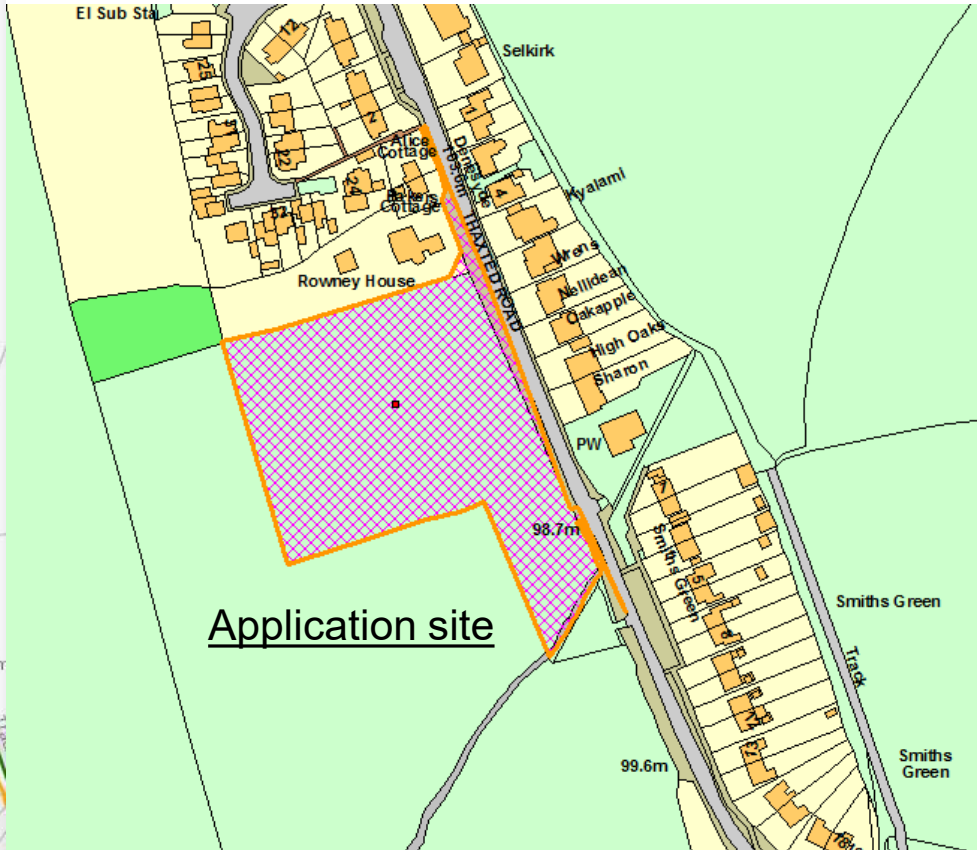
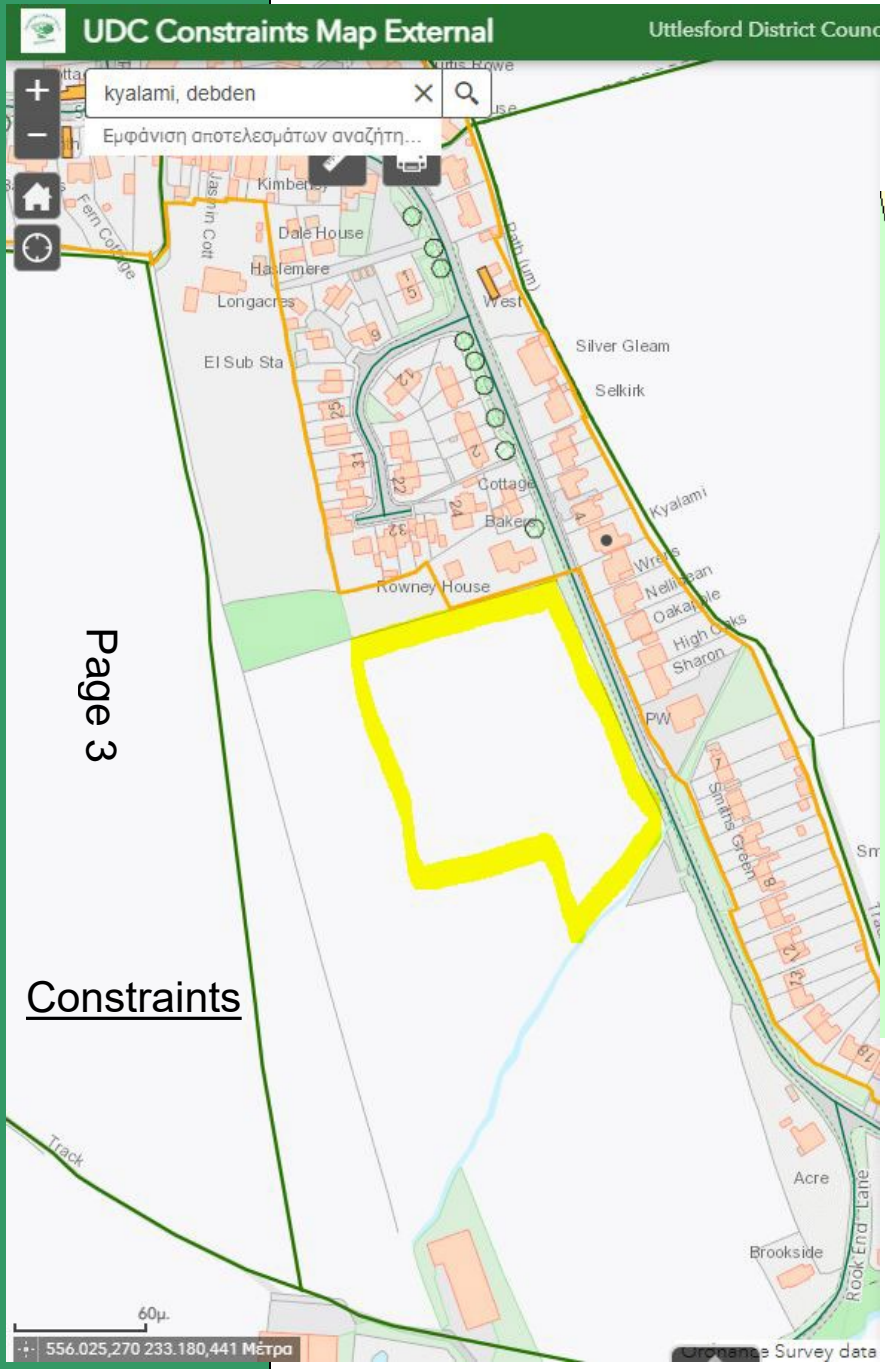


