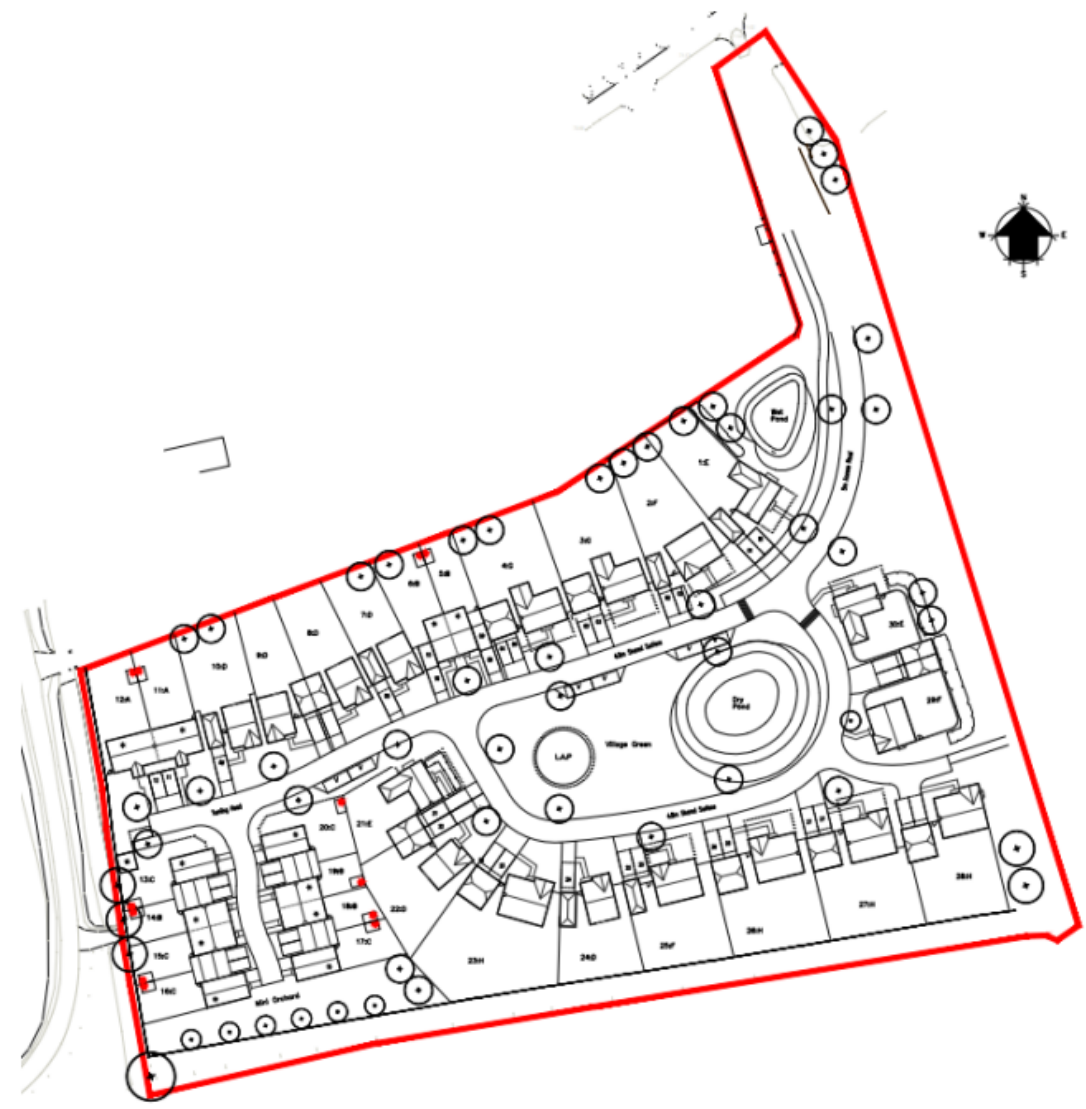
Site Layout Plan



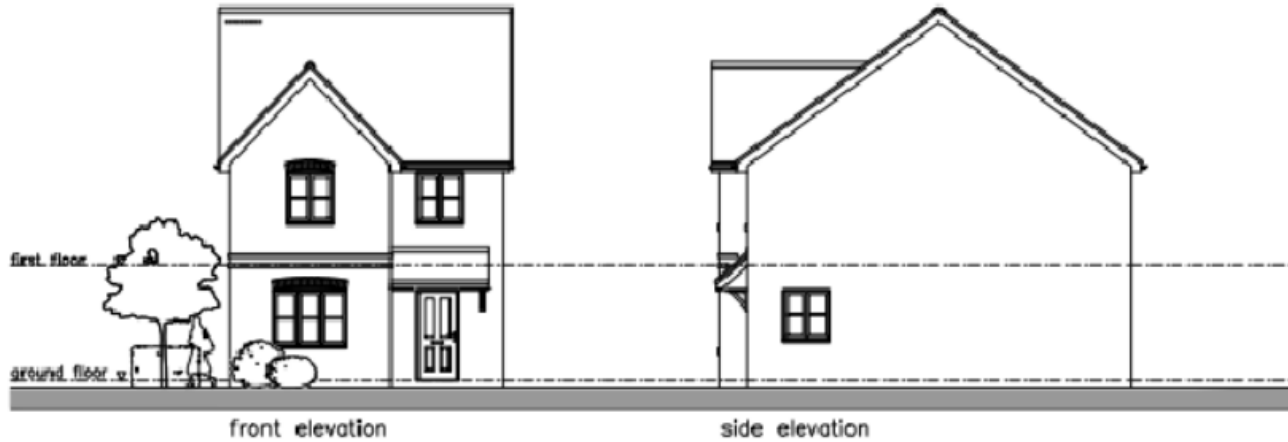
Landscape Plan



