

# Planning Committee

## 7<sup>TH</sup> June 2023

# UTT/23/0966/PINS

Land East Of  
Pines Hill  
Stansted

# Location Plan



# Layout Plan

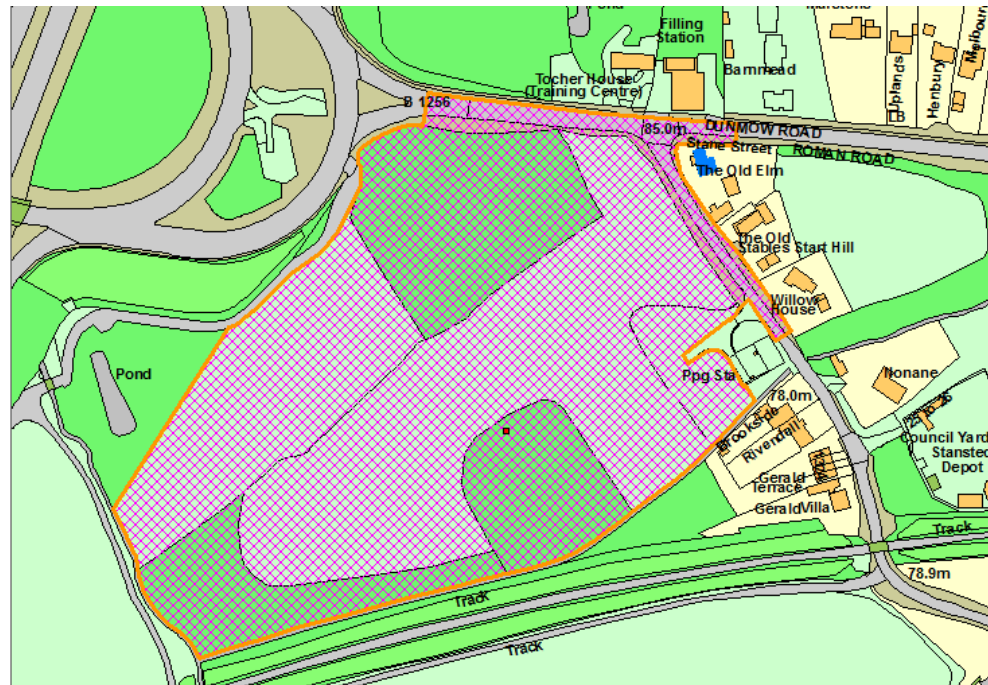




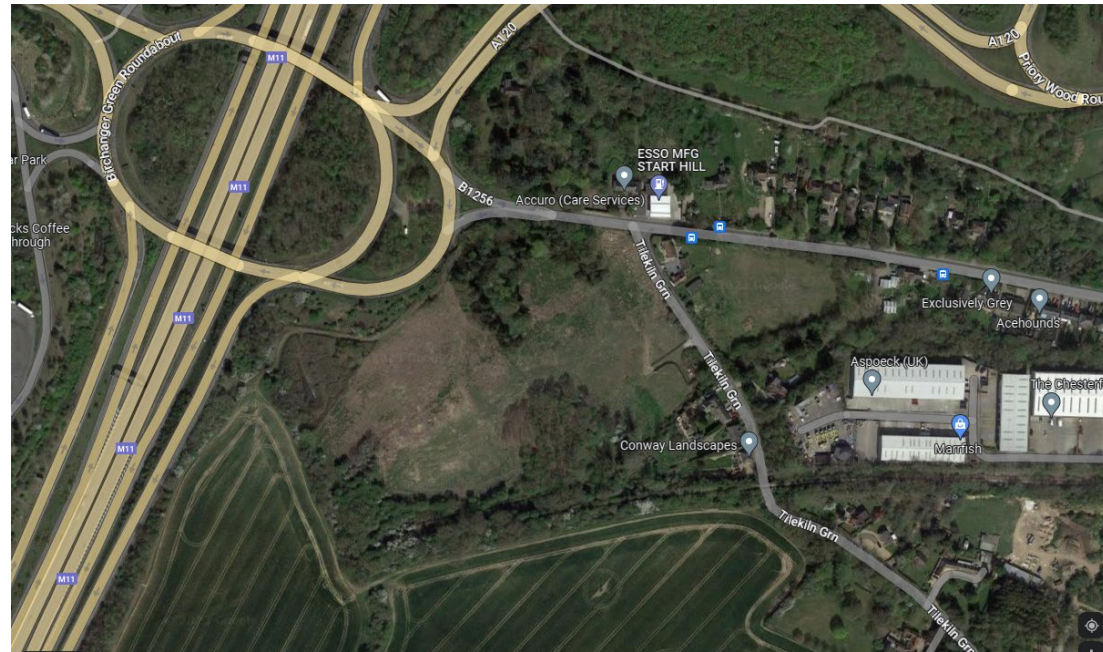
# UTT/23/0950/PINS

Land Tilekiln Green  
Great Hallingbury

# Location Plan



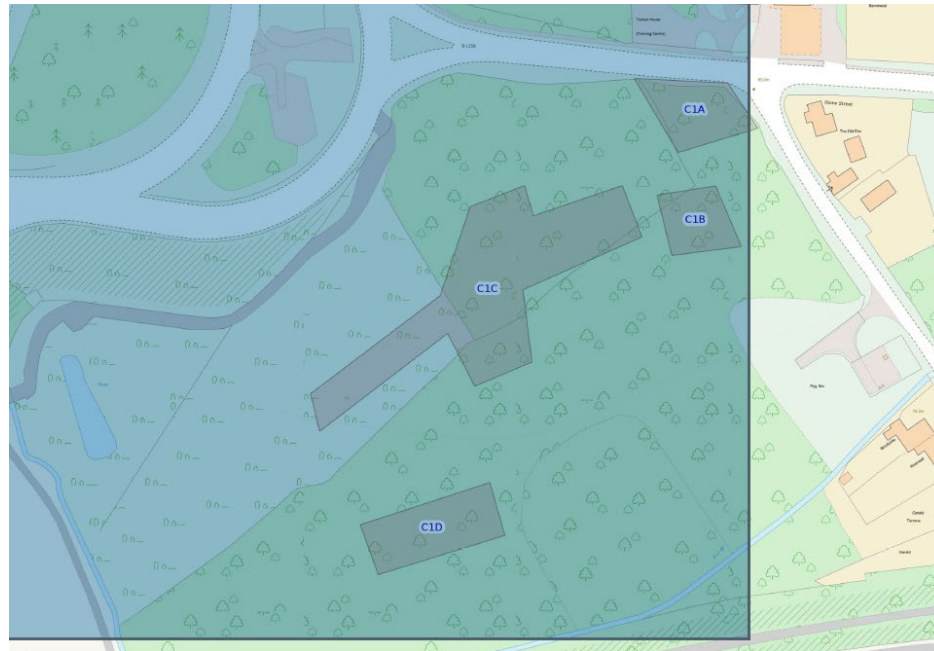
# Aerial View



# Previously Refused Application

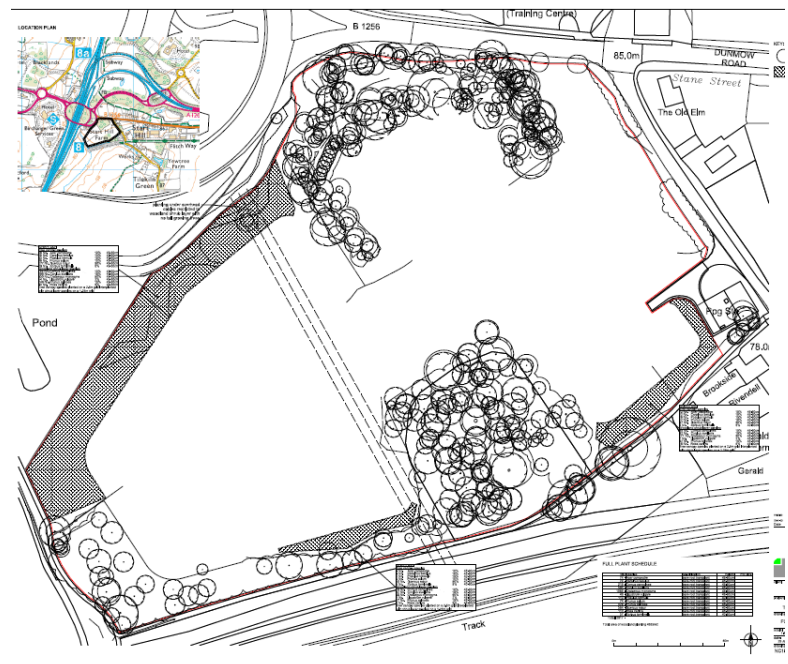


# Trees removed under licence





# Restocking Plan

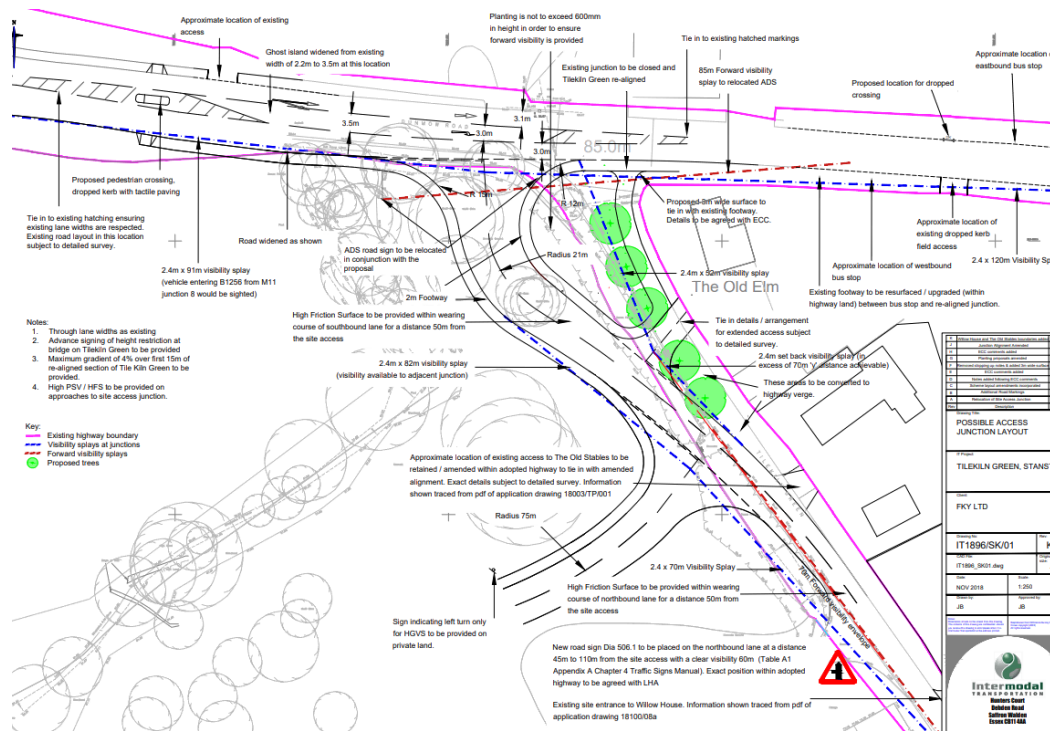




# Proposed previously refused Development



# Revised Access Junction



- Notes:
1. Through lane widths as existing
  2. Advance signing of height restriction at bridge on Tinkin Green to be provided
  3. Maximum gradient of 4% over first 15m of re-aligned section of Tinkin Green to be provided.
  4. High PSV / HGS to be provided on approaches to site access junction.

- Key:
- Existing highway boundary
  - Visibility splays at junctions
  - Forward visibility splays
  - Proposed trees

1	18100/00a	18100/00a
2	18100/00b	18100/00b
3	18100/00c	18100/00c
4	18100/00d	18100/00d
5	18100/00e	18100/00e
6	18100/00f	18100/00f
7	18100/00g	18100/00g
8	18100/00h	18100/00h
9	18100/00i	18100/00i
10	18100/00j	18100/00j
11	18100/00k	18100/00k
12	18100/00l	18100/00l
13	18100/00m	18100/00m
14	18100/00n	18100/00n
15	18100/00o	18100/00o
16	18100/00p	18100/00p
17	18100/00q	18100/00q
18	18100/00r	18100/00r
19	18100/00s	18100/00s
20	18100/00t	18100/00t
21	18100/00u	18100/00u
22	18100/00v	18100/00v
23	18100/00w	18100/00w
24	18100/00x	18100/00x
25	18100/00y	18100/00y
26	18100/00z	18100/00z