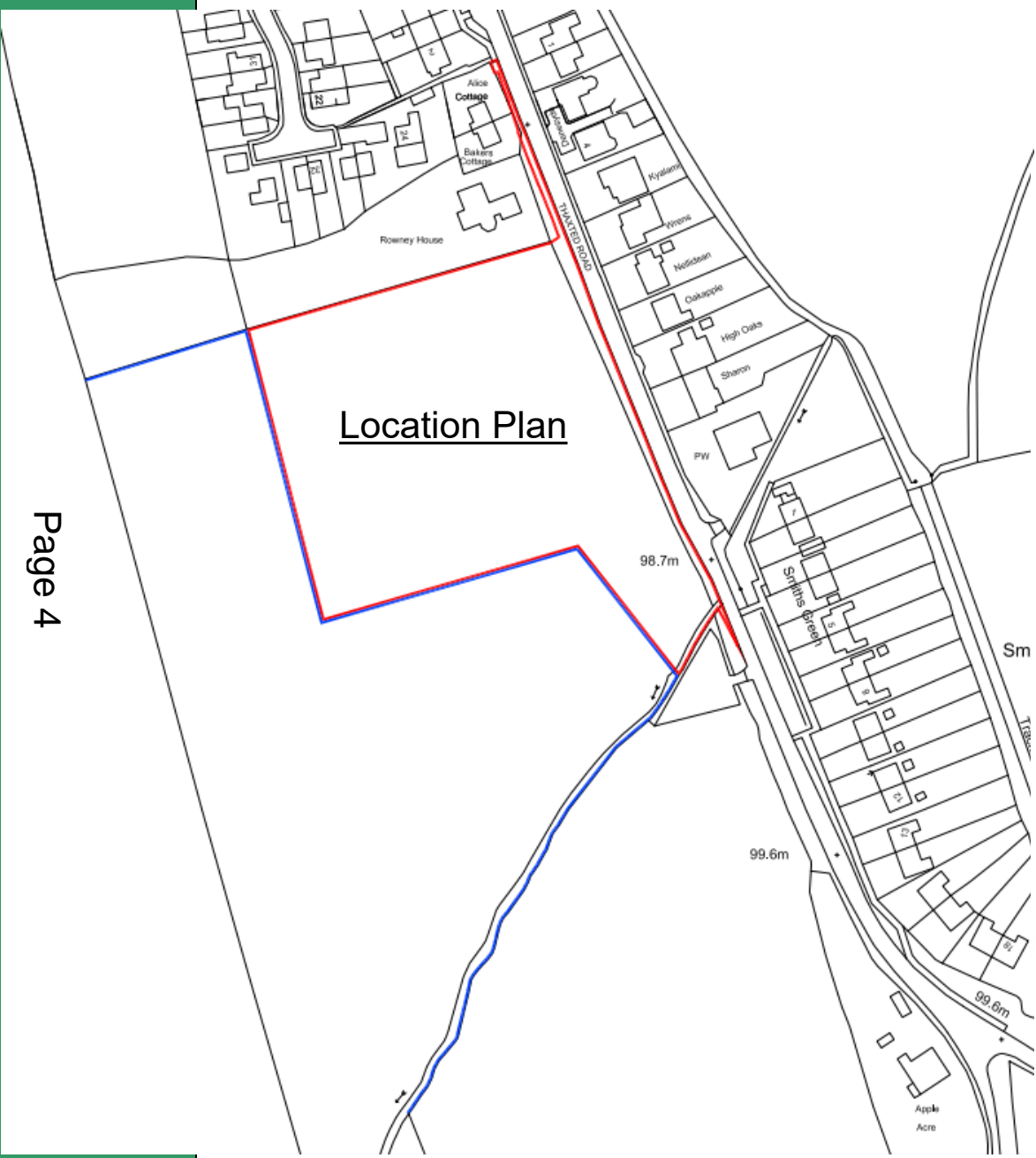
Planning Committee



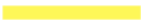


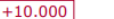








06 MARCH 2024

UTT/23/0878/DFO

Land To The West Of Thaxted Road Debden





-  Application site boundary.
-  Land under applicants control.
-  Highways boundary.
-  Visibility splay (size as noted).
-  Existing spot level.
-  Proposed spot level.
-  Overhead services.
-  Existing hedge/scrub to be retained.
-  Existing hedge/scrub to be removed.
-  Proposed mixed native hedge planting.
-  Existing tree (retained) and root protection area (RPA) dashed.
-  Existing tree removed.
-  Proposed tree planting.
-  Highways service margin.

Page 5



Proposed Block Plan



Affordable rent housing plot.



Shared ownership housing plot.

Affordable Housing



Rowley House

THAXTED ROAD

PW

Dene

4



Section AA – From Thaxted Road



Section BB – plots 3 / 24



Page 7



Section CC – plots 13-17 / 9



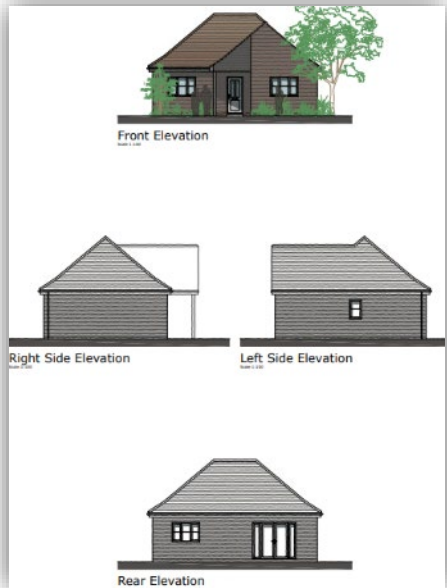
Section DD – plots 25 / 18



House Type A
(plots 1-2, 19-20)



House Type C (plots 4-5)



House Type F (plot 18)



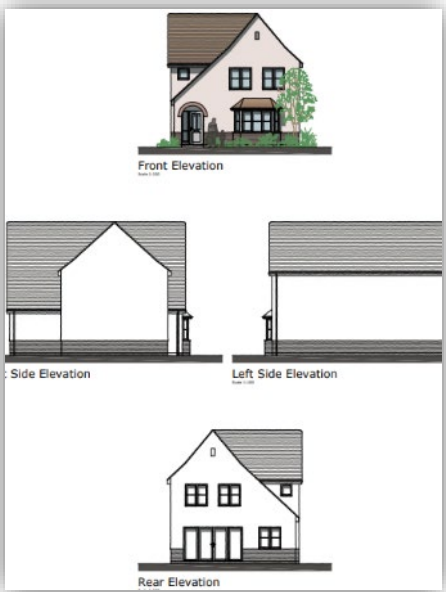
House Type H (plot 25)

Page 8

House Type D
(plots 6-7, 21-22)

House Type E (plots 8-9)

House Type G (plots 23-24)



Proposed Elevations



House Type A
 (plots 1-2, 19-20)

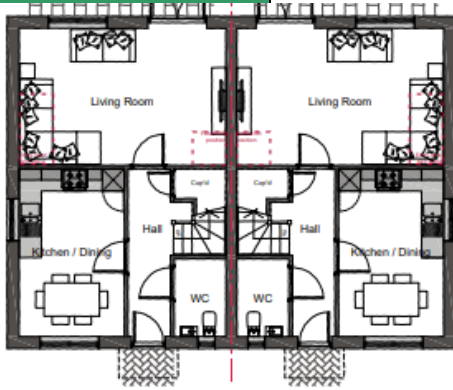


Plot 10



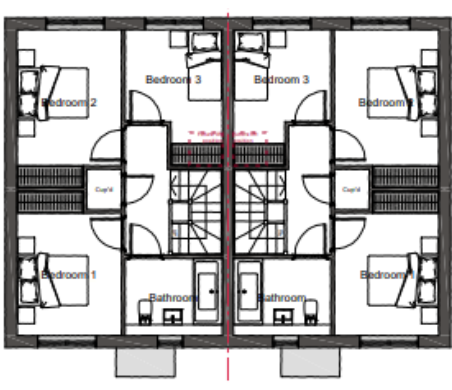
Plots 13-17 (flats)

Proposed Elevations

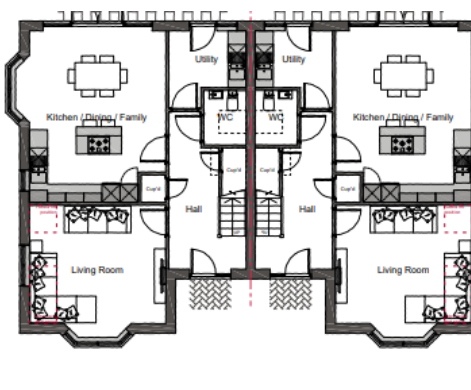


Ground Floor Plan

House Type A (plots 1-2, 19-20)

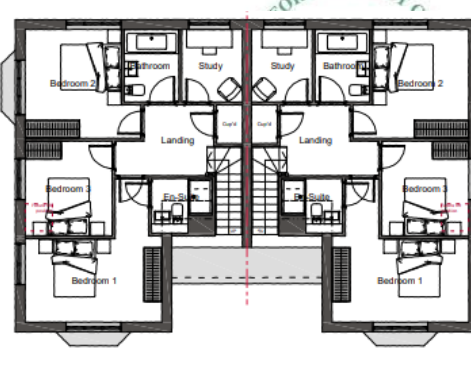


First Floor Plan

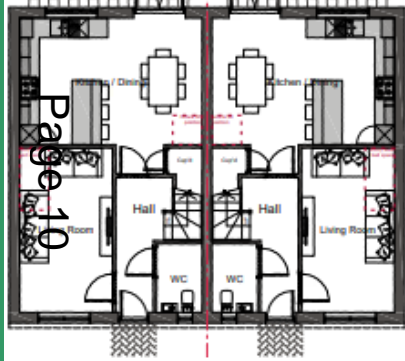


Ground Floor Plan

House Type C (plots 4-5)