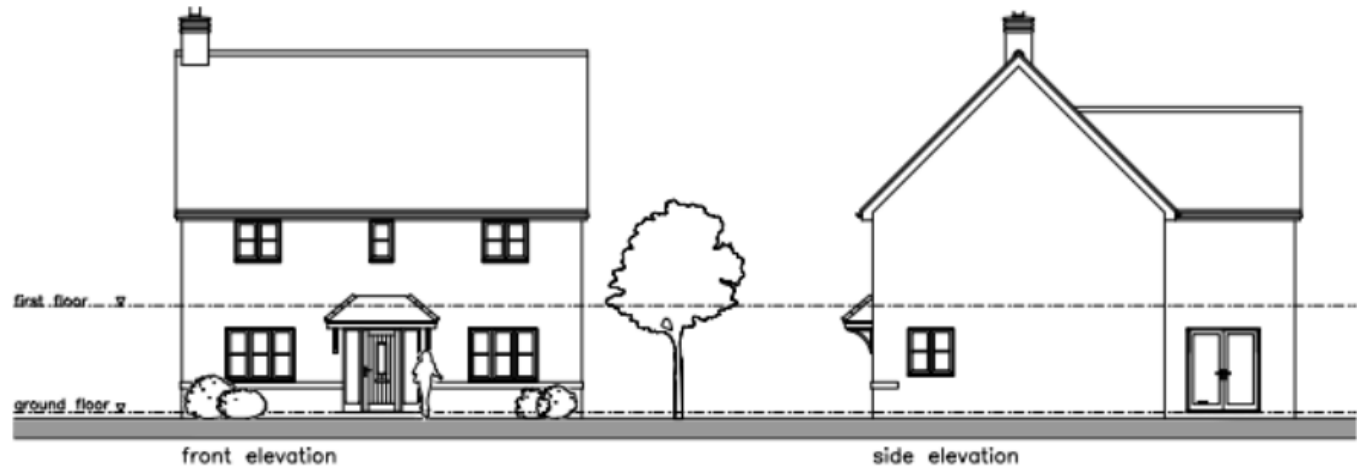
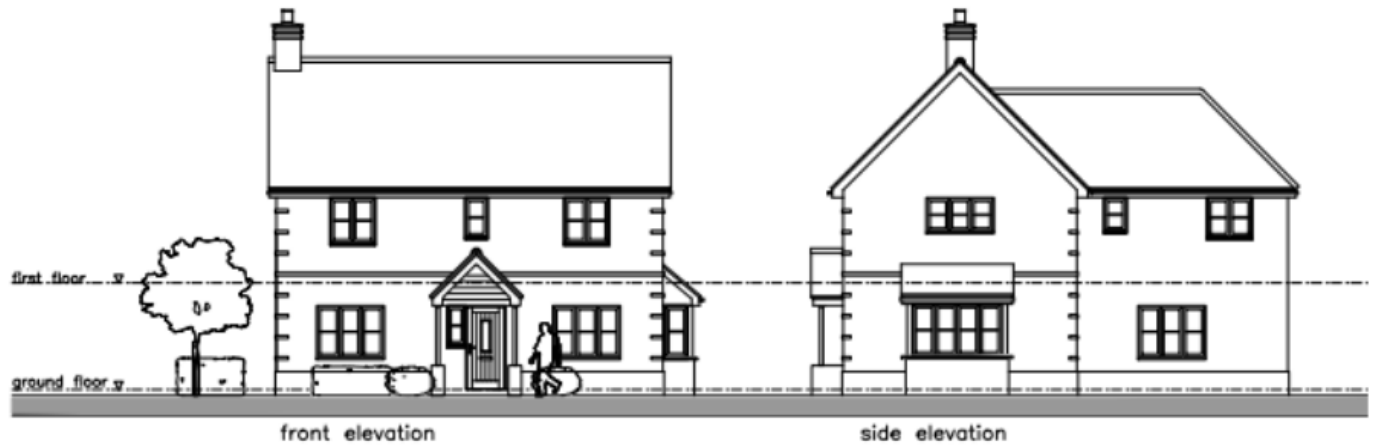
Affordable Housing