POSSIBLE ACCESS JUNCTION LAYOUT

TILEKIN GREEN, STANSTED

FKY LTD

IT1896/SK/01 K

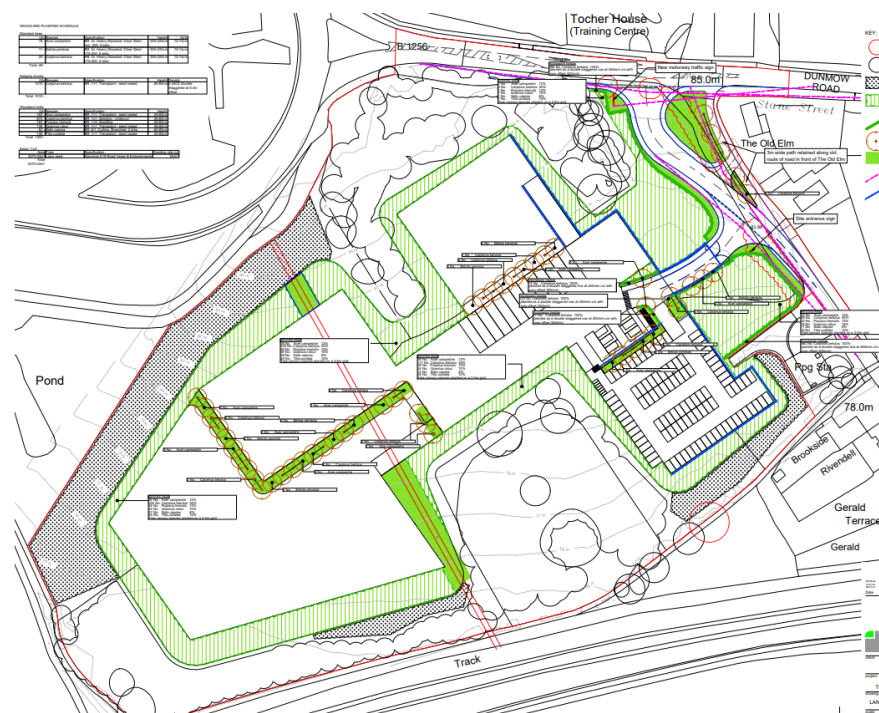
(1:1000, 3000 Aug) A1

NOV 2018 1:200

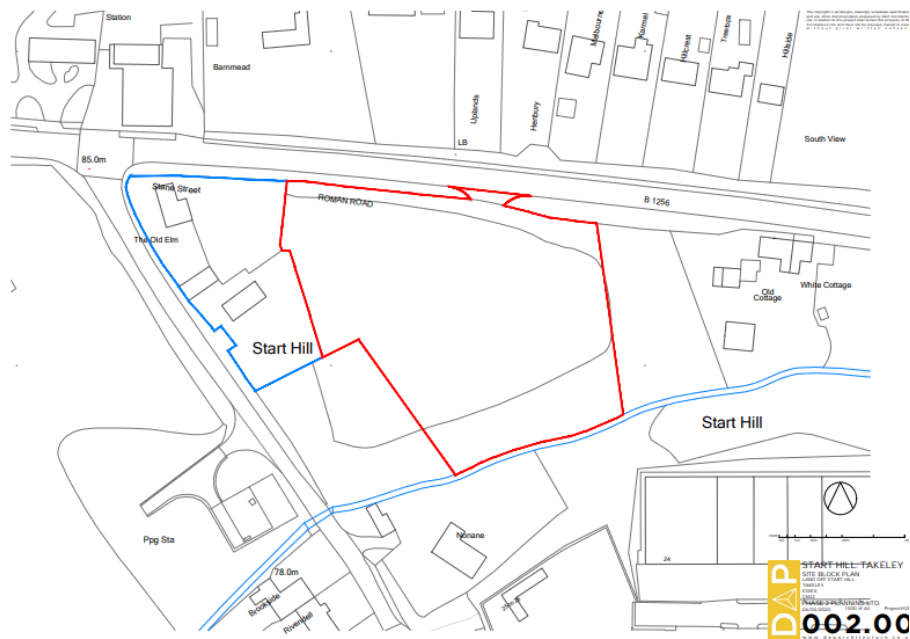
18100/00a



# Landscaping Proposals



# Application UTT/20/1098/FUL



# Previous Refusal Reasons

- Countryside Protection Zone . The proposed development by reason of its nature and magnitude would have a significant adverse impact on the existing open character and appearance of the site by filling an open gap. The proposed development would therefore be contrary to Policy S8 and S7 of the Uttlesford Local Plan (adopted 2005).
- Harm to setting and significance of the Listed Building. These proposals are therefore considered contrary to Policy ENV2 of the adopted Uttlesford Local Plan 2005 and the NPPF.
- Unacceptable material disturbance to occupiers of surrounding properties contrary to Uttlesford Local Plan policy GEN4
- The development fails to provide the necessary mechanism to secure the required provision of appropriate infrastructure to mitigate the development by way of lack of travel plan and associated monitoring fee £6,132, lack of financial contribution of £40,500 for the upgrade of the Flich Way, and monitoring fee of £426, contrary to Policy GEN6 of the Adopted Local Plan 2005

# UTT/23/0902/PINS

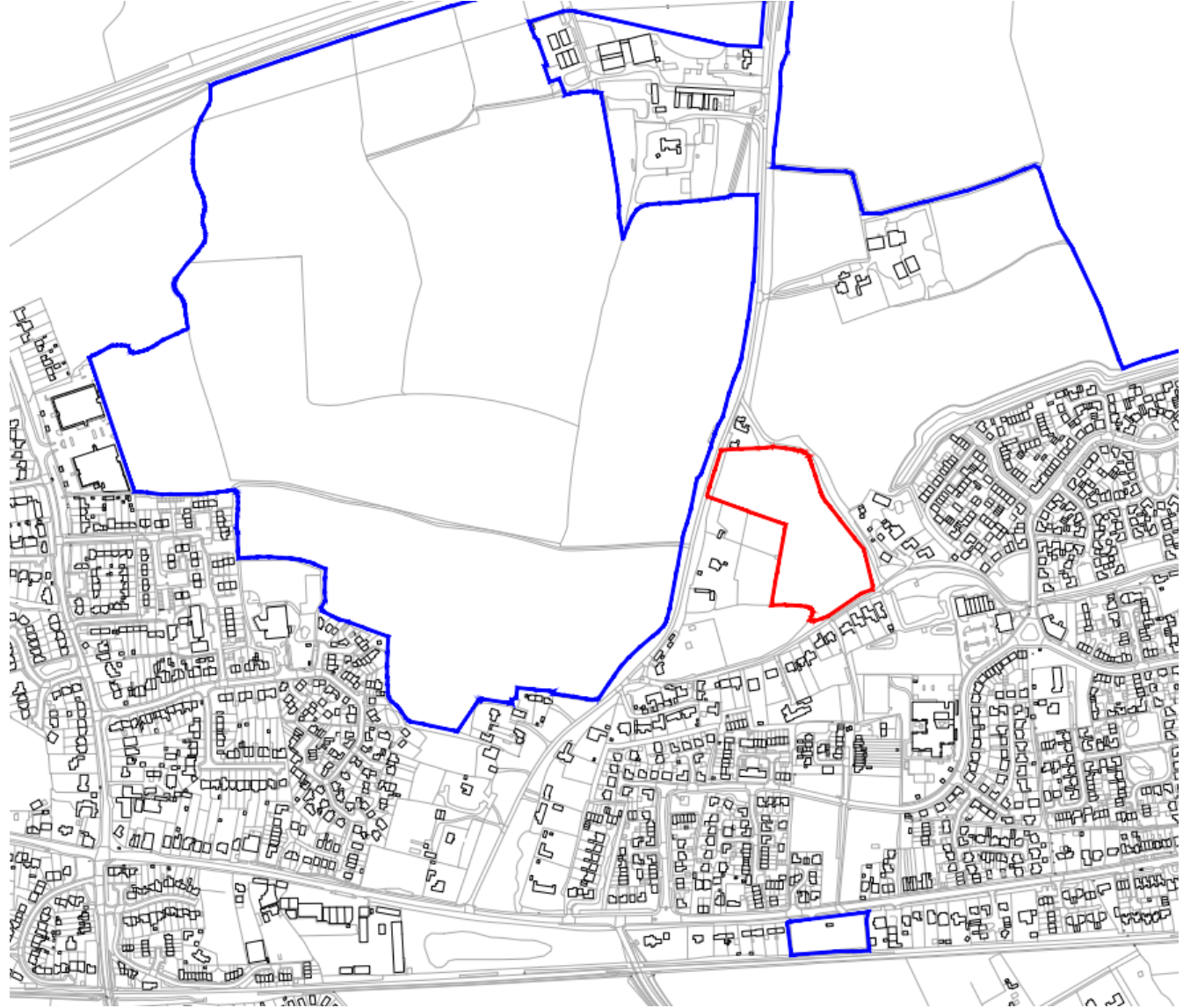
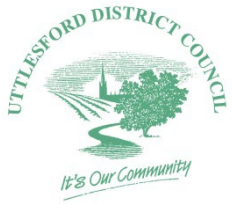
Land At Warish Hall Farm North Of Jacks  
Lane  
Smiths Green Lane  
Takeley



# Proposal

- Construction of 40 dwellings (Class C3), including open space, landscaping, and associated infrastructure. with associated landscaping and parking.
- Access to the site would be from Smiths Green Lane using the existing access point. The design provides a link from the East side of the Jacks site, to connect into an existing PRow.
- The site would feature an area of open space, including a Local Area of Play. This would total 1,900m<sup>2</sup>.
- Application submitted under S62A of the Town and Country Planning Act 1990 (as amended). To be determined by the Planning Inspectorate.

