

# Planning Committee

## 5<sup>th</sup> July 2023

# UTT/22/0457/OP

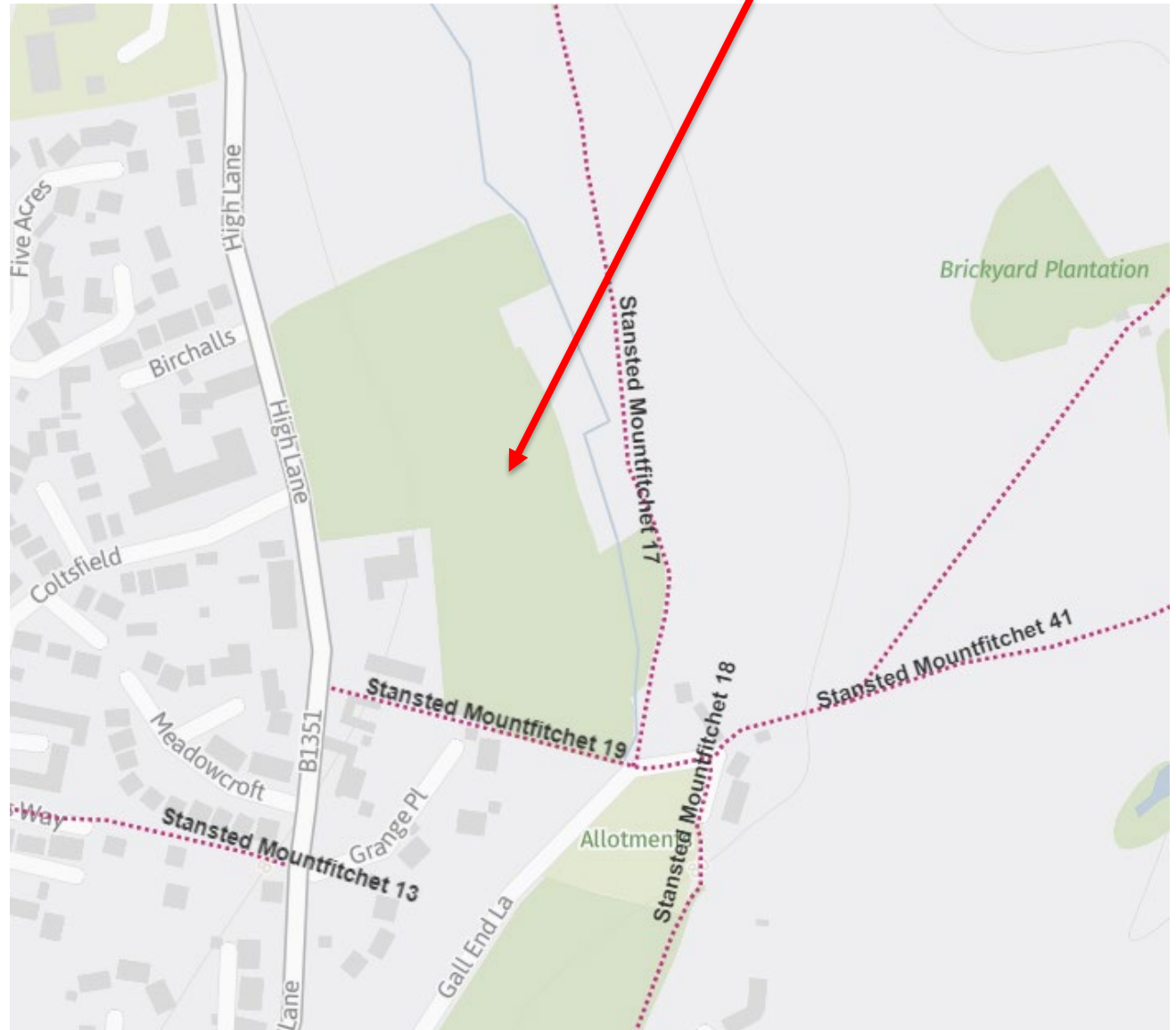
## Land to the East of High Lane, Stansted