Proposed Elevations



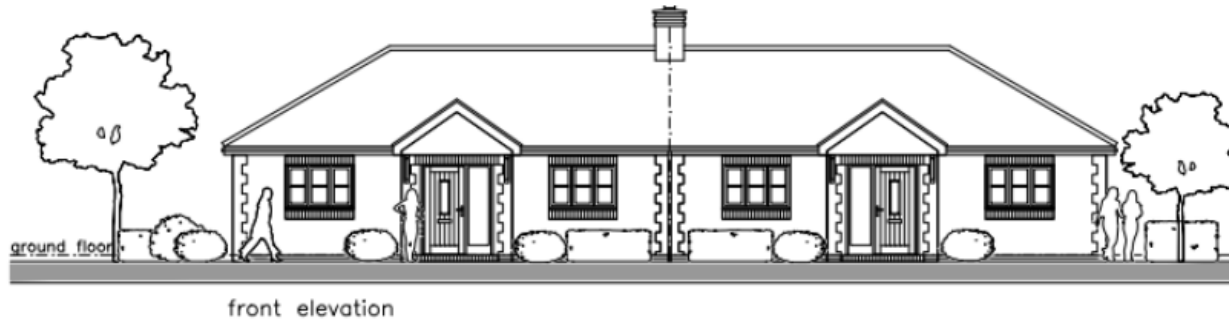
Proposed Elevations



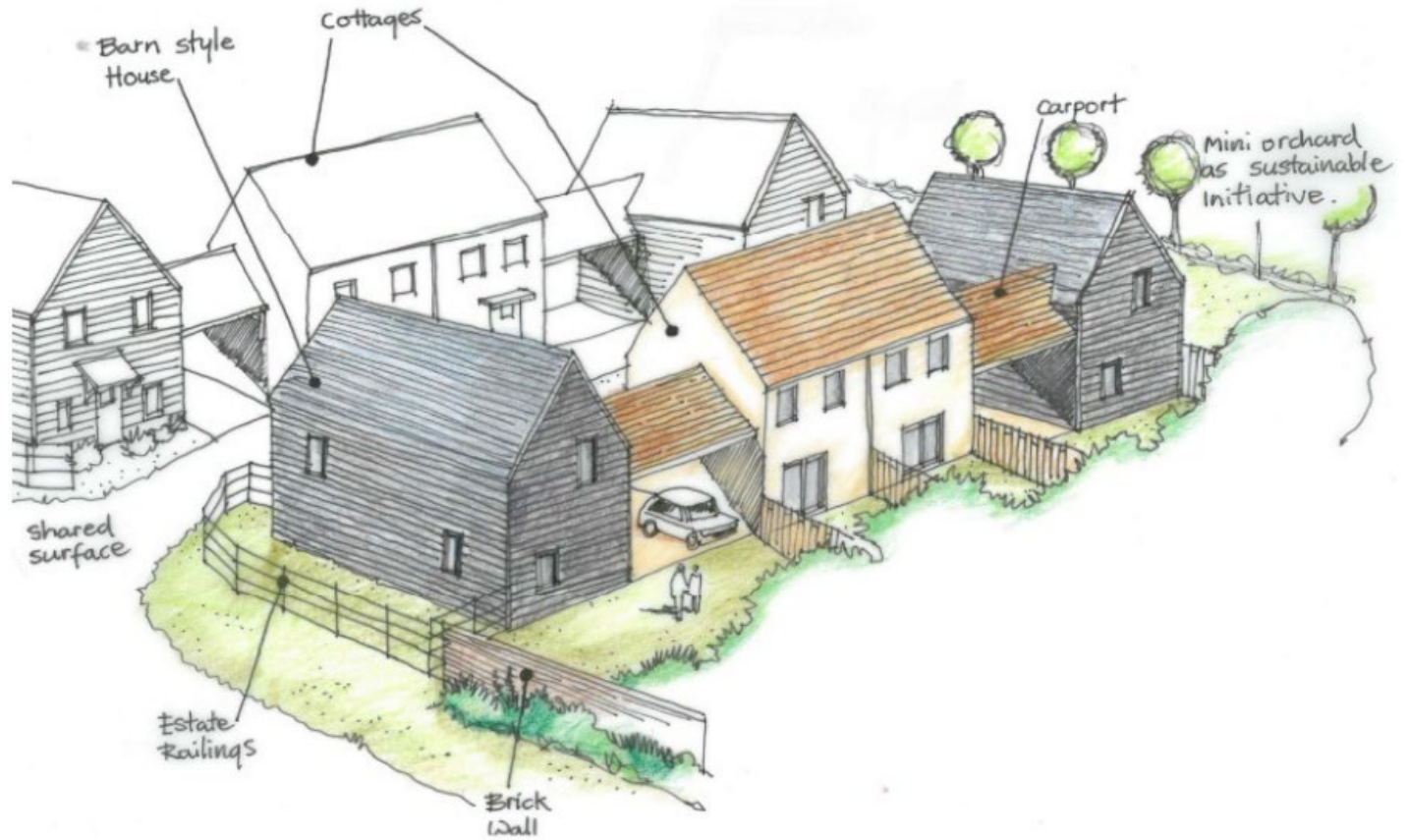
Sketch Visuals



Proposed Elevations



Sketch Visuals



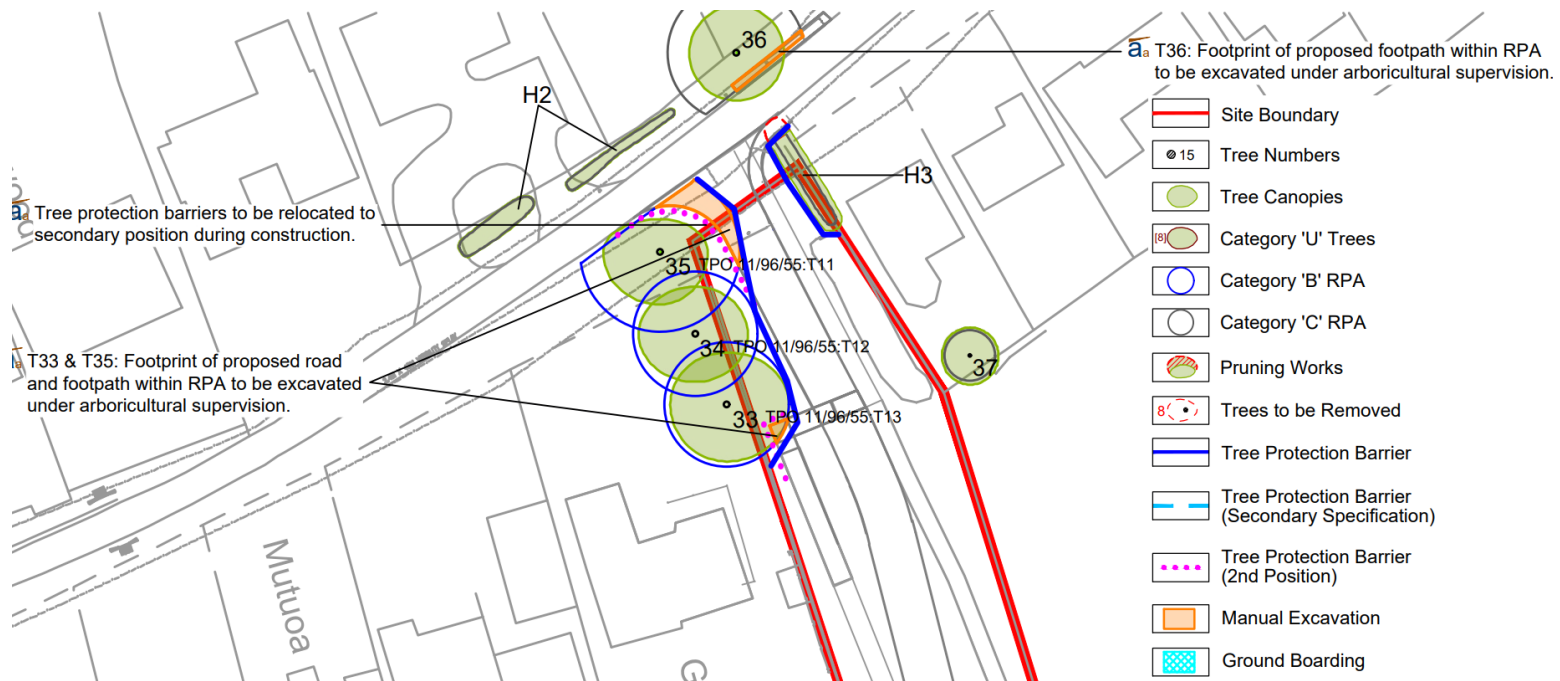
Pedestrian Links



Roadside Ditches



TPO Trees



T33	2.4m ²	1.8%
T35	21.3m ²	12.0%
T36	6.0m ²	4.8%

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.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- Provision of a good level of public open / green space within the site.
- Objection raised by ECC Highways – but could be dealt with by way of Grampian condition.
- Tree protection measures to be secured by way of condition.