# Site Location



# Site Views



**VIEW 4** - View from PROW 48\_40 looking east across the Site towards Smiths Green.



**VIEW 5a** - View from Smiths Green looking south



# Site Views

Prior's Wood

Vegetation and built form along Smiths Green filters views towards the Site

Hollow Elm Cottage



**VIEW 6b** - View from Smiths Green looking north.

Vegetation along Site's southern boundary

APOL FILE REFERENCE  
2951-PS-07

Jack's Field

Jack's Lane

Payin



**VIEW 12:** View from Jack's Lane looking towards Jack's Field.

# Site Plan





# Landscape Plan





# Street Elevations



A Garden Village Street Scene A



B Garden Village Street Scene B

# Street Elevations



C Utlesford Village Street Scene C



D Utlesford Village Street Scene D

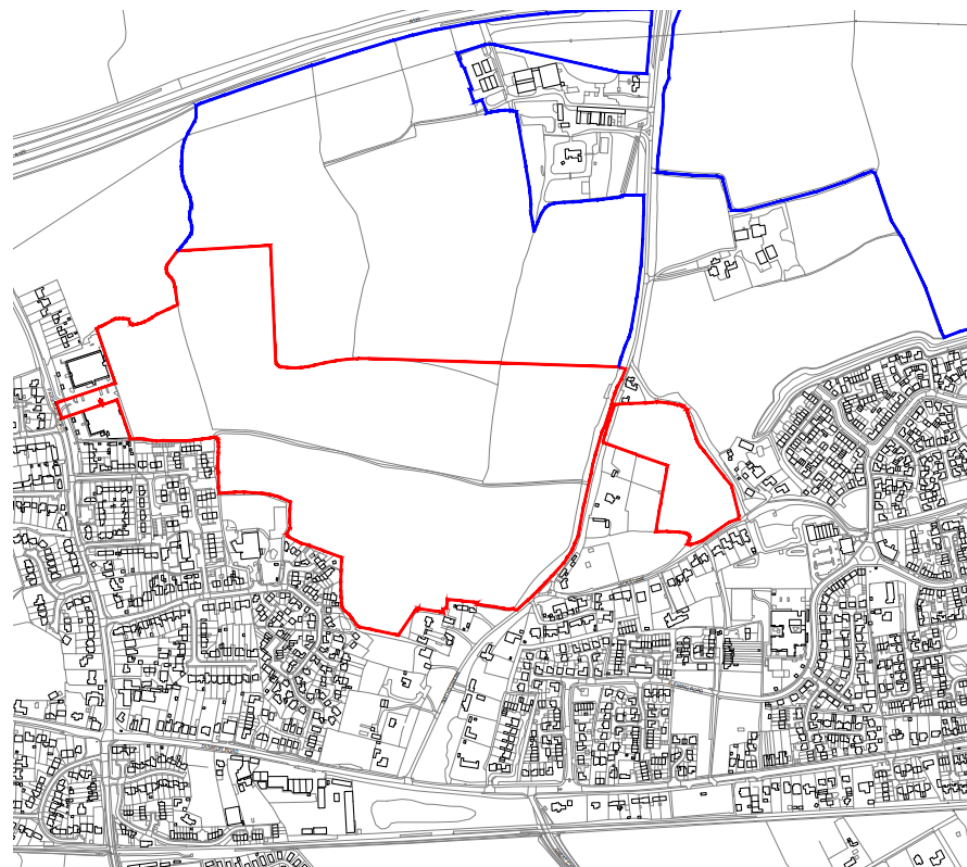
# Visualisations





# Previous Application

Part of a mixed-use development involving 188 dwellings, light industrial units and healthcare facility (UTT/21/1987/FUL).



# Previous Application



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.

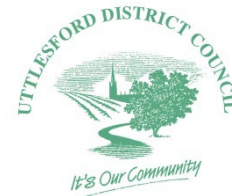
# Previous Appeal

Application dismissed at appeal 09/08/2022, (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.'*

*'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.'* (Para 33).

*'the site which comprises Jacks... is enclosed by mature boundary planting and existing development. This sense of enclosure means that these areas of the appeal site are largely separate from the wider landscape and the LVIA identified visual receptors. Accordingly, I consider the proposal would have minimal effect in terms of landscape character and visual impact in respect of these areas.'* (Para 22).

# UTT/22/3126/FUL



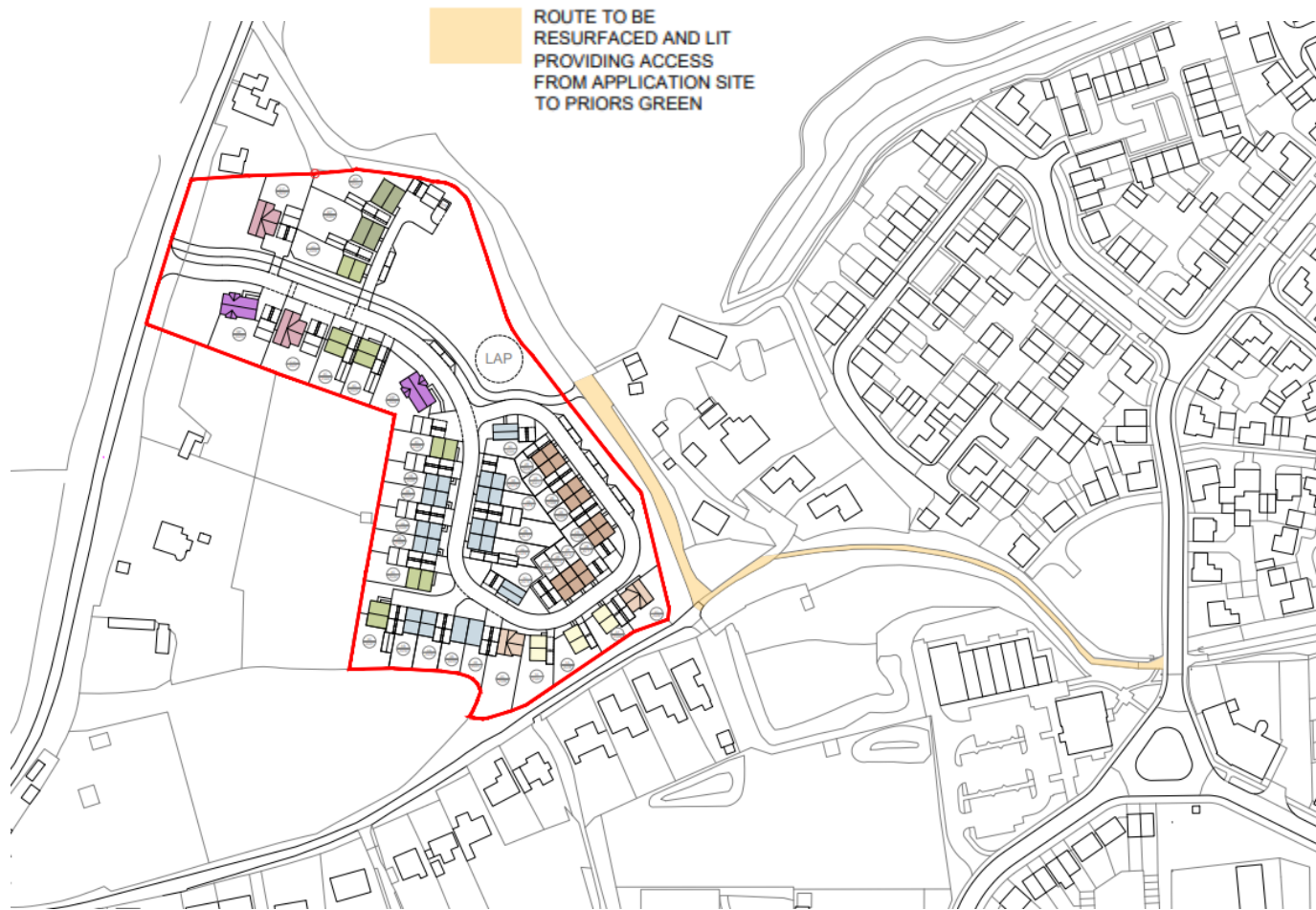
Live corresponding full application in with the local authority – not yet determined.

Consultee Comments received:

- Design Officer – design / layout / scale is acceptable.
- Heritage Officer – Less than substantial harm to 1 no. designated heritage asset (Hollow Elm Cottage - Grade II).
- ECC SuDS – No objections in terms of flooding / drainage, subject to conditions.
- ECC Highways – Proposal would not meet with the requirement for adoption by ECC. No highway safety concerns.
- Place Services Ecology Team – Holding objection due to potential impacts along PRow.
- Housing Officer – Acceptable, subject to First Homes provision.