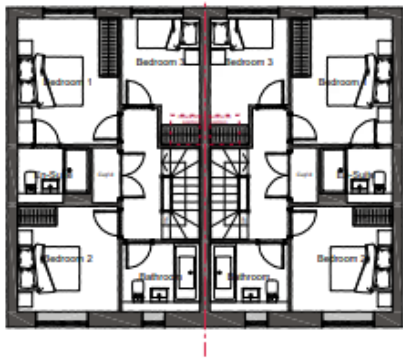


First Floor Plan

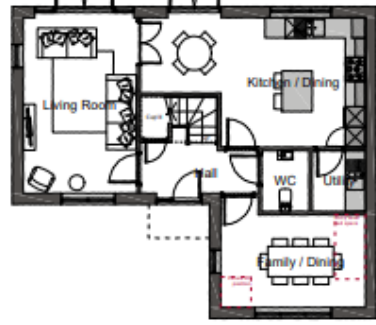


Ground Floor Plan

House Type D (plots 6-7, 21-22)

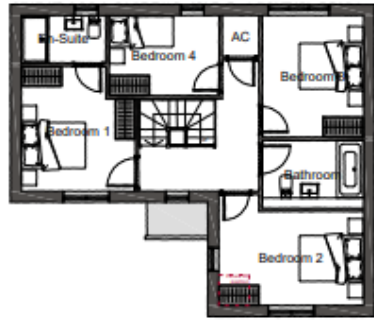


First Floor Plan

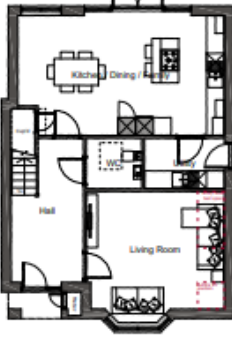


Ground Floor Plan

House Type E (plots 8-9)

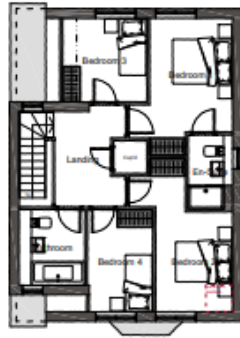


First Floor Plan



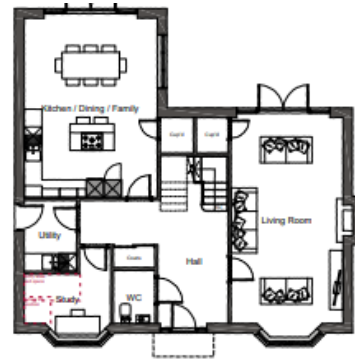
Ground Floor Plan

House Type G (plots 23-24)



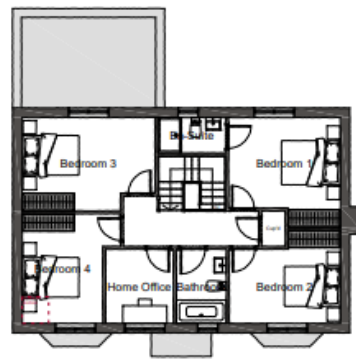
First Floor Plan

Proposed Floor Plans

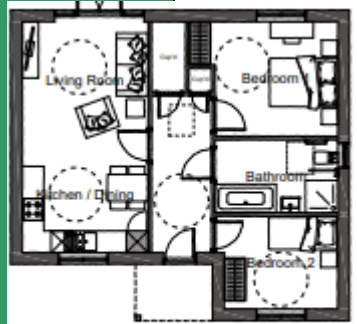


Ground Floor Plan

House Type H (plot 25)



First Floor Plan



Ground Floor Plan

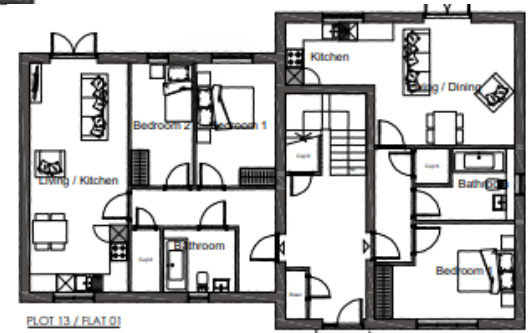
House Type F (plot 18)