# Location Plan



# Public Rights of Way (Prow)

Application Site





# Indicative Site Plan



# Indicative Street Scene & Materials



1. Red Brick 1



2. Red Brick 2



3. Red Brick 3



4. Buff Brick 1



5. Buff Brick 2



6. Grey Roof Tiles



7. Red / Brown Roof Tiles



8. Red Roof Tile



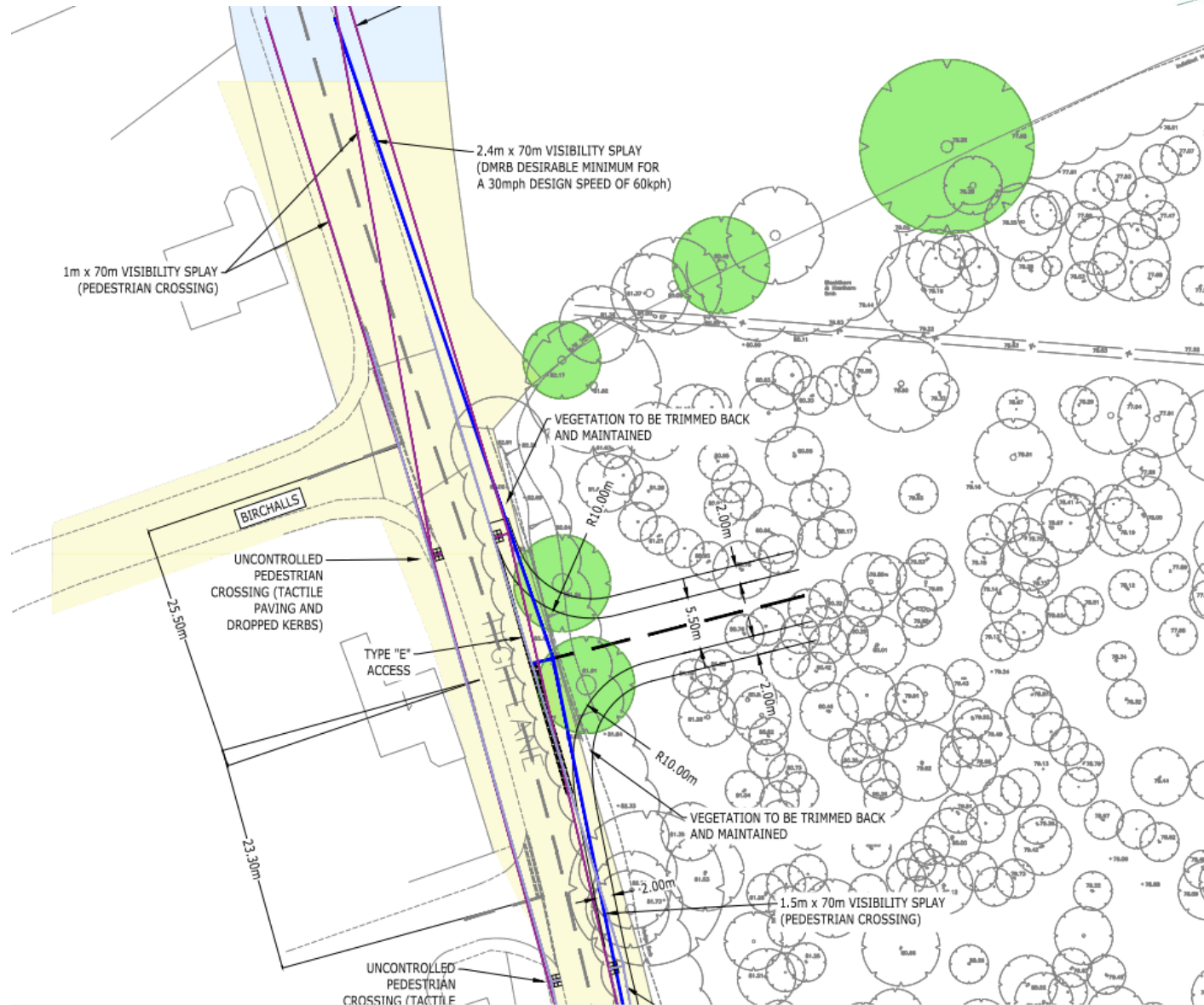
9. Tudor Boarding



10. Pastel Render



# Proposed Site Access





# View south east towards the Site from Birchalls



# View south west towards the Site from PRow





# View south towards the Site from PRow

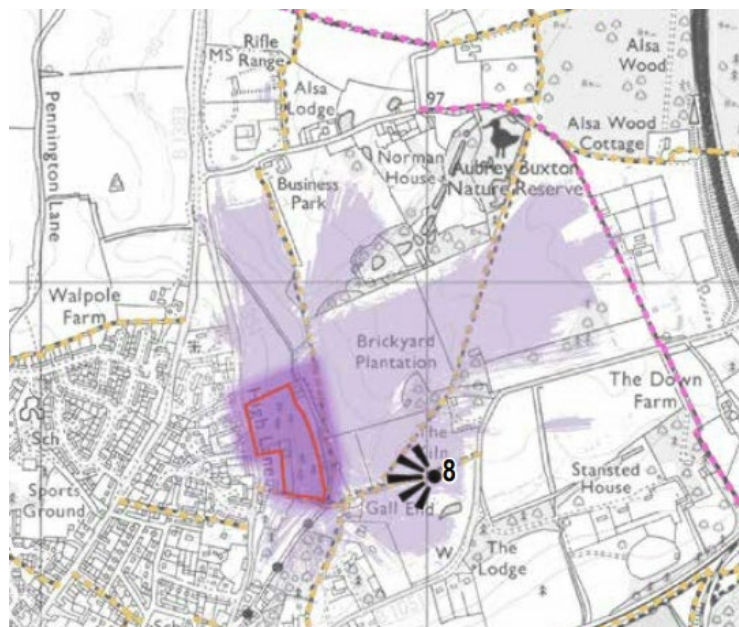


# View north west towards the Site from PRow and Gall,End Lane

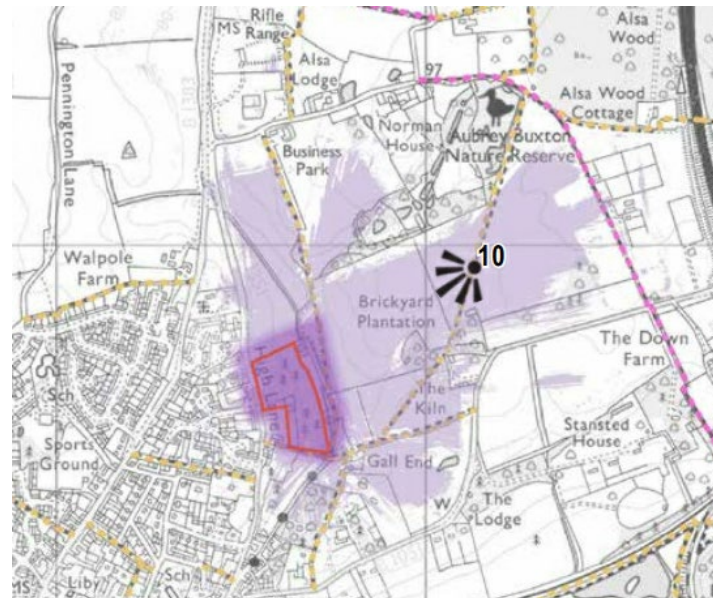