# PRoW Works



# Summary

## **Benefits:**

- 40 residential units with 40% affordable. Council unable to demonstrate a 5-year housing land supply.
- Provision of public open space and Local Area of Play, along with the inclusion of a pedestrian link to PRow 48/25.

## **Adverse:**

- The open character of the CPZ would be reduced and there would be a 'minimal' visual impact on the character and appearance of the area.
- Less than substantial harm caused to the setting of Grade II listed Hollow Elm Cottage, with the level of harm caused at the low end of the scale.
- Comments are to be sent to PINS.

# UTT/22/2900/OP

Land West Of Walden Road/ East Of  
Watling Lane  
Thaxted

# Proposal

- Outline application with all matters reserved except access, for the development of the site for up to 67 residential dwellings, 40% of which would be affordable.
- Accessed primarily from Walden Road to the north of dwellings along Little Maypole. A combined pedestrian and cycle route is proposed from the Site on to Watling Lane.
- Height of dwellings limited to 2 storeys, with a development density of 27 dwellings per hectare.
- The proposal would include an area of public open space in the centre of the site, a children's play space and a community orchard.

# Site Location





# Site Views



# Wider Site Views



# Illustrative Plan





# Previous Application

Determined in 2014, an outline application, with all matters reserved except for access, proposed up to 120 dwellings with the provision of open space with recreational facilities (UTT/14/1033/OP).

Dismissed at appeal with the Inspector stating that the proposal would result in substantial harm to the character and appearance of the surrounding area, and 'less than substantial', but nevertheless significant harm to the significance of the Grade I listed St John the Baptist church that would not be outweighed by the public benefits.

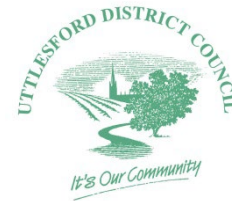
Since the determination of the previous application, there has been an updated iteration of the NPPF (2021) and the adoption of the Thaxted Neighbourhood Plan (2019) which are material considerations. The NP notes that the site has a low landscape capacity to accommodate residential development.

# Previous Application





# Previous Application



Determined in 2014. That proposal involved an outline application, with all matters reserved except for access, for residential development, for up to 120 dwellings, provision of open space with recreational facilities (UTT/14/1033/OP).

Dismissed at appeal with the Inspector stating that the proposal would result in substantial harm to the character and appearance of the surrounding area, and 'less than substantial', but nevertheless significant harm to the significance of the Grade I listed St John the Baptist church that would not be outweighed by the public benefits.

The Inspector considered the proposal in the context of a lack of a 5-year housing land supply.

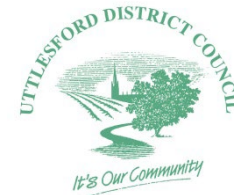
# Appeal Decision

*'The site is visually very important in relation to its contribution to the setting of the town of Thaxted and much more so than some of the other fields around the town, because of the way that the site slopes steeply away from the town perimeter towards the river Chelmer. The slope makes the field extremely prominent in many views from the north and west. Principally, these are from a considerable number of footpaths that cross the landscape on the opposite side of the river Chelmer.'* (Para 16).

*'Because of a lack of intervening vegetation along much of these routes, views to the town of Thaxted are continually prominent when walking towards the town, providing pleasing and important vistas of the town and church.'* (Para 16).

*'I appreciate that the number of houses could be reduced to, say, that as illustrated in the up to 100 dwelling scheme or even less, but because of the slope of the land I still consider that this would cause major harm to the character and appearance of the area. I am unable to envisage how even a small number of houses could be acceptably located on the site.'* (Para 17).

# Summary



- Council unable to demonstrate a 5-year housing land supply.
- Neighbourhood Plan over 2 years old.
- Whilst the scale of the proposal has been reduced, the site circumstances have not changed significantly, nor have the policy considerations from the dismissed appeal.
- Visual harm caused to the landscape character of the countryside would be significant.
- Less than substantial harm to the visual significance of the Grade I listed St John the Baptist church (Moderate to high end of the scale).
- The proposal would therefore fail to overcome the reasons for refusal as part of the previous application at the site that were upheld at appeal.
- Officers therefore recommend the application be refused for the reasons set out in the Officer Report.