Ground Floor Plan

First Floor Plan

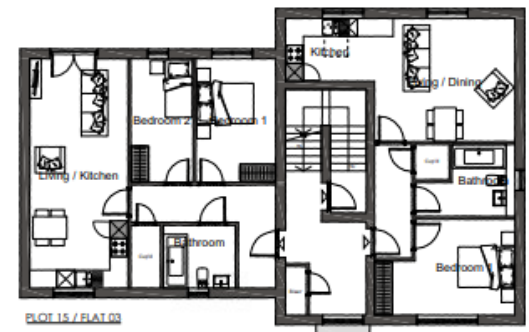
Plot 3



PLOT 13 / FLAT 01

PLOT 14 / FLAT 02

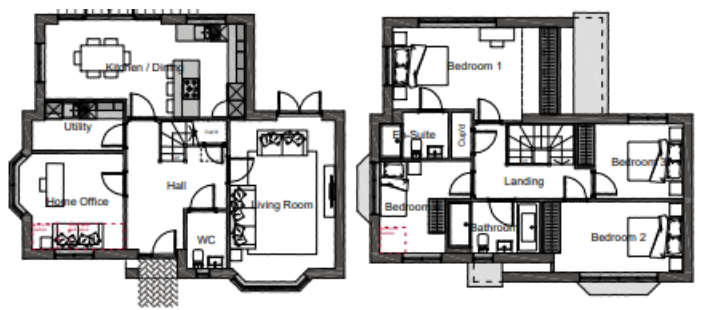
Ground Floor Plan



PLOT 13 / FLAT 01

PLOT 14 / FLAT 04

First Floor Plan



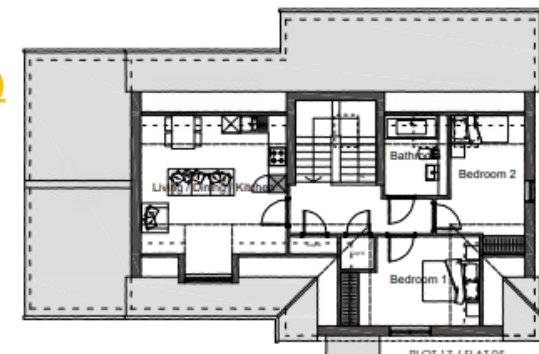
Ground Floor Plan

First Floor Plan

Plot 10

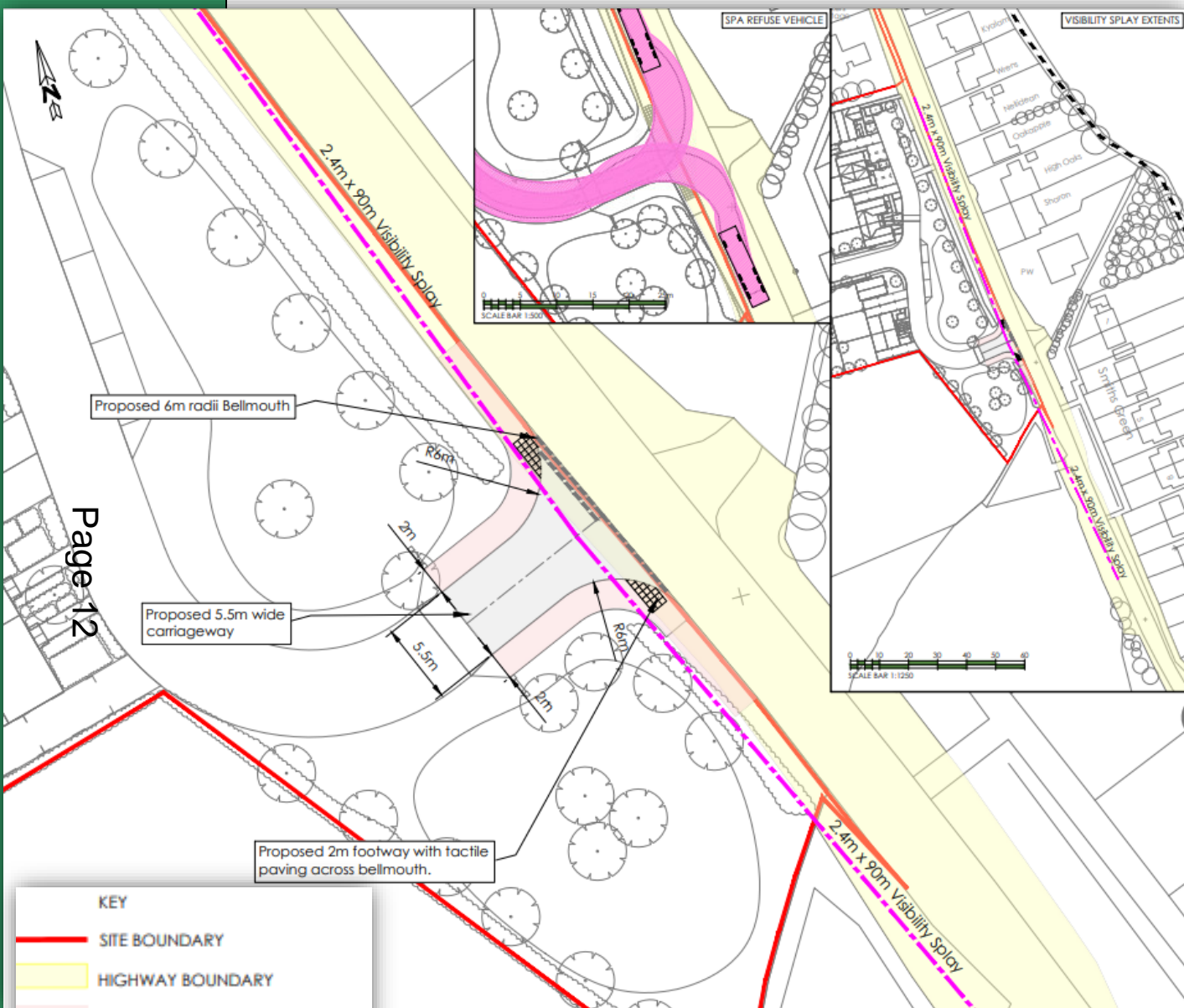
Plots 13-17 (flats)

Proposed
Floor Plans



Second Floor Plan

PLOT 17 / FLAT 05

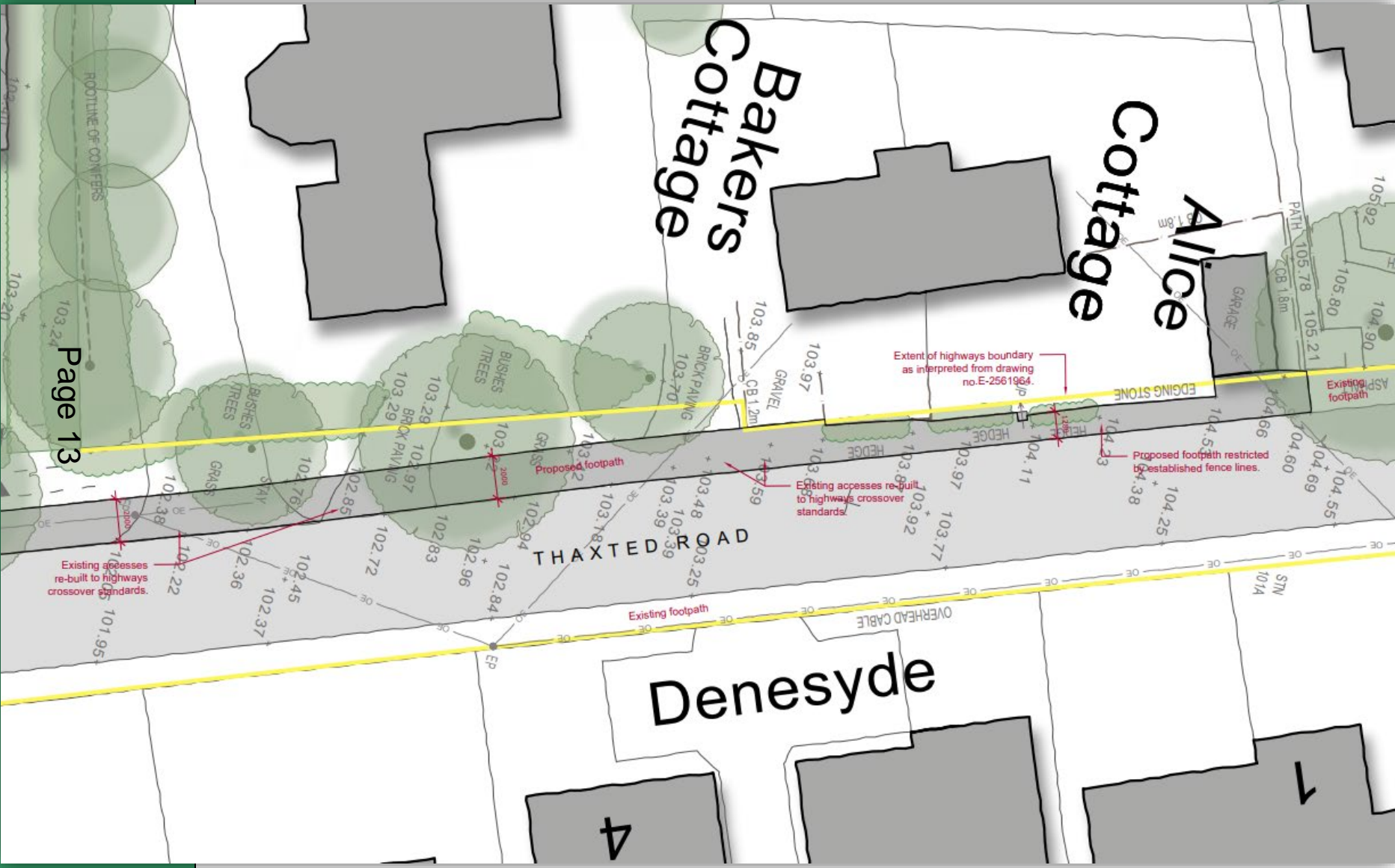


Page 12

KEY

	SITE BOUNDARY
	HIGHWAY BOUNDARY
	PROPOSED FOOTWAY
	PROPOSED VEHICULAR ACCESS
	VEHICULAR VISION SPLAY
	PROPOSED TACTILE PAVING
	PUBLIC RIGHT OF WAY FOOTPATH