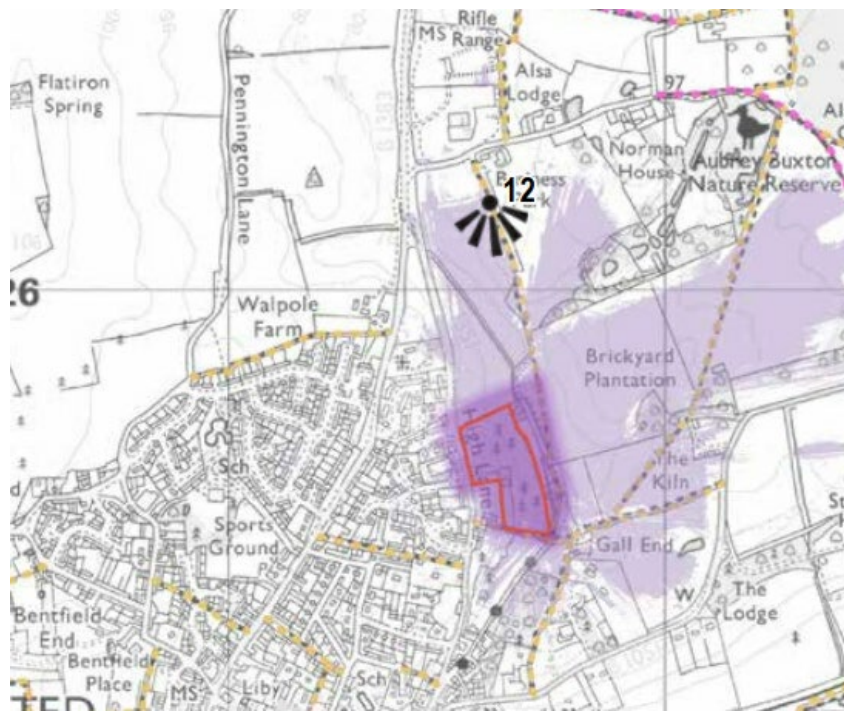
# View west towards the Site from PRow



# View south west towards the Site from PRow



# View south towards the Site from PRow





# UTT/22/2519/DFO

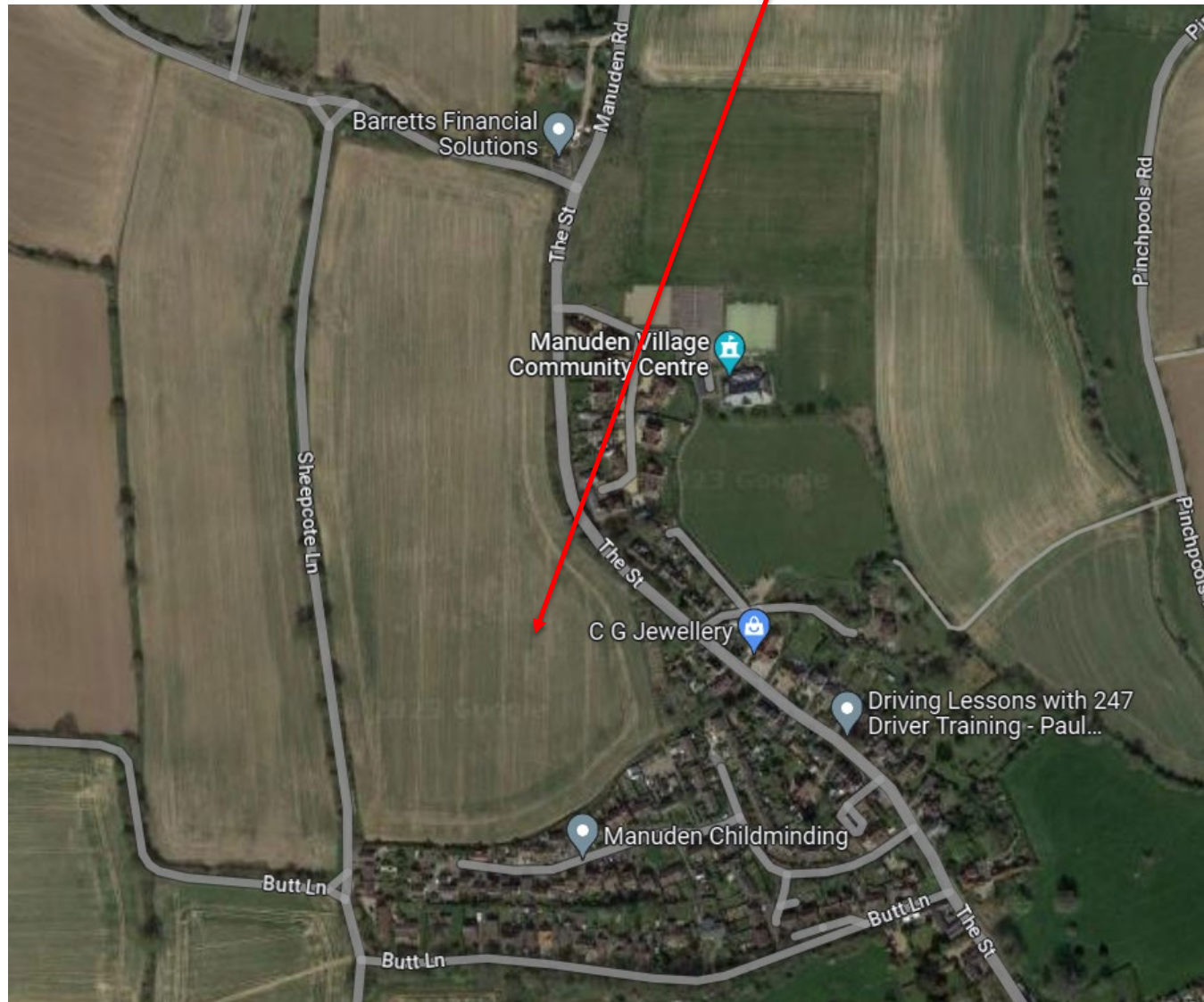
Land to the North of Stewarts Way,  
Manuden

# Location Plan

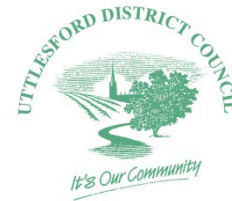


# Aerial View of Application Site

Applications Site



# Local Designations



Application Site



-  Listed Buildings
-  PRoW
-  Conservation Area



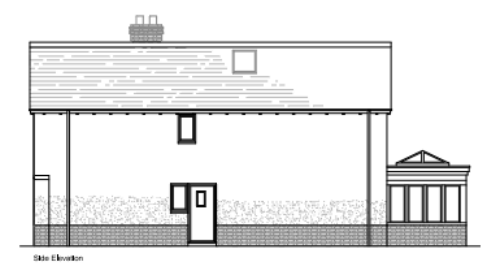
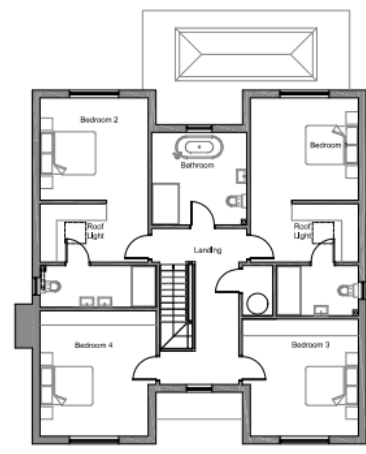
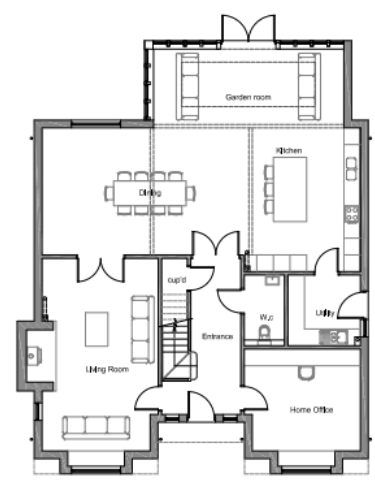
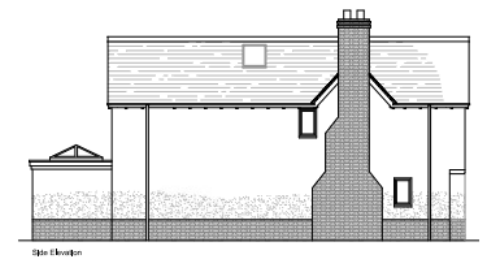