UTT/22/2977/DFO

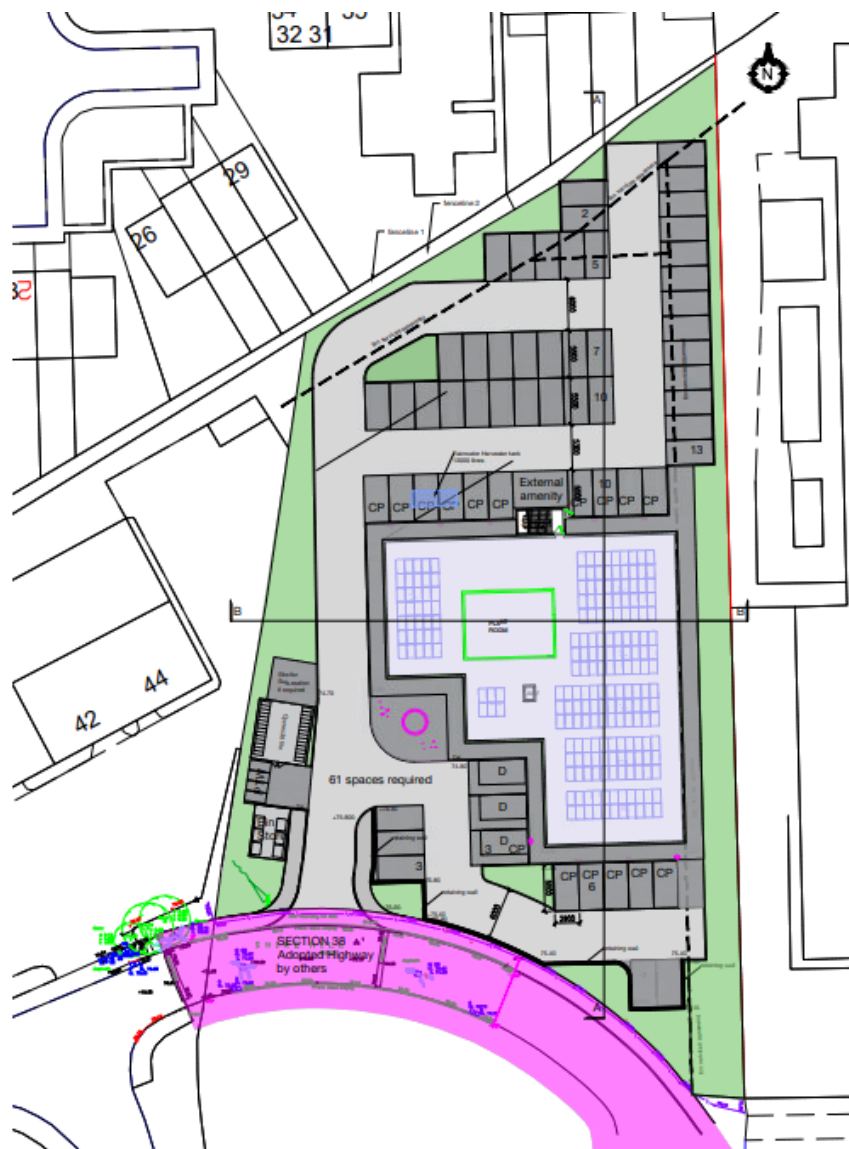
Land to East of Shire Hill

SAFFRON WALDEN

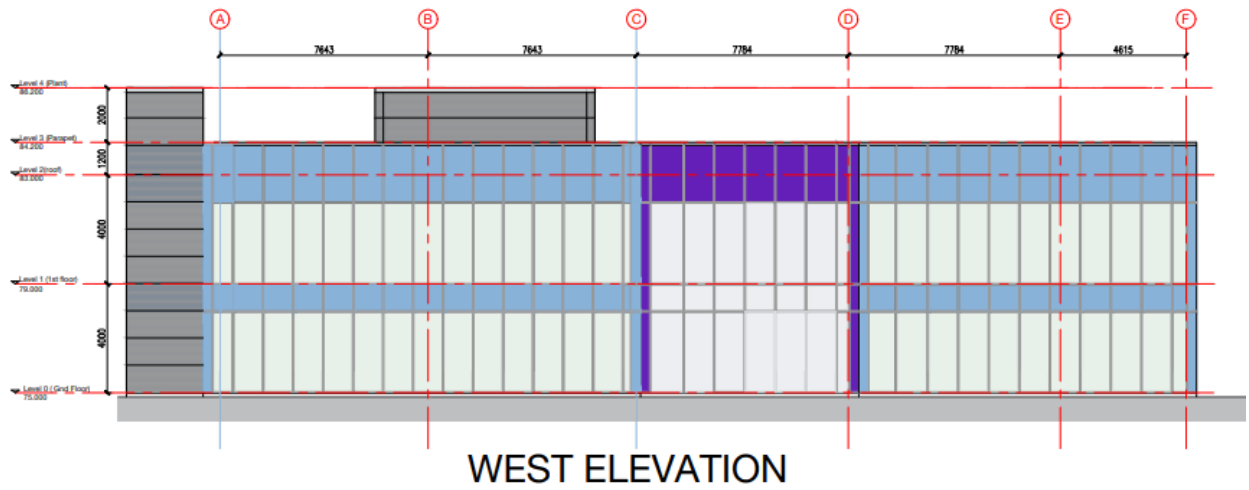
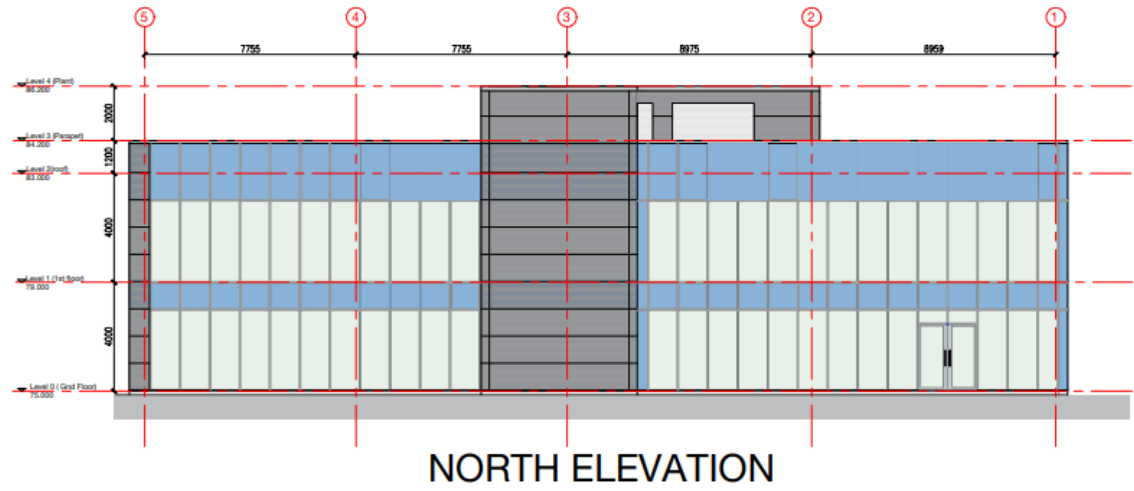
Location Plan