Visibility splays



Footway connection



Photographs



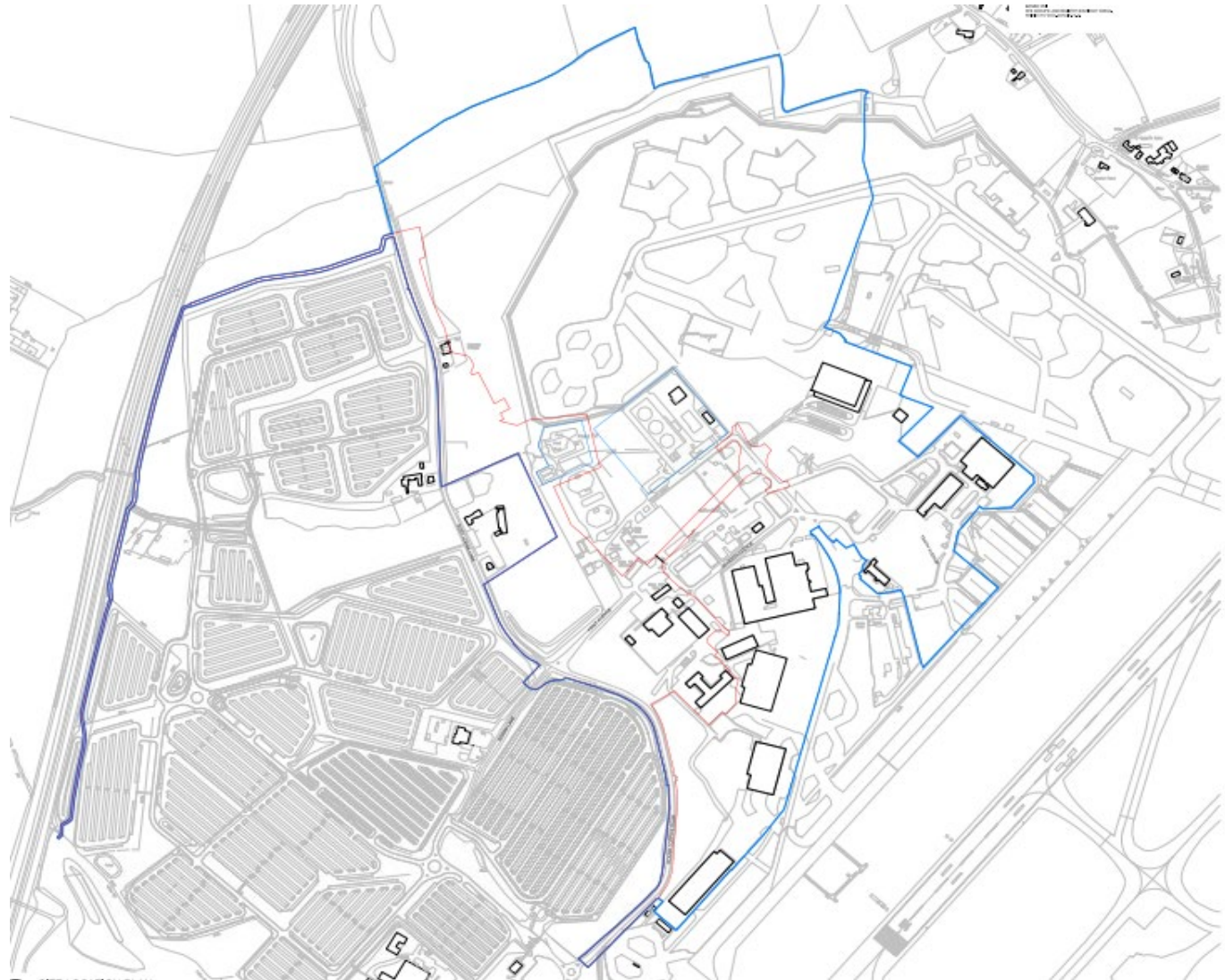
UTT/23/2187/DFO

Land North Of Stansted Airport

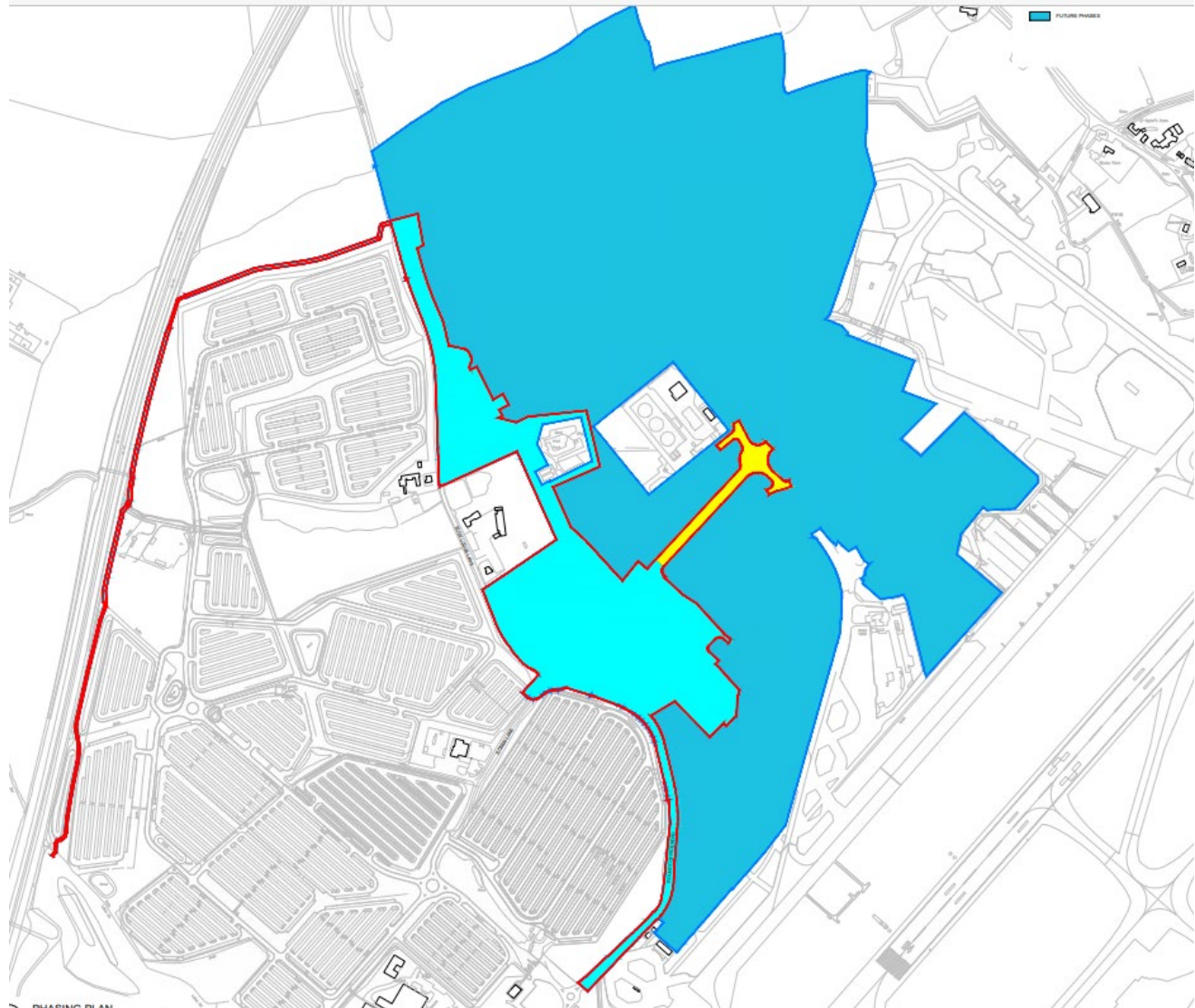
Site Location Plan 1



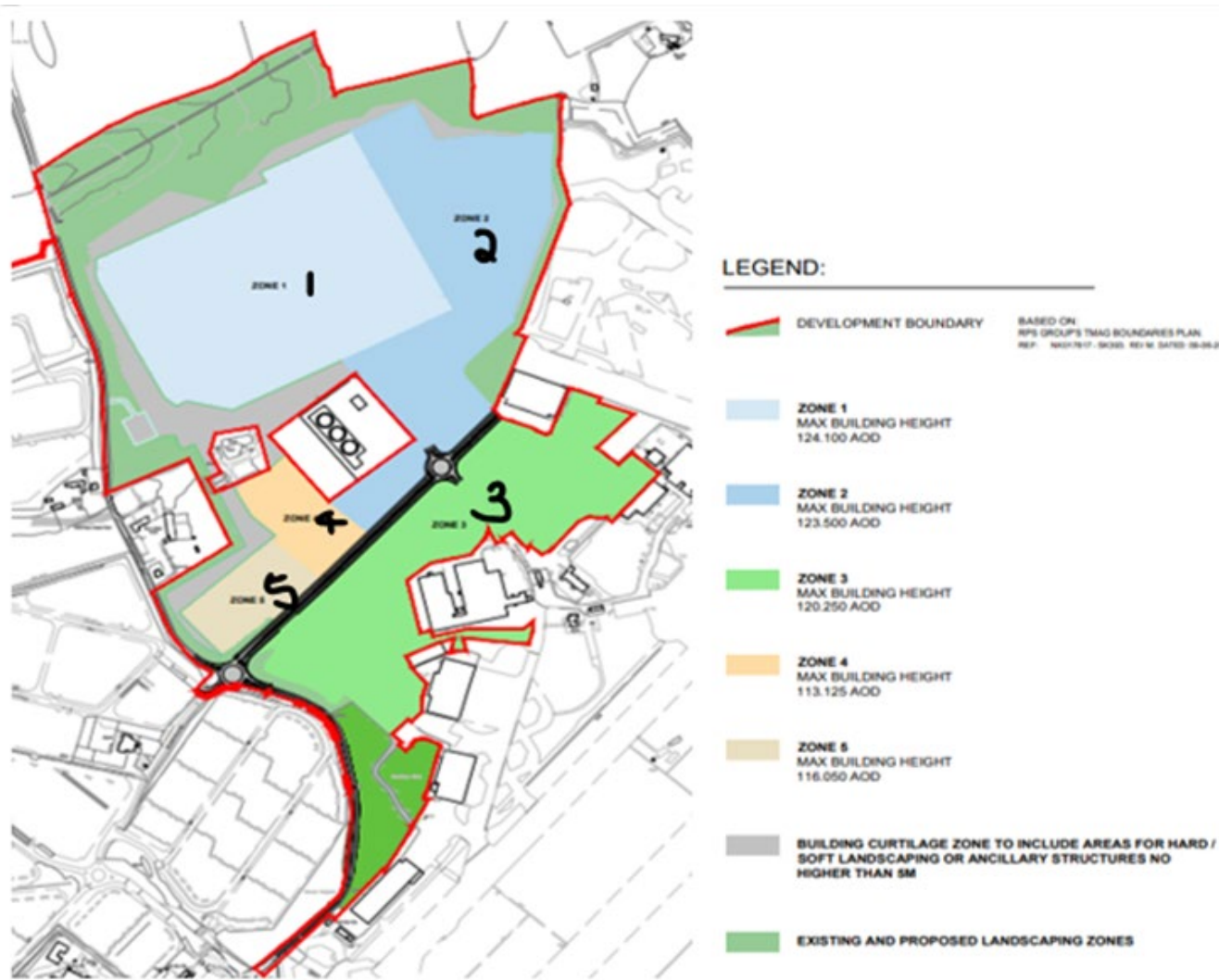
Site Location Plan 2



Development Phase of RM



Outline Approved Parameter Plan