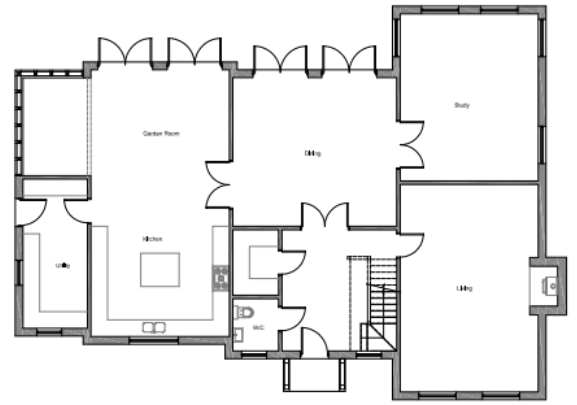
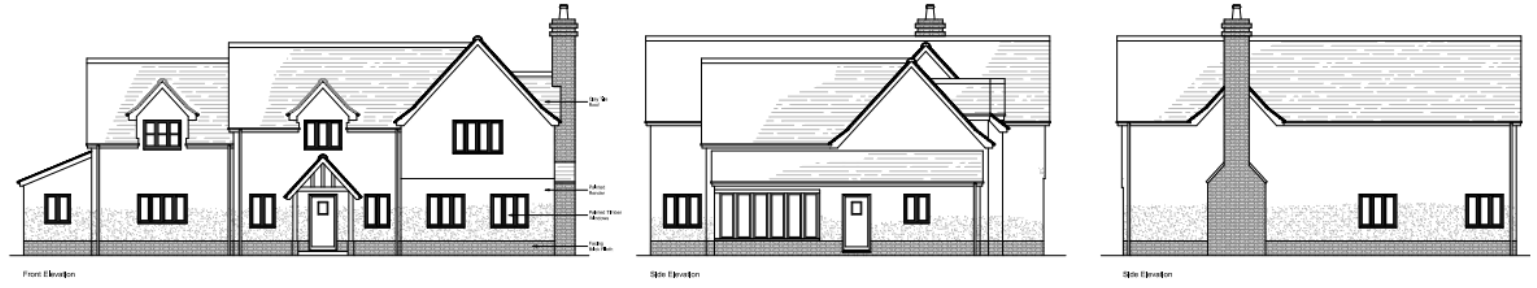
# Proposed Plans (Plot 13)



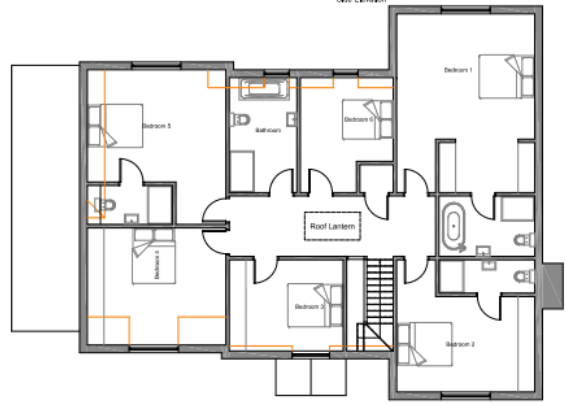
Plot 13

NO	DESCRIPTION	DATE	BY

# Proposed Plans (Plot 16)



Plot 16 GIA: 370m<sup>2</sup>  
1:100 GROUND FLOOR LAYOUT



1:100 FIRST FLOOR LAYOUT

**Plot 16**

NO.	DESCRIPTION	DATE
A	Final Plan Forward to Walsh Site Layout	10/11/2022

486 - Land North of Stowarts Wav. Manuden

# Proposed Plans (Plot 18)



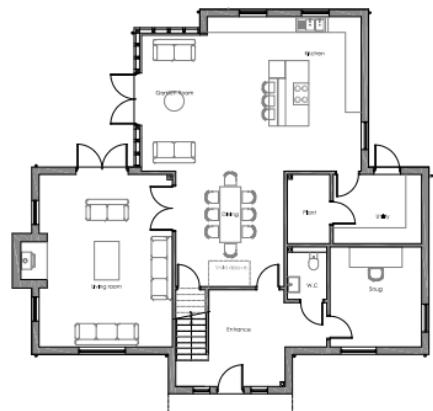
1:50 Front Elevation  
 0 1 2 3 4 5m  
 Scale Bar



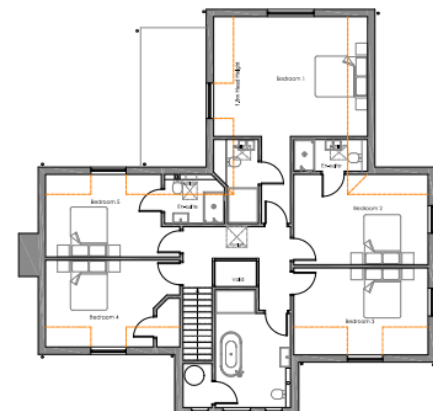
1:50 Side Elevation



1:50 Side Elevation (garage & lift omitted)