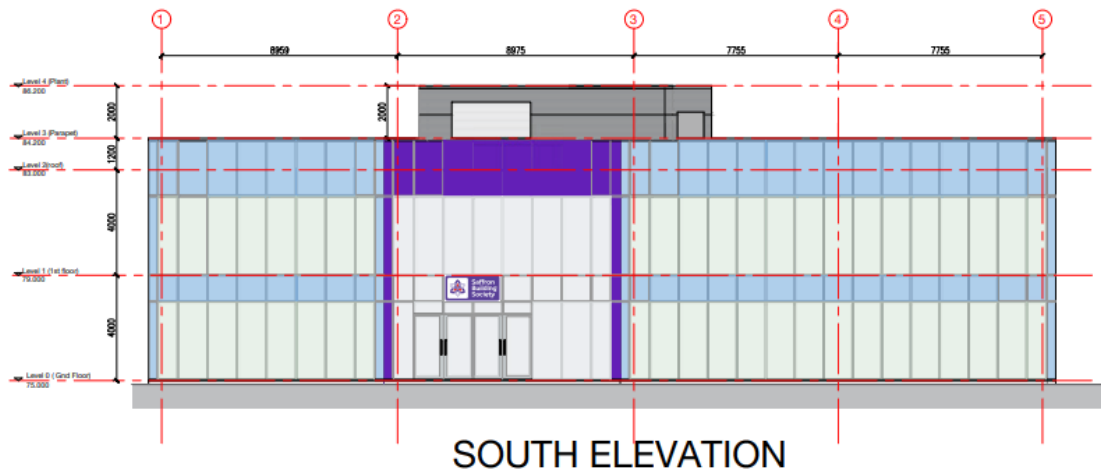
Site Layout Plan



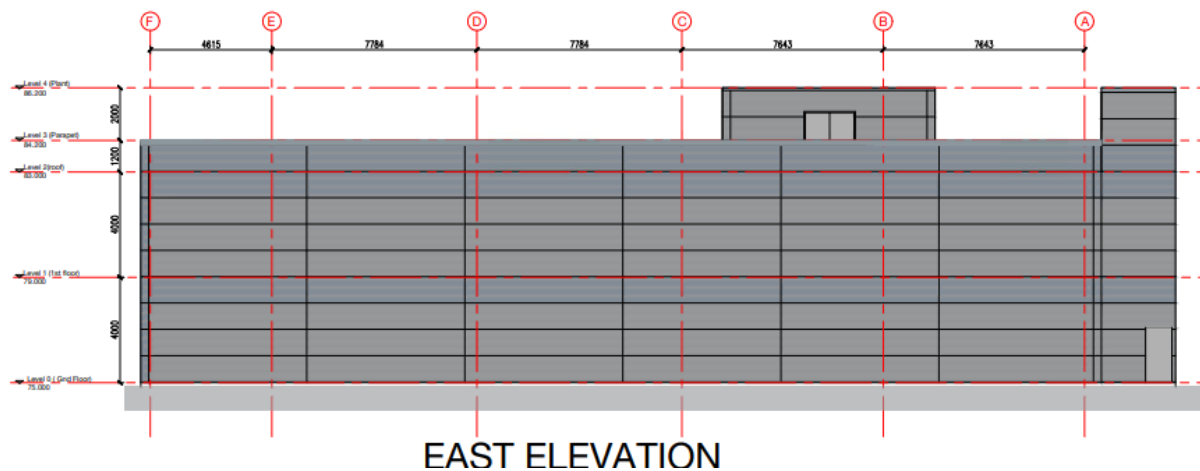
Proposed Elevations



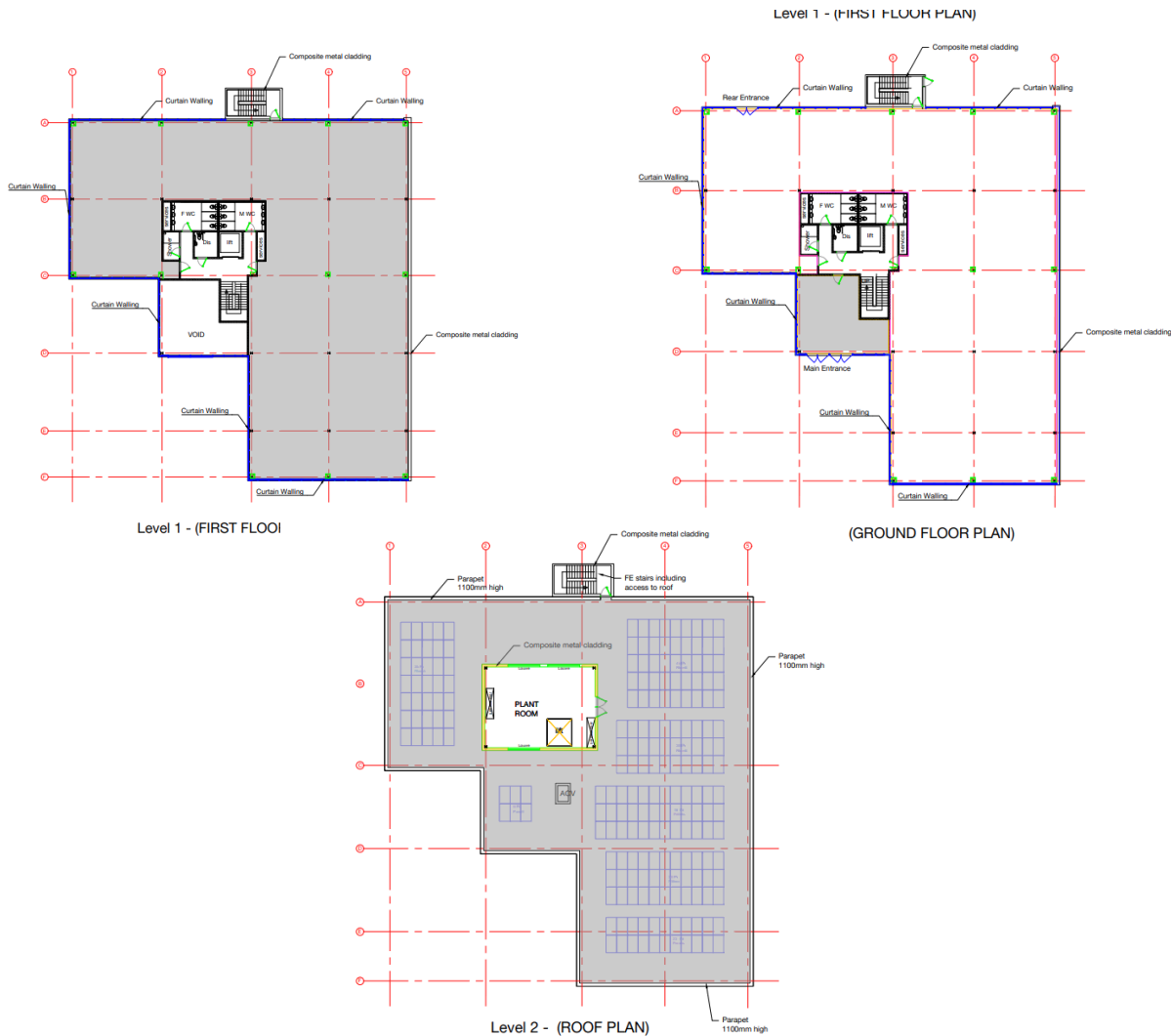
Proposed Elevations



ELEVATIONS (1:100 at A1)



Proposed Floor Plans



Landscaping Scheme



Proposed Visuals



FRONT ELEVATION 1



FRONT ELEVATION 2



SIDE ELEVATION



REAR ELEVATION