Cycle Path layout



Wider Site Connectivity

Figure 3.2 – Wider Connectivity – PRoW and NCN Routes Plan

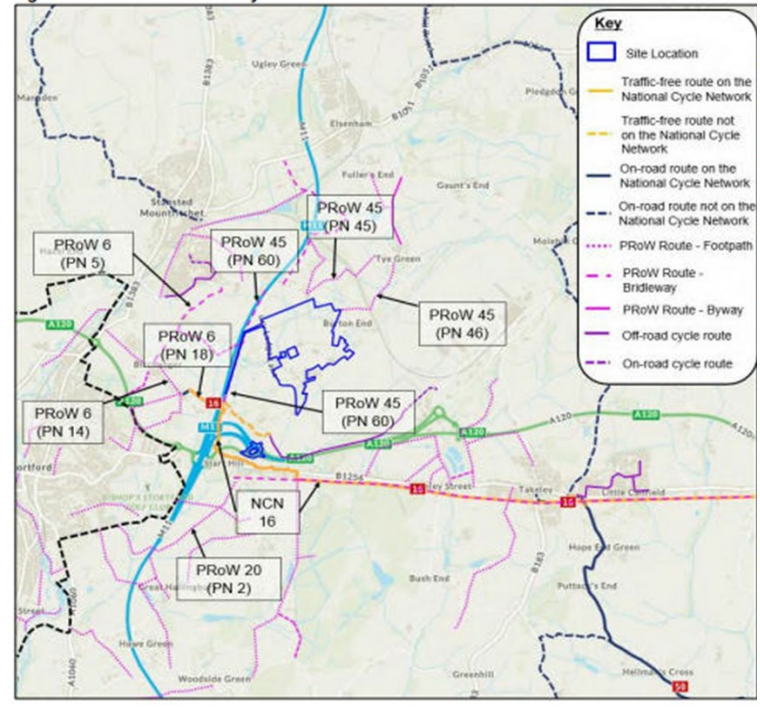
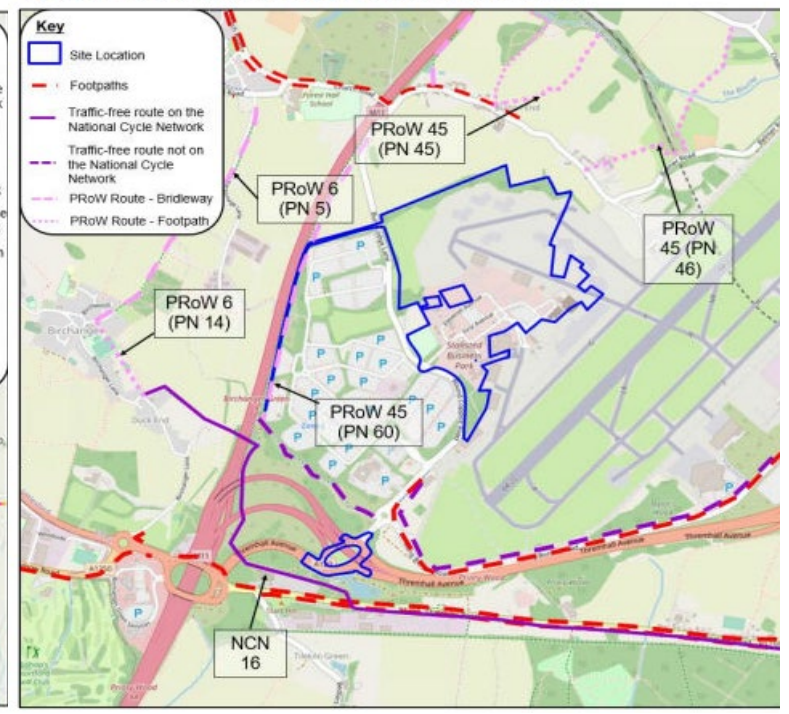
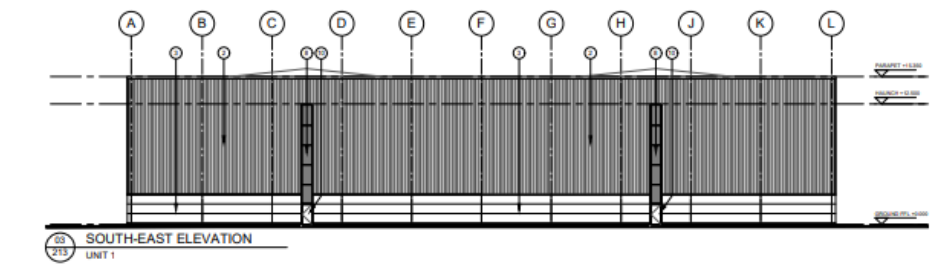
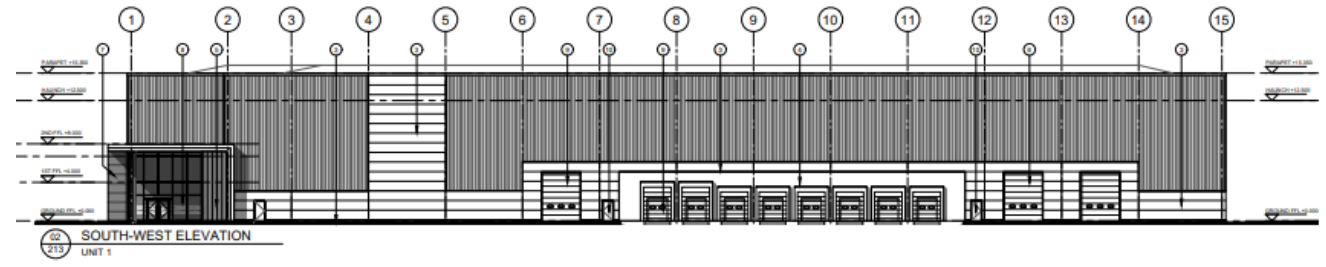
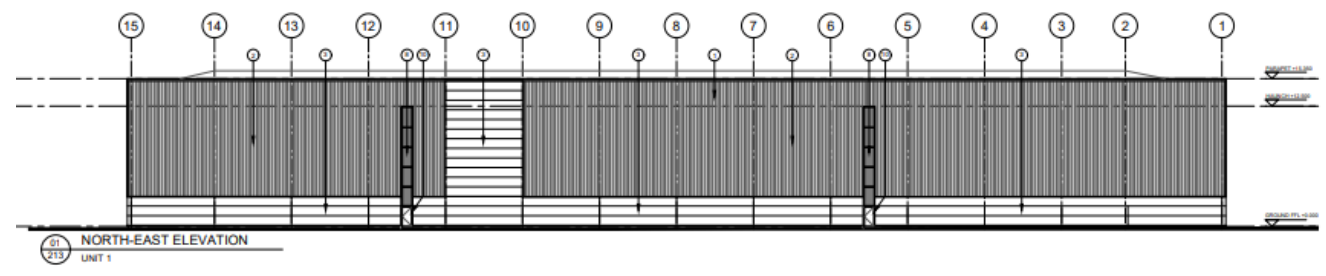