**UTT/22/3094/FUL**

**Land To The North Of  
Birchanger Lane  
Birchanger**







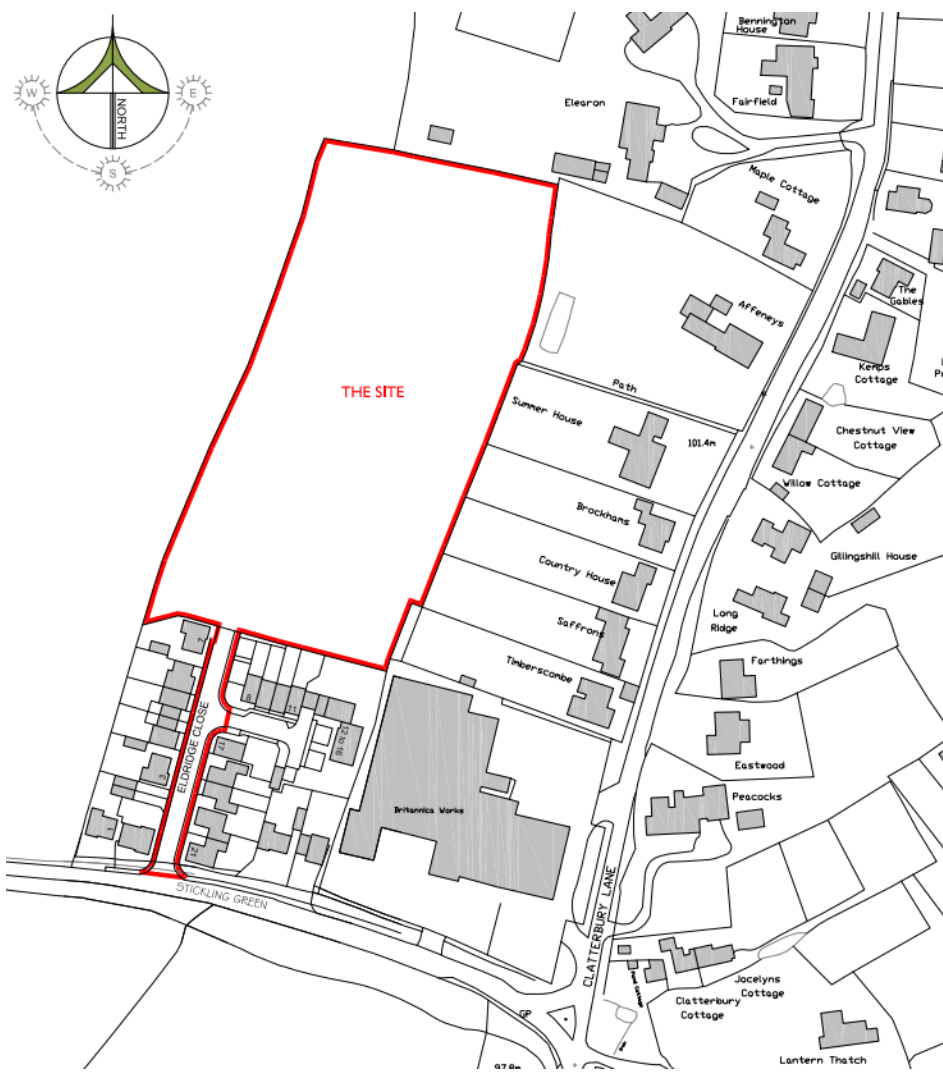


UTT/22/1578/OP

Land To The North Of  
Eldridge Close  
Clavering



# Location Plan



# Indicative Layout Plan





# Indicative Street Scene



ILLUSTRATIVE STREET SCENE

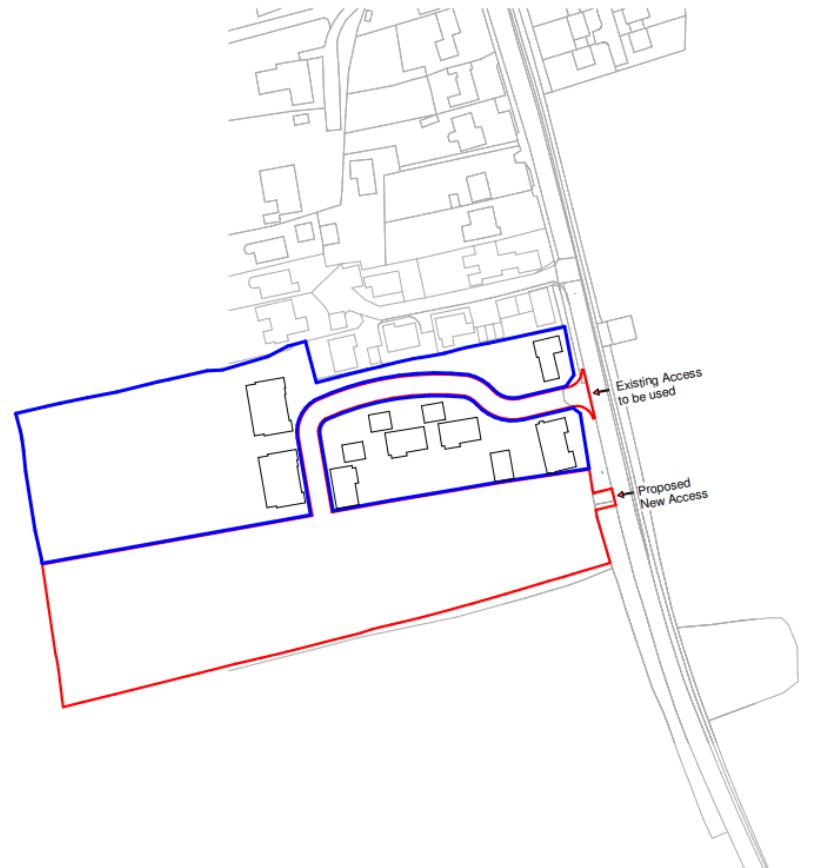




**UTT/22/1706/FUL**

**Bricketts  
London Road  
Newport**

# Location Plan



# Layout Plan





# Proposed Elevations



**HT E Front**  
1:100



**HT E Left**  
1:100



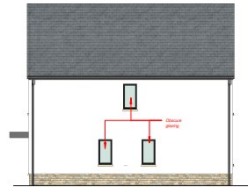
**HT H Front**  
1:100



**HT H Left**  
1:100



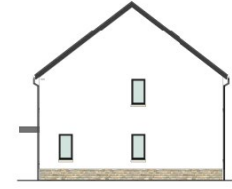
**HT E Rear**  
1:100



**HT E Right**  
1:100



**HT H Rear**  
1:100



**HT H Right**  
1:100

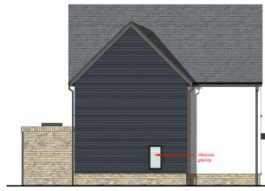
Plot 1

Plots 8,9,10,11

# Proposed Elevations



HT C Front  
1:100



HT C Left  
1:100



HT B Front  
1:100



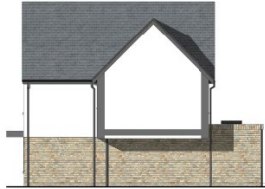
HT B Left  
1:100

Plots 2 & 3

Plots 4 & 5



HT C Rear  
1:100



HT C Right  
1:100



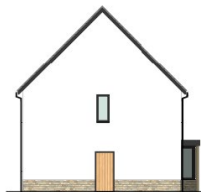
HT B Rear  
1:100



HT B Right  
1:100



HT F Front  
1:100



HT F Left  
1:100



HT D Front  
1:100



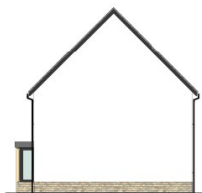
HT D Left  
1:100

Plot 6

Plot 7



HT F Rear  
1:100



HT F Right  
1:100



HT D Rear  
1:100



HT D Right  
1:100

# Perspective Drawings





# Site Photos



Southern Boundary



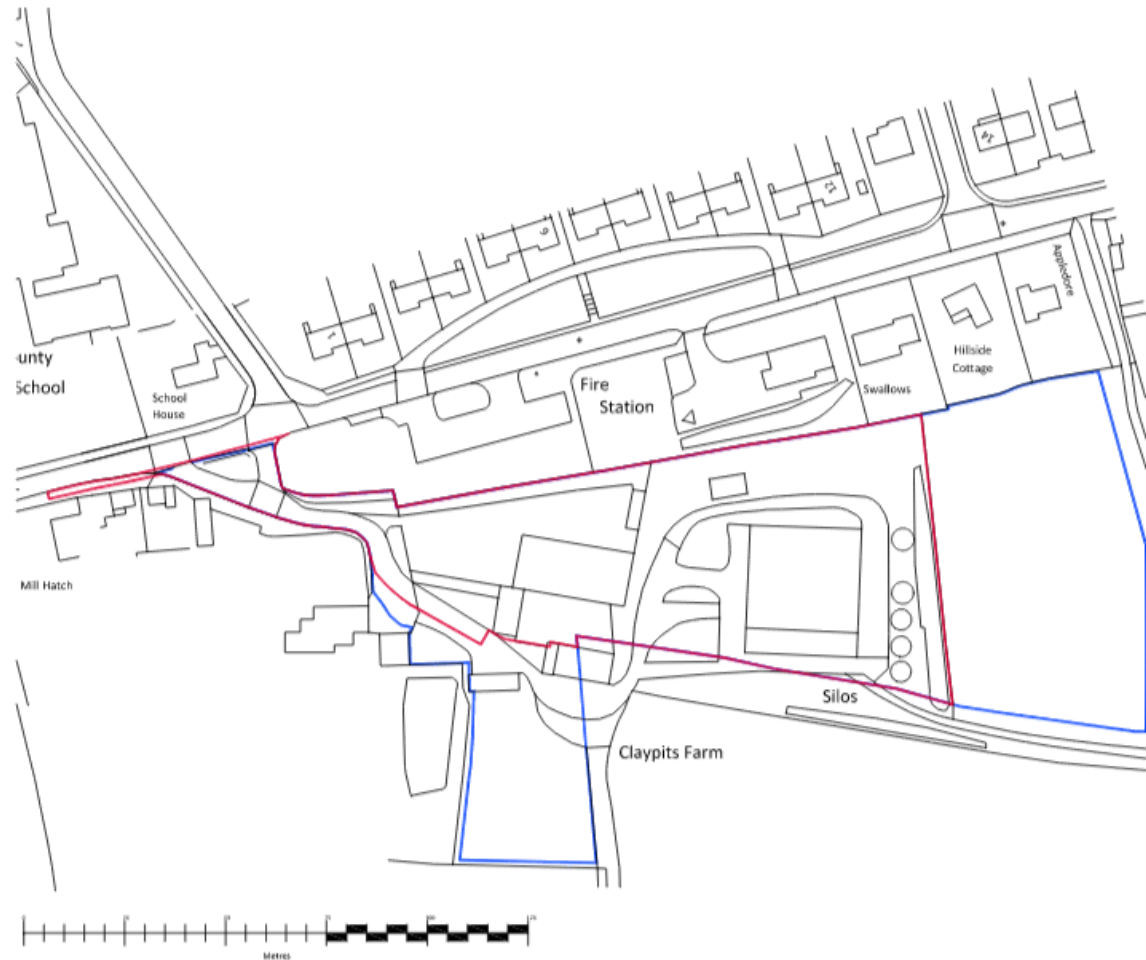
Views to west of the site and recently constructed dwellings on neighbouring site.