UTT/21/3563/FUL

**Land East of St Edmundson Lane
GREAT DUNMOW**

Location Plan



Approved Scheme



Amended Scheme

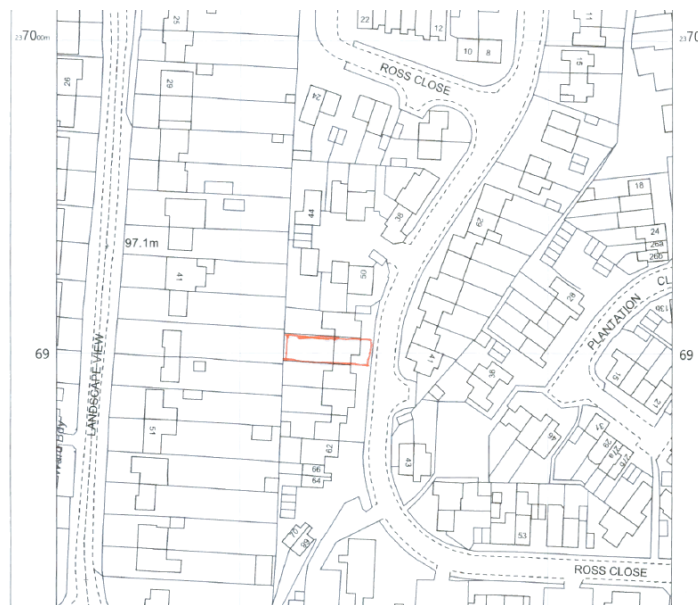


UTT/23/0308/HHF

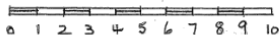
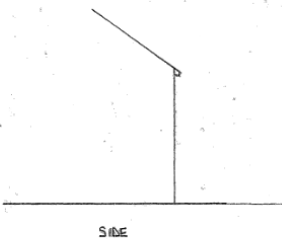
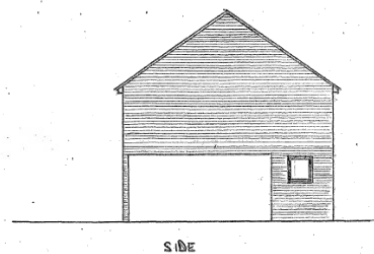
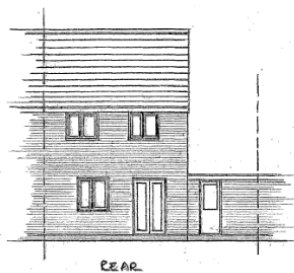
54 Ross Close