Plot 18 GIA: 333m<sup>2</sup>  
 1:100 GROUND FLOOR LAYOUT



1:100 FIRST FLOOR LAYOUT



1:50 Rear Elevation

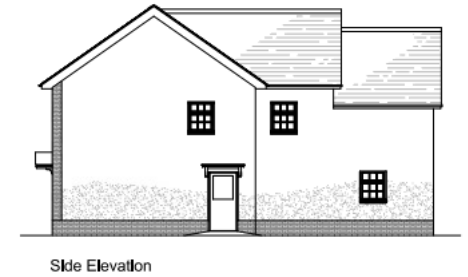
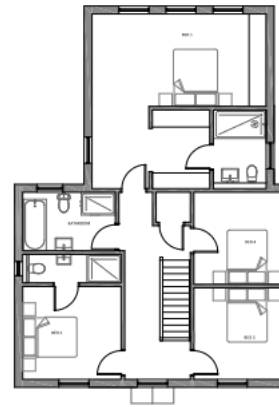
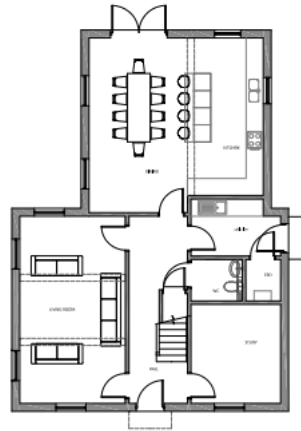
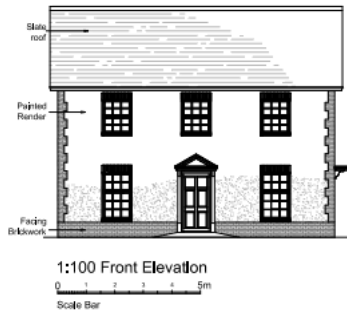
Plot 18

DATE	DESCRIPTION	BY	CHK

*Pelham Structures*



# Proposed Plans (Plot 22)



Plot 22

DATE	DESCRIPTION	BY

*Felham Structures*

# Proposed Materials

## CLAY TILE AND SLATE



## TIMBER BOARDING



## RENDER



## FLINT



## BRICK







# Proposed Resource Centre Building



# Proposed Nursery Building



Front Perspective



Rear Perspective



Client	Project Name	Date	



486 MAN - Nursery			
Nursery Perspectives			
1:117.17, 1:123.69	09/12/2022	Drawing No.	
A2 Paper	SJT	486 x 2602	

All dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt, ask.



**UTT/23/0164/FUL**

**Land at Pound Hill**

**LITTLE DUNMOW**



## UTT/23/0164/FUL

**Address:**

Land At Pound Hill  
Little Dunmow

**Proposal:** S73 Variation of Condition 23 (approved plans) of UTT/19/1789/FUL (Residential development comprising 14 dwellings - use class C3, vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure.



Area view of previously approved app UTT/18/0440/OP



## Previous application on site: UTT/18/0440/OP

**App Reference:** UTT/18/0440/OP

**App Received:** 14.02.2018

**Proposal:** Outline application, with all matters reserved except for accesses and structural landscaping, for a residential development comprising up to 18 dwellings (use class C3), vehicular accesses, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure.

**Decision:** the application was refused for one reason;

**App Determined:** 06.11.2018

**RFR:** The indicative development, in particular the indicative layout, would result in an overdevelopment which would create a non linear and cramped development that would result in an adverse impact on the front street scene and visual impact into the open space beyond and so the proposal would be contrary to Uttlesford Local Plan Policy GEN2.

**Appeal Ref:** APP/C1570/W/19/3228069

**Appeal Received:** 06.12.2019

**Decision:** the appeal was allowed but associated costing was refused by the Inspector.

**Key findings:** Future residents would be within walking distance of some facilities and a bus route passes the site.

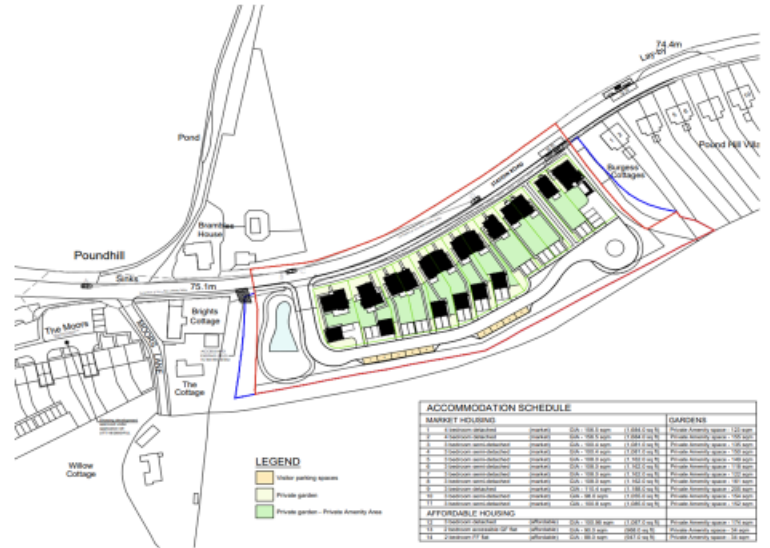
Whilst the scheme would urbanise the setting of listed buildings, adequate buffer could be retained if the western extent is left undeveloped in the way indicated on the indicative layout. As such, no harm is identified to the listed properties adjacent.

18 homes at the appeal site would not result in an inherently unacceptable layout that would harm the character and appearance of the area.

Benefits of the appeal scheme include a contribution towards the housing supply and affordable housing.



Previous application: UTT/19/1789/FUL approved



## Example of designs app UTT/19/1789/FUL

PROPOSED LAYOUT - PLOT 1  
General Elevation - March 2021



PROPOSED LAYOUT - PLOT 7, 8  
General Elevation - March 2021



# Proposed Site Section UTT/19/1789/FUL

## PROPOSED LAYOUT - PLOT SITE SECTIONS

Updated drawing - March 2021





## Previous application on site: UTT/19/1789/FUL

**App Reference:** UTT/19/1789/FUL

**App Received:** 22.07.2019

**Proposal:** Residential development comprising 14 dwellings (use class C3), vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure.