**UTT/23/0526/FUL**

**Claypits Farm  
Bardfield Road  
Thaxted**



# Location Plan



# Photo/Entrance to Site.



# Existing Site Layout



# Proposed Site Layout



# Summary

- The amendments proposed are small in scale.
- No objections from any consultees or Neighbours
- In accordance with Local and National Policy.



**UTT/23/0638/FUL**

**Stane House  
77 High Street  
Dunmow**



# Proposed Block Plan



# Existing and Proposed Lower Ground Floor



# Existing and Proposed Elevations



EXISTING SOUTH-EAST ELEVATION



PROPOSED SOUTH-EAST ELEVATION



# Photos



# Photos





# Photos



# UTT/23/3020/FUL

Newport Road  
Saffron Walden

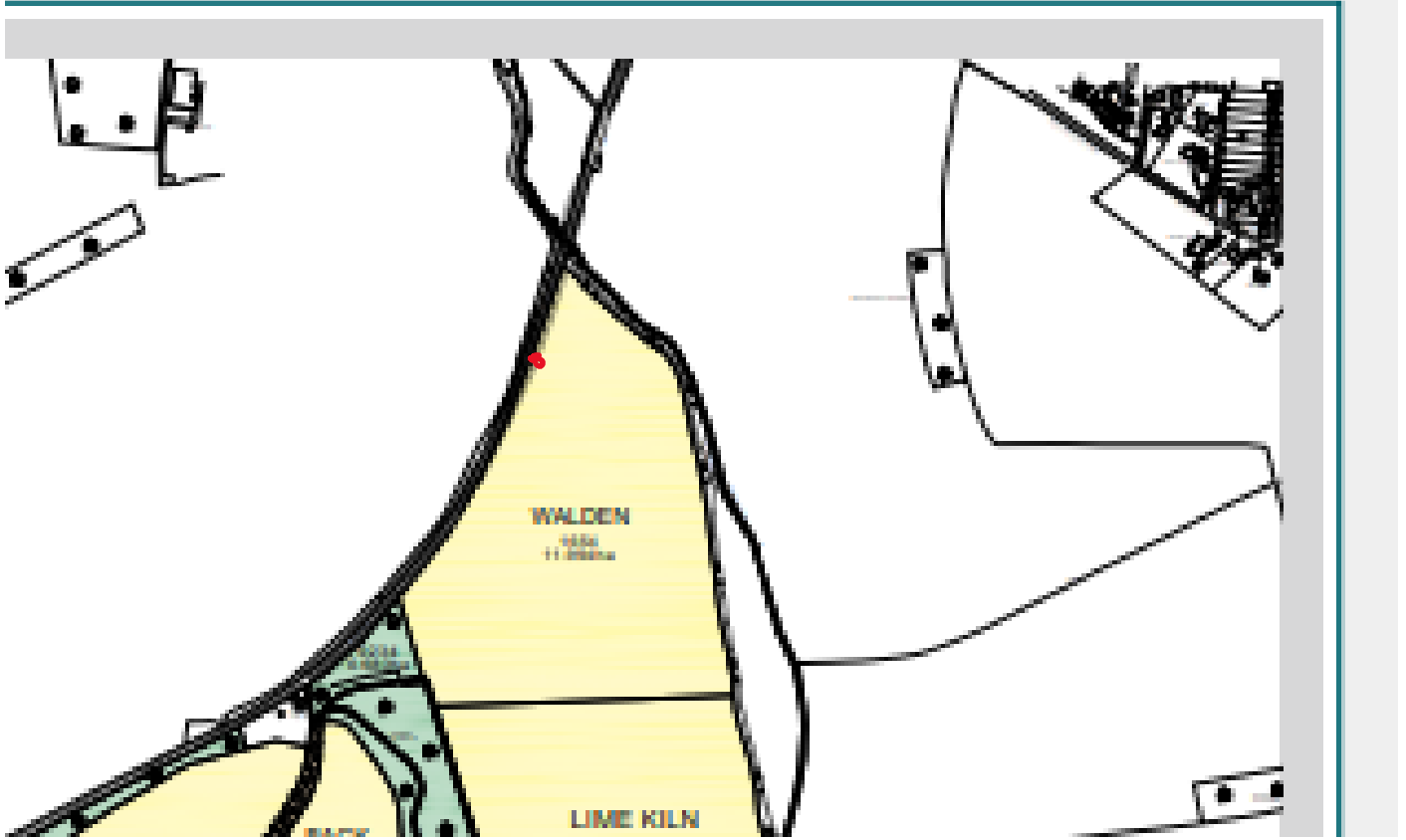
# Location Plan





# Land Ownership Cllr Emanuel Question





# Photo 1



# Photo 2



# Photo 3





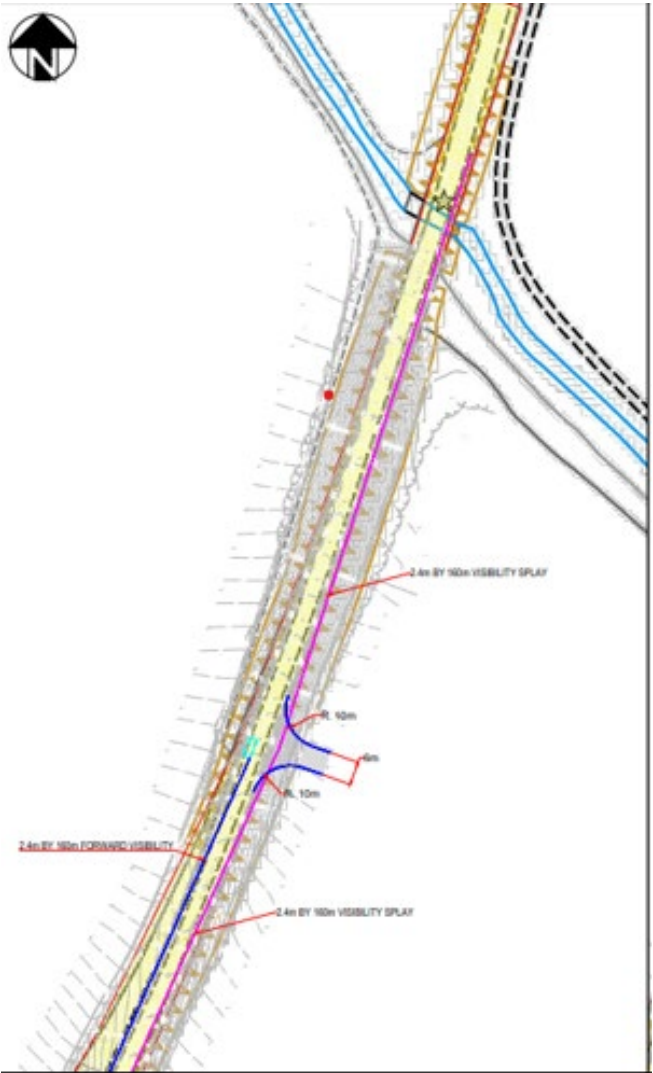
# Photo 4



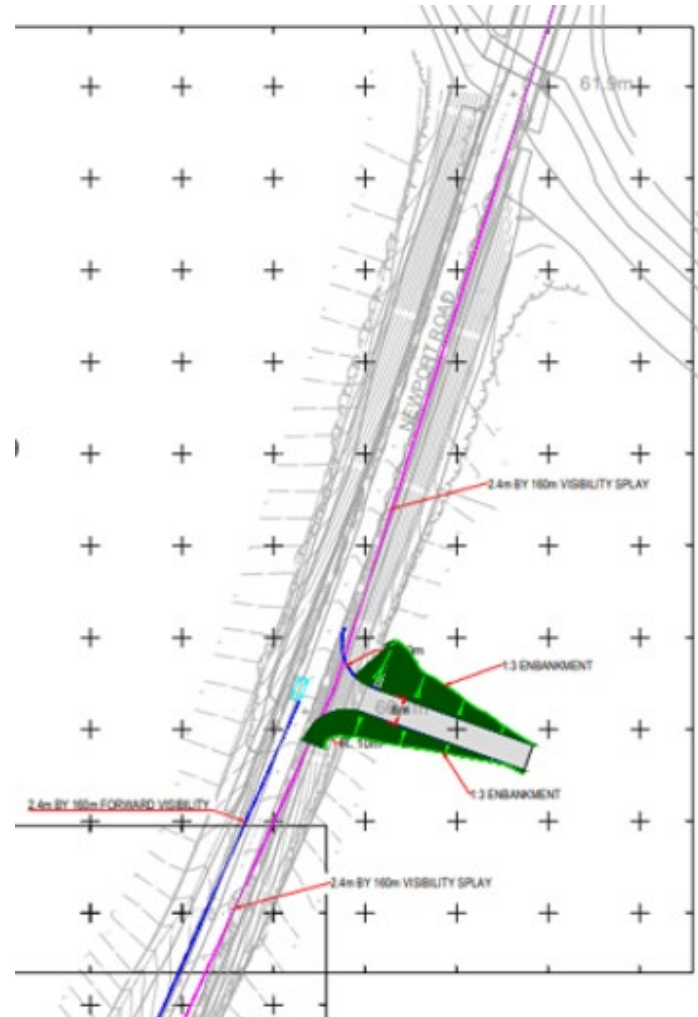