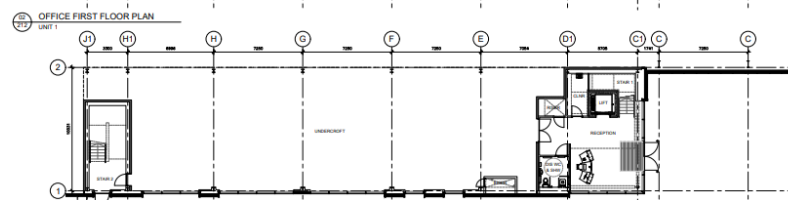
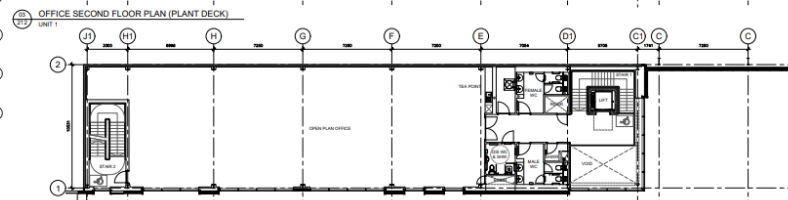
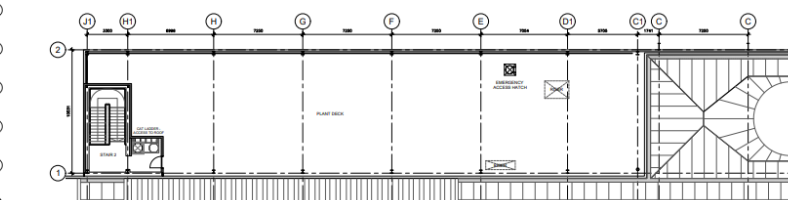
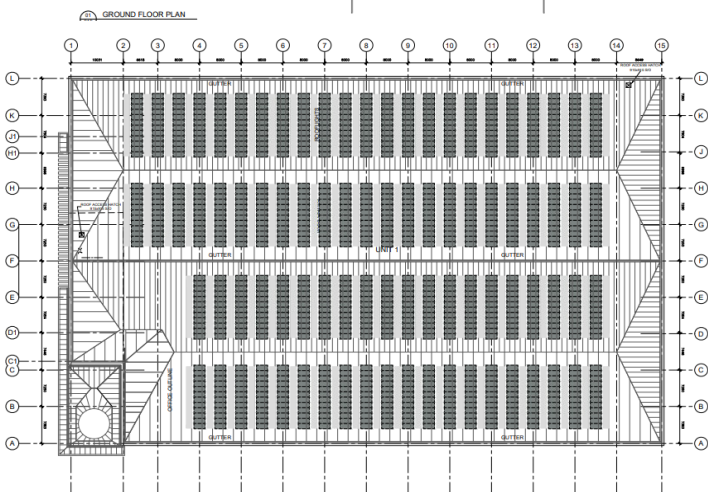
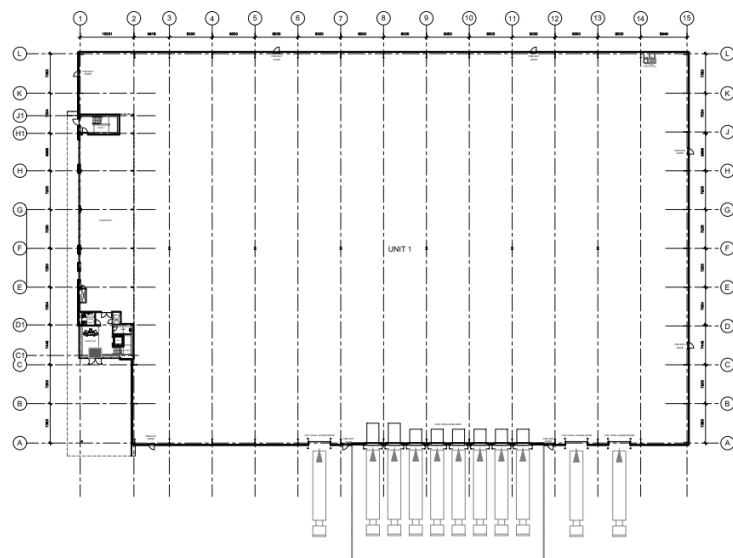
Figure 3.3 – Local Walking and Cycling Routes Plan in Context of Site