**Decision at Committee:** the application was approved subject to conditions;

**App Determined:** 20.05.2021

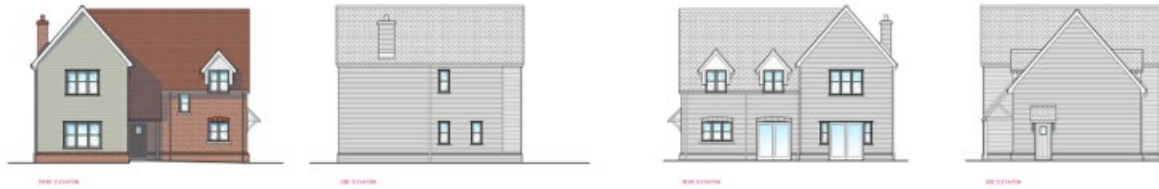
### Key Findings:

- Principle already established as result of the allowed permission by the Inspector.
- The housing benefits of the proposal at this sustainable location are a material consideration and would outweigh the less than substantial harm identified by place services Heritage officers.
- Highways had no objection subject to s106 agreement.
- 3 no. affordable housing units are being provided at the site, which represents 21.5% on-site affordable housing provision.
- No objection from ecology and landscape officer subject to conditions

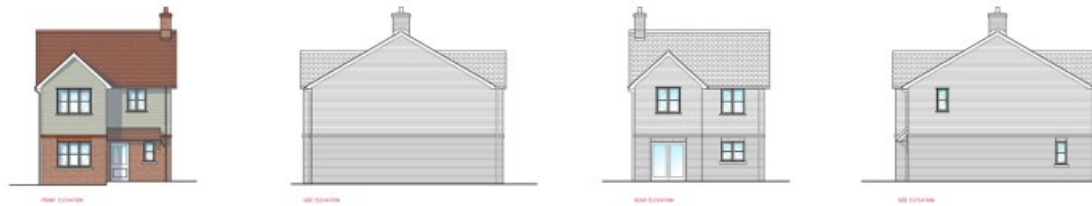
# Current application proposal (UTT/23/0164/FUL)



## Example of designs (UTT/23/0164/FUL)



Plot 1



Plot 7



## Proposed Site Section (UTT/23/0164/FUL)





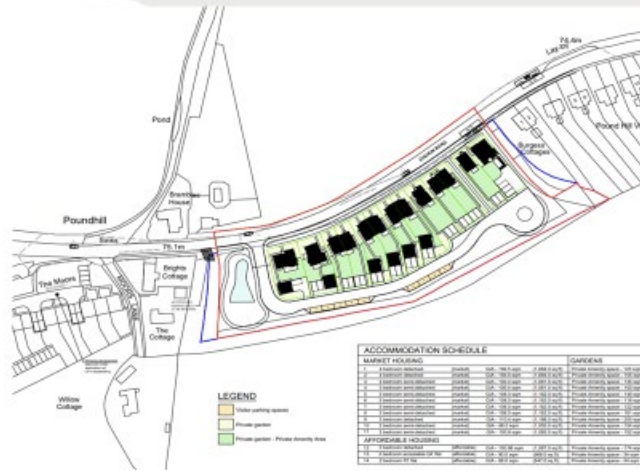








# Comparison Site Plan



Site Plan: UTT/19/1789/FUL

ACCOMMODATION SCHEDULE			
MARKET HOUSING		GARDENS	
1	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
2	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
3	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
4	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
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12	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
13	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
14	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
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16	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
17	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
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21	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
22	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
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26	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
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99	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>
100	100m <sup>2</sup> detached	100m <sup>2</sup>	100m <sup>2</sup>



Site Plan: UTT/23/0164/FUL

## Previous application on site: UTT/23/0164/FUL

**App Reference:** UTT/23/0164/FUL

**App Received:** 23.01.2023

**Proposal:** S73 Variation of Condition 23 (approved plans) of UTT/19/1789/FUL (Residential development comprising 14 dwellings - use class C3, vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure) as added by UTT/22/3301/NMA

**Condition Number(s):** No. 23 - Conditions(s) Removal:  
The development hereby permitted shall be carried out in accordance with the approved plans and documents as set out in the Schedule – added under application UTT/22/3301/NMA.

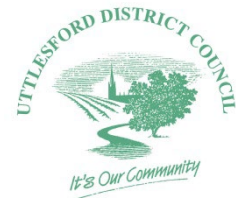
The applicant is the developer of the site and seeks improvements to the approved scheme.