## Cllr Bagnall Question/ Visibility Splays

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Speed/mph	Metres
11 to 15	17m
16 to 20	25m
21 to 25	33m
26 to 30	43m
31 to 35	54m
36 to 40	65m
41 to 44	120m
45 to 53	160m
54 to 62	215m
63 to 75	295m



# Embankment Size



# Summary

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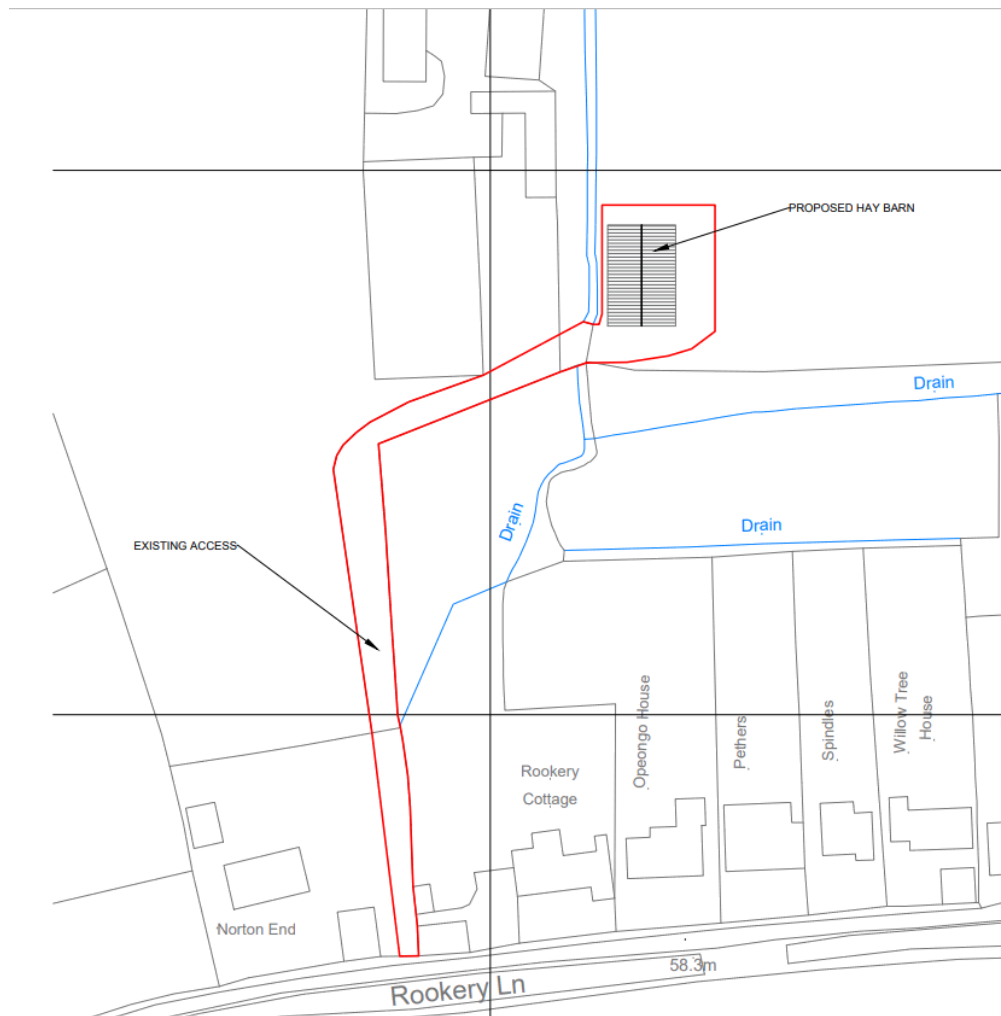
- The proposed access can achieve the required visibility splays
- No objections from Highways
- The proposals will not have any undue adverse effects on ecology or landscape.



**UTT/23/0036/FUL**

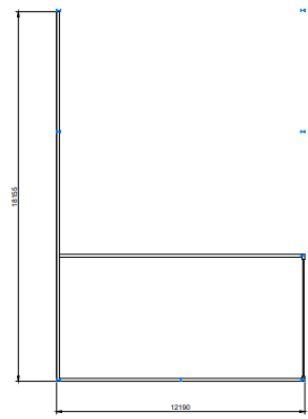
**Land At Norton End  
Rookery Lane  
Wendens Ambo**

# Location Plan



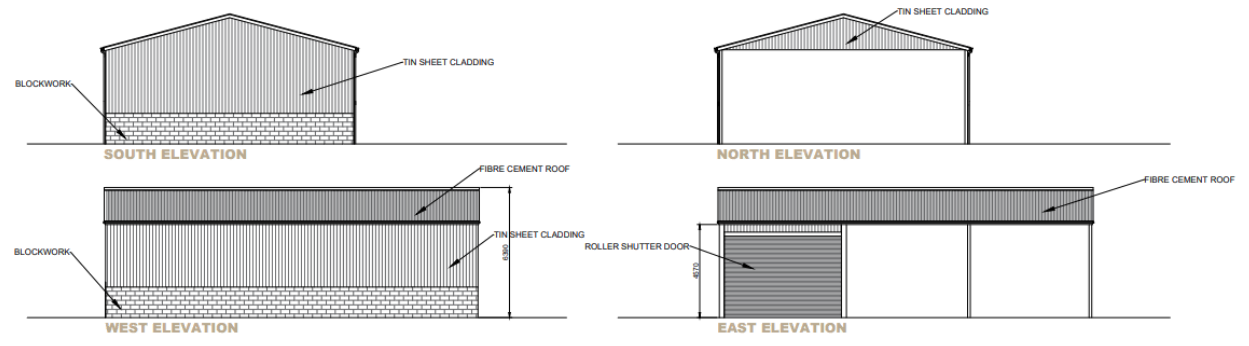
# Proposed Elevations/ Floor Plan

**FLOOR PLAN**  
Scale 1:100



18m x 12M  
Eaves – 4.5  
Ridge – 6.3m  
Cladded walls on brick plinth  
Fibre cement roof

**ELEVATIONS**  
Scale 1:100



# Site Photos