SAFFRON WALDEN

Location Plan

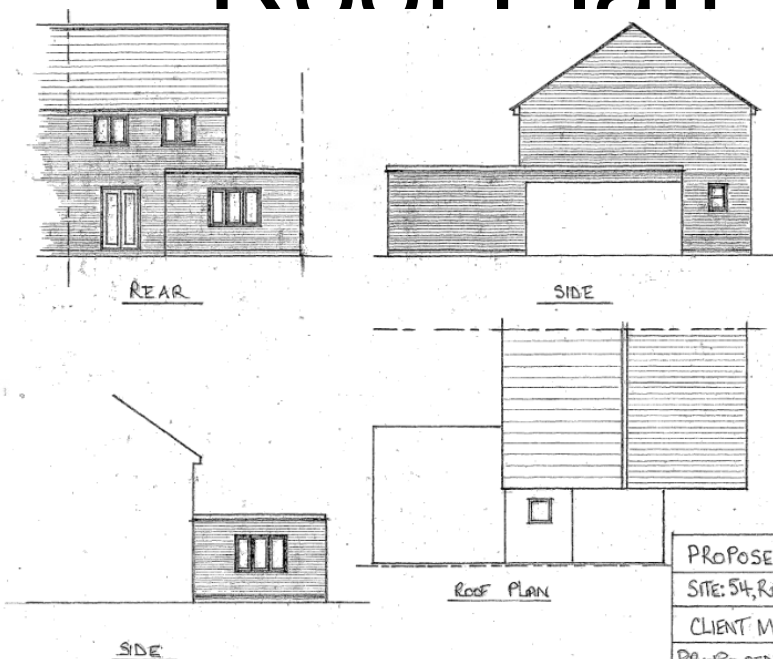


Existing Plans

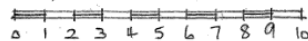


PROPOSED REAR EXTENSION	
SITE: 54, ROSS CLOSE, SAFFRON WALDEN	
CLIENT: MR AND MRS D. ARCHIBALD	
EXISTING ELEVATIONS	
SCALE 1:100	023/232-1

Proposed Elevations, Roof Plan



PROPOSED REAR EXTENSION	
SITE: 54, ROSS CLOSE, SAFFRON WALDEN	
CLIENT: MR AND MRS D. ARCHBOLD	
PROPOSED ELEVATIONS + ROOF PLAN.	
SCALE 1:100	023/832-2



Proposed Floor Plan

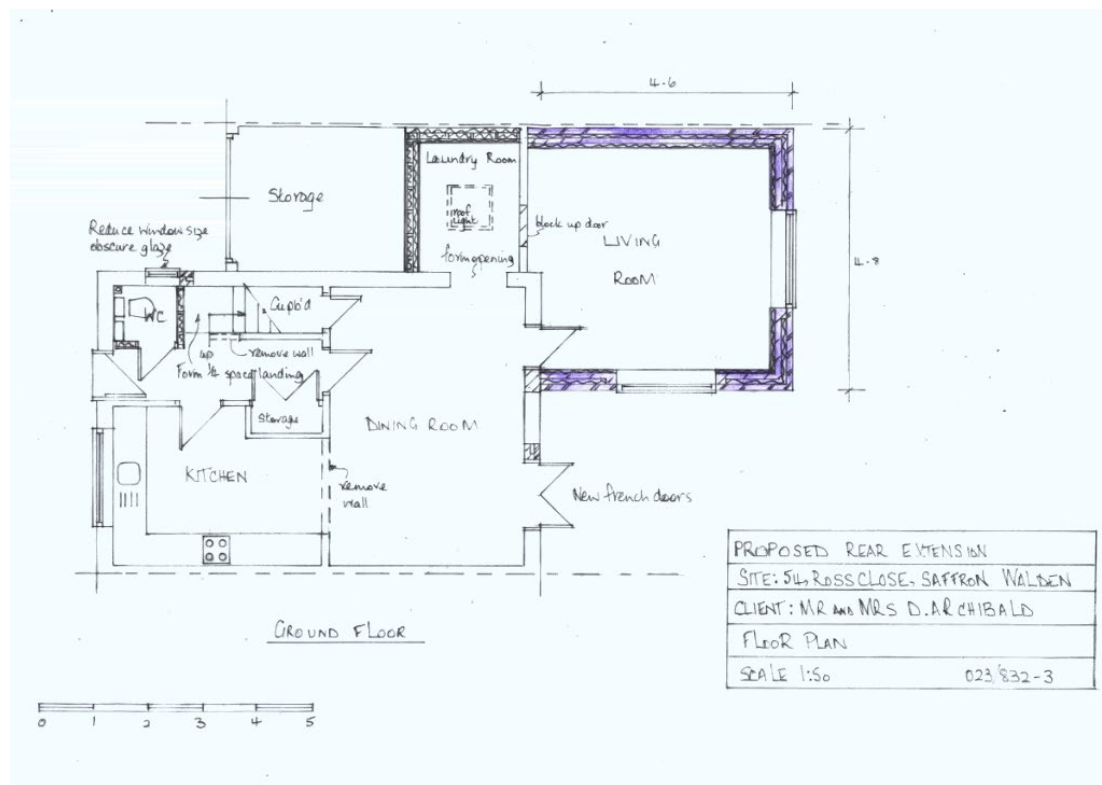


Photo 1



Photo 2



Photo 3



Summary

- The extension is acceptable in terms of size, scale and design.
- No objections have been received.
- The extension would not harm neighbouring residential amenity.