**Decision to Committee:** the application should be approved subject to conditions/deed of variation.

**App Determined:** n/a

### Key Findings:

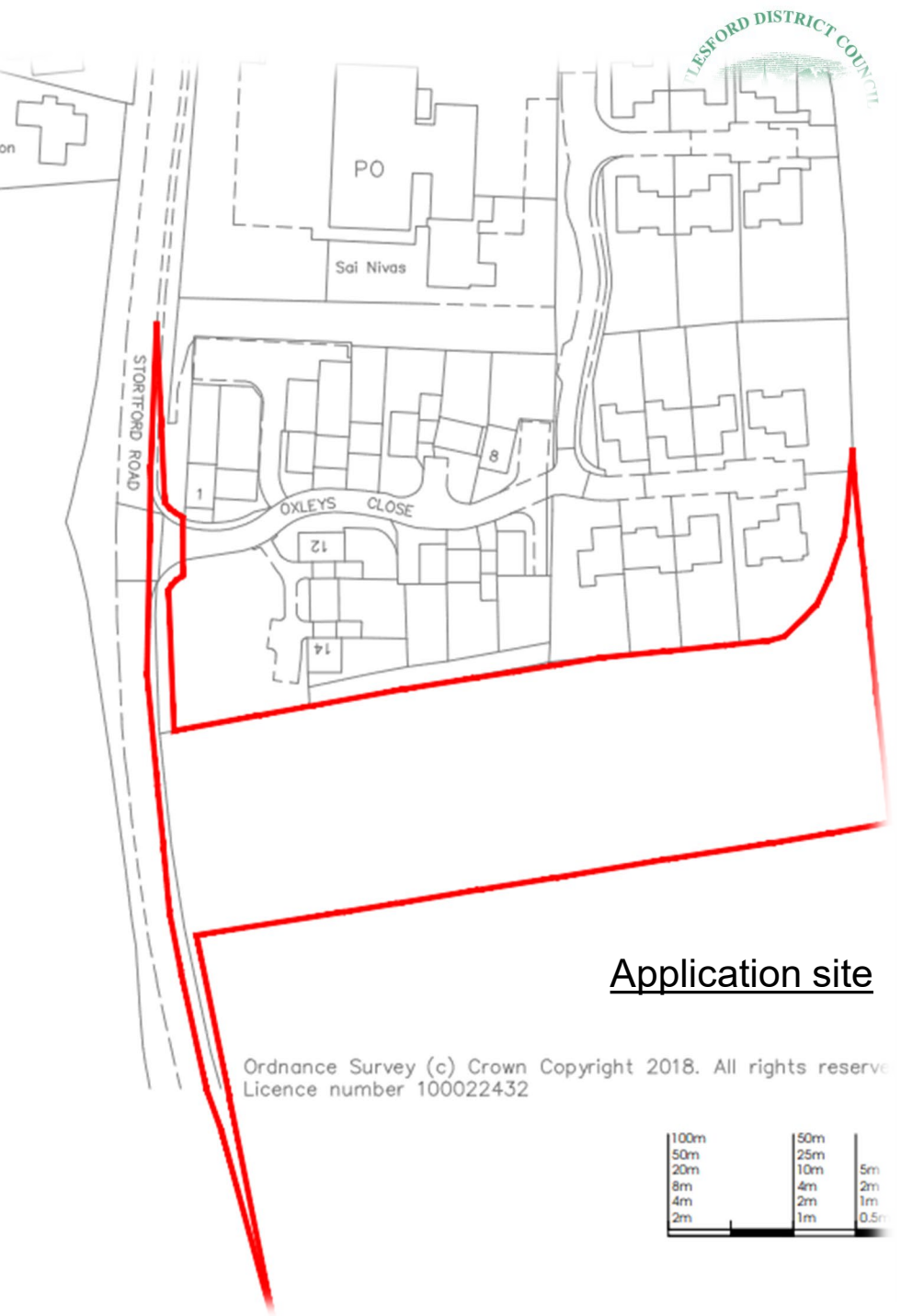
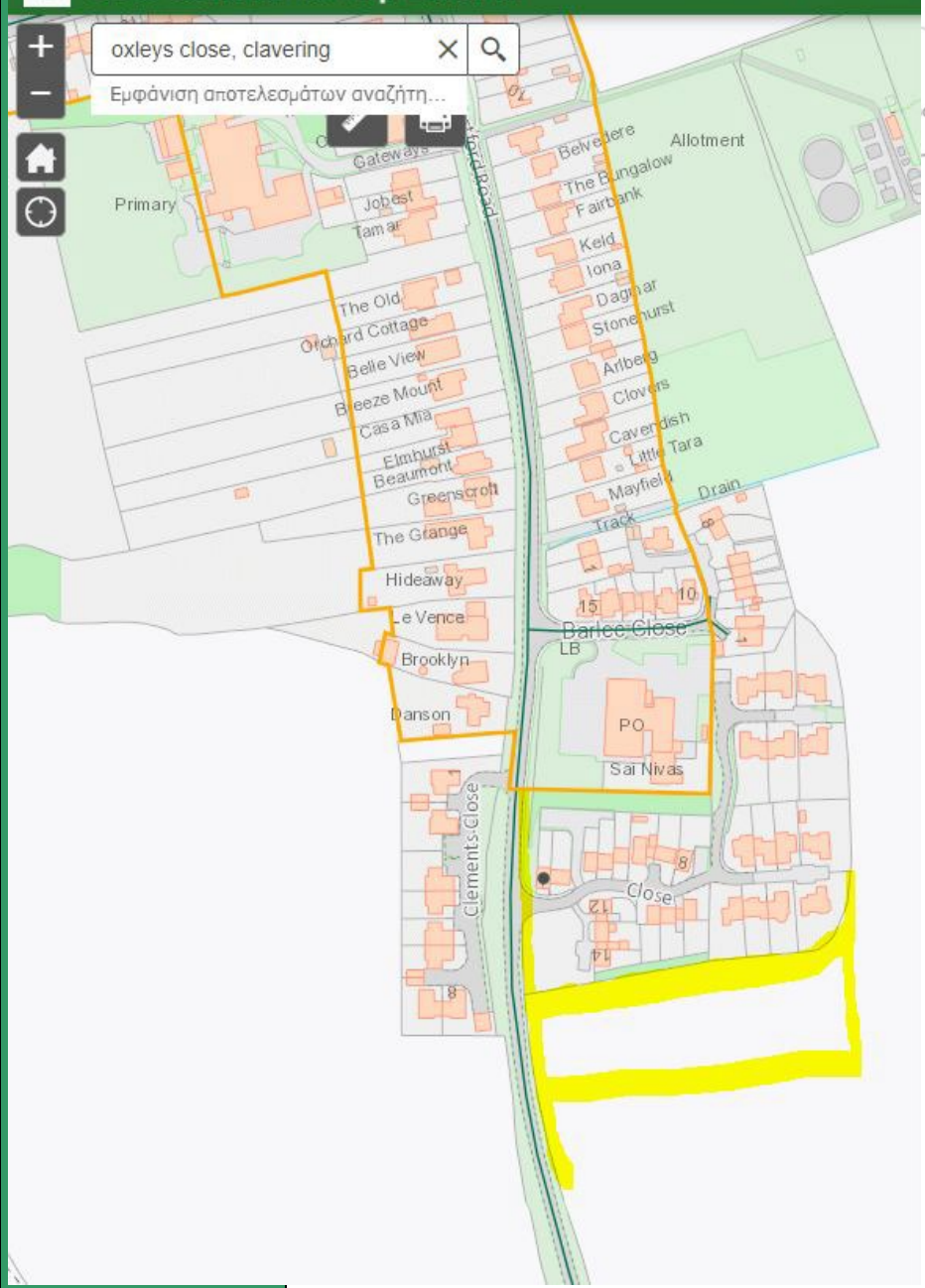
- Principle already established as result of the allowed permission by the Inspector and previous app.
- The housing benefits of the proposal at this sustainable location are a material consideration and would still outweigh the less than substantial harm identified by place services Heritage officers.
- Highways had no objection subject to s106 agreement.
- 3 no. affordable housing units are still being provided at the site, which represents 21.5% on-site affordable housing provision.
- No significant changes to the proposal that would result in refusal of the scheme.
- Multiple conditions attached to the previous application approved have been discharged so wordings of conditions are altered in this current app.



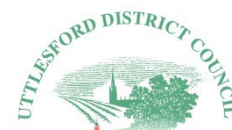
**UTT/21/1998/FUL**

**Land South of Oxleys Close,  
Stortford Road  
CLAVERING**





# Proposed Block Plan

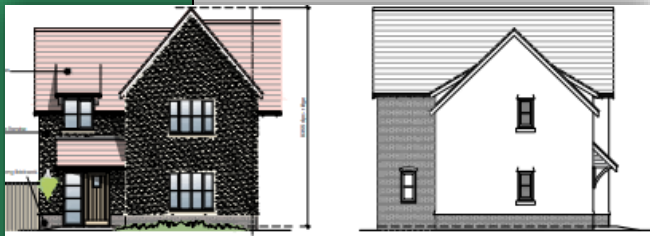


total	1
	3
	3
total	7
ft)	Number
	2
	1
	2
	1
total	6
	13



100m	50m	1
50m	25m	0.5m
20m	10m	5m
8m	4m	2m
4m	2m	1m
2m	1m	0.5m

# Plots 1 - 4



FRONT ELEVATION

SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



REAR ELEVATION

# Plots 5, 6, 10



FRONT ELEVATION PLOT 6

SIDE ELEVATION

FRONT ELEVATION PLOT 5

SIDE ELEVATION

FRONT ELEVATION PLOT 10

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION

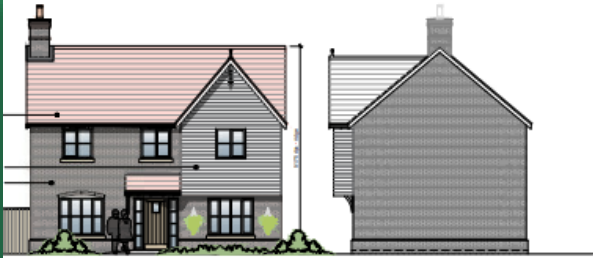


REAR ELEVATION

SIDE ELEVATION



# Plots 7 - 9



FRONT ELEVATION PLOT 9

SIDE ELEVATION



FRONT ELEVATION PLOT 7

SIDE ELEVATION PLOT 7



FRONT ELEVATION PLOT 8

SIDE ELEVATION PLOT 8



REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION PLOT 7

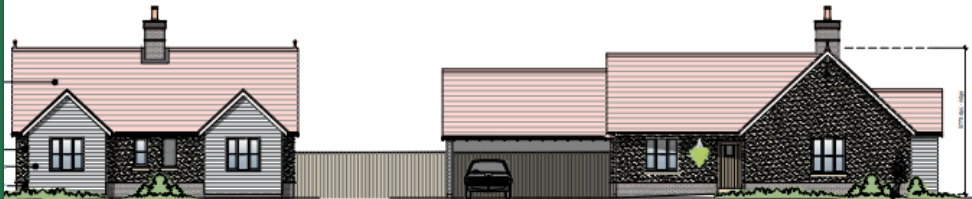
SIDE ELEVATION PLOT 7



REAR ELEVATION PLOT 8

SIDE ELEVATION PLOT 8

# Plots 12 - 13



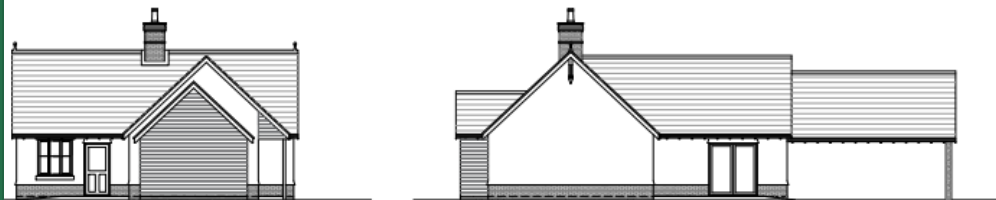
FRONT ELEVATION

SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



# Plot 11



FRONT ELEVATION PLOT 11

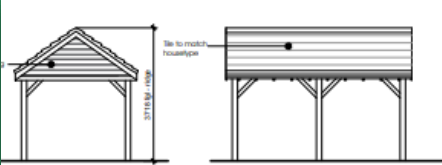
SIDE ELEVATION



REAR ELEVATION

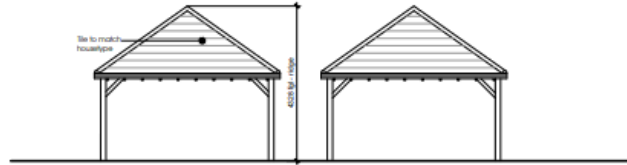
SIDE ELEVATION

# Carports



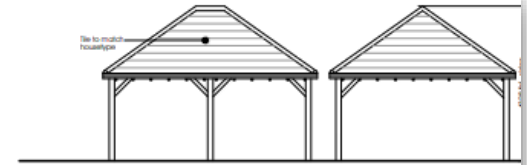
FRONT ELEVATION

SIDE ELEVATION



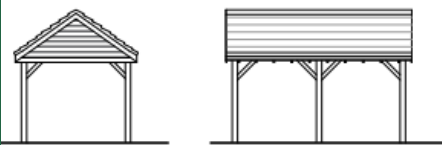
FRONT ELEVATION

SIDE ELEVATION



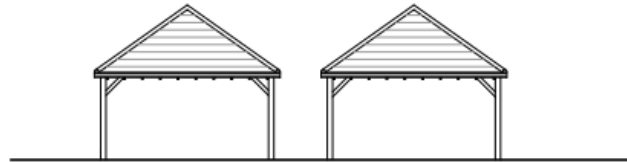
FRONT ELEVATION

SIDE ELEVATION



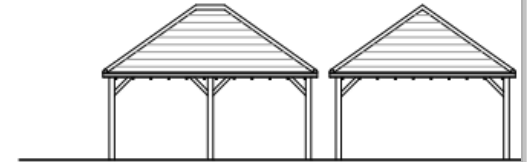
REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION

SIDE ELEVATION



REAR ELEVATION

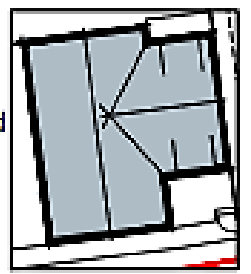
SIDE ELEVATION

# Affordable housing



Affordable housing shaded thus:

Affordable housing shaded thus:



- Site Boundary
- 1.8 m Timber Post and Panel Fence
- 1.8 m Close Boarded Fence
- - - Timber post and rail fence min 1.5m high with a 0.1m tall stock wire sheep net. Planted hedge of mixed native species inside fenced boundary

# Boundary treatments







15



6



7