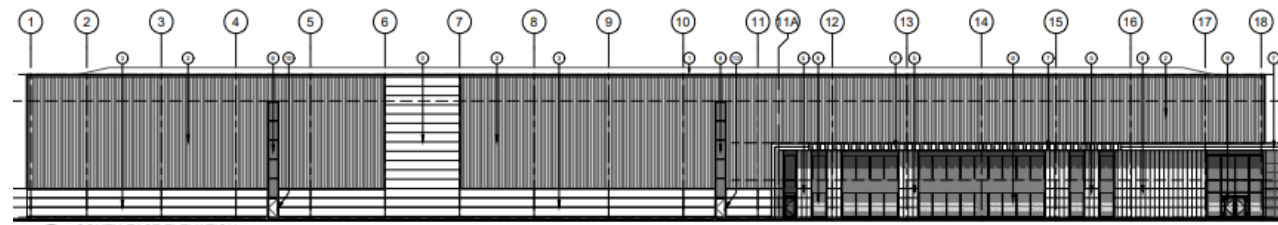
Proposed Unit 1 Elevation



Proposed Unit 1 Internal



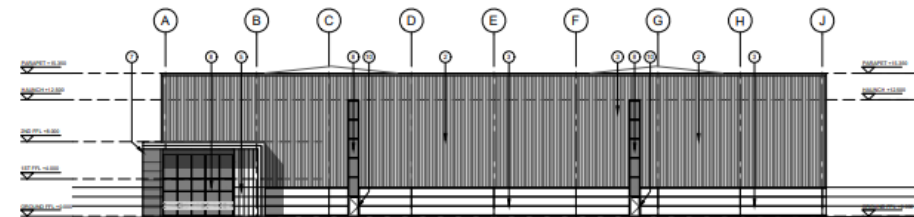
Proposed Unit 2 Elevations



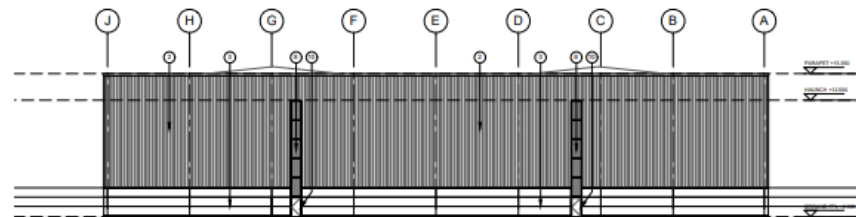
01
225
SOUTH-EAST ELEVATION
UNIT 2



02
225
NORTH-WEST ELEVATION
UNIT 2



03
225
NORTH-EAST ELEVATION
UNIT 2

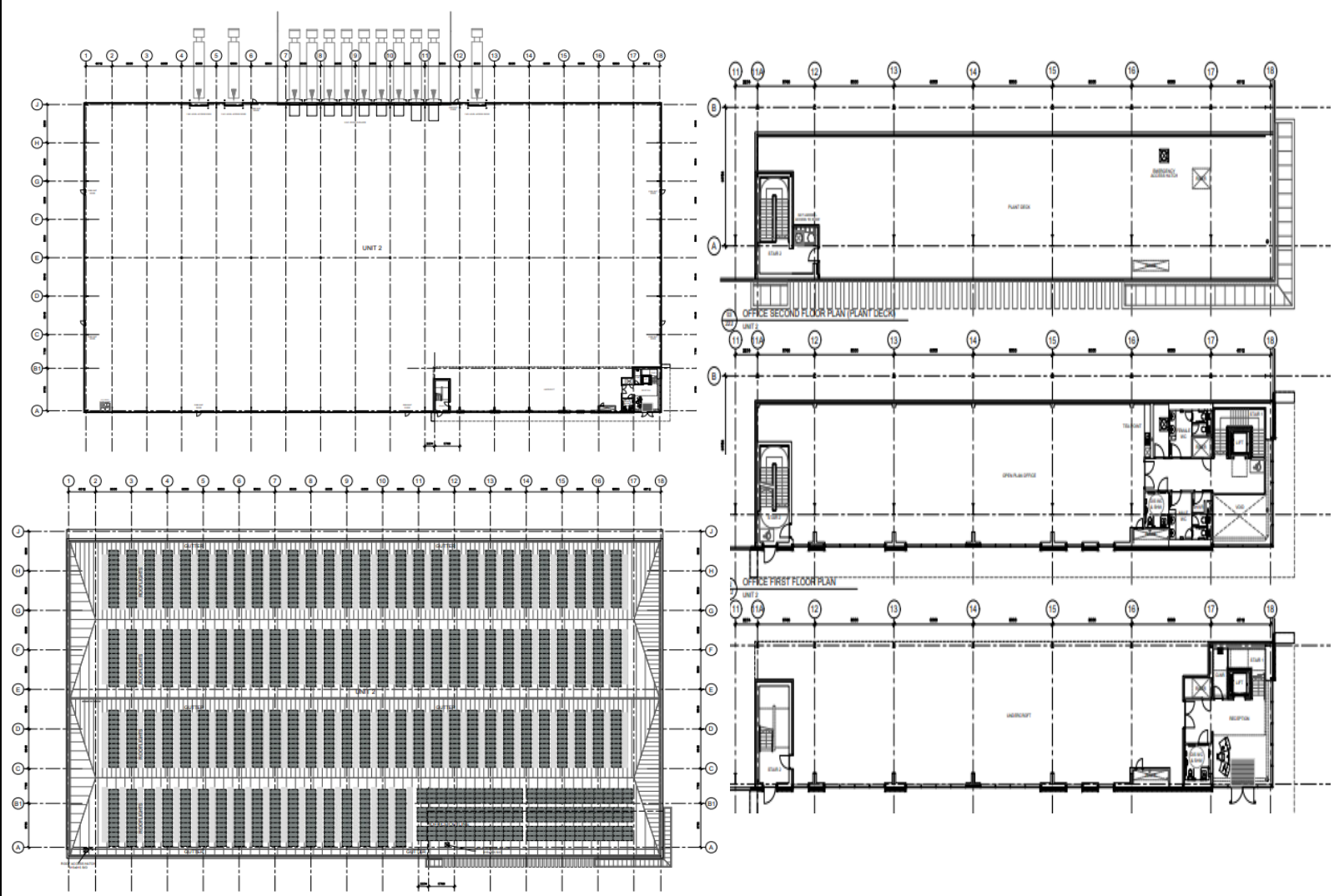


04
225
SOUTH-WEST ELEVATION
UNIT 2

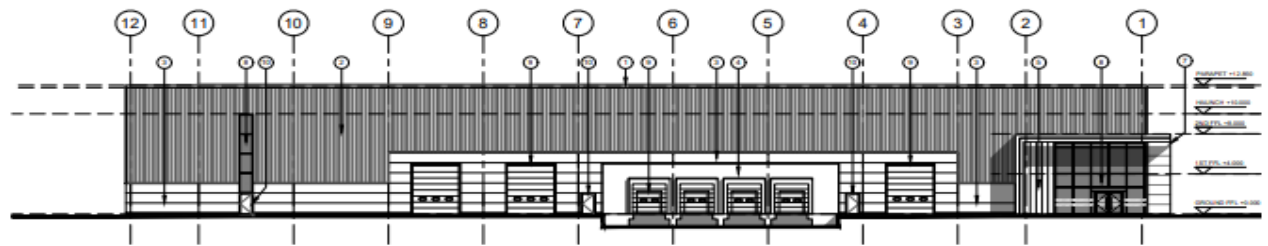
SCHEDULE OF EXTERNAL FINISH MATERIALS	
① ROOF	FULLY INSULATED BUILT UP ROOF SYSTEM COLOUR: COLCOAT PAPERFLAKE PA ALUMINIUM PAUL SOLI-GLAZED SYSTEM
② UNIT WALL CLADDING 1	FULLY INSULATED BUILT UP TRAPEZOIDAL CLADDING SYSTEM COLOUR: COLCOAT PRIMA BRILL PAUL SOLI SILV METALLIC
③ UNIT WALL CLADDING 2	FLAT METAL COMPOSITE INSULATED PANEL SYSTEM COLOUR: COLCOAT PRIMA BRILL SHINE GREY METALLIC
④ DOCK WALLS	INSULATED PRECAST CONCRETE WALL SYSTEM TO ALL DOCK WALLS
⑤ OFFICE WALL CLADDING 1	ANODISED FLAT ALUMINIUM RIBBONED CLADDING SYSTEM COLOUR: ANODISED SILVER METALLIC
⑥ OFFICE WALL CLADDING 2	SECRET PASE FLAT ALUMINIUM RIBBONED CLADDING SYSTEM COLOUR: COLCOAT PRIMA BRILL SHINE GREY METALLIC
⑦ CANOPY & BRIDGEWALK	SECRET PASE FLAT ALUMINIUM RIBBONED CLADDING SYSTEM COLOUR: COLCOAT PRIMA BRILL SHINE GREY METALLIC
⑧ CURTAIN WALLING & PARTIAL DOCK FRONTAGE	GLASS UNIT-SEA TIGHTENED GLASS IN ALUMINIUM FRAMEWORK CURTAIN WALL SYSTEM WITH LOCAL ALUMI PANELS & ANODISED ALUMINIUM COLOUR: SILVER GREY (PAUL SOLI)
⑨ LOADING DOCKS	INSULATED METAL SHEATHING DOCK FRONTAGE COLOUR: COLCOAT PRIMA BRILL SHINE GREY METALLIC
⑩ PERIMETER FINISH CLADDING	STEEL DECK COLOUR: COLCOAT PRIMA BRILL SHINE GREY METALLIC
⑪ PLUMBING	COLOUR BRILLIANT TO MATCH LOADING DOCKS
⑫ FEATURE CLADDING	SECRET PASE TAPERED ALUMINIUM RIBBONED CLADDING SYSTEM COLOUR: COLCOAT PRIMA BRILL PAUL SOLI & ANODISED PAUL SOLI



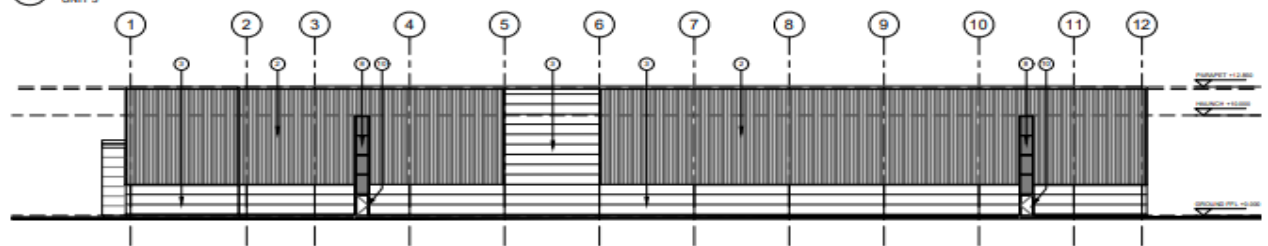
Proposed Unit 2 Internal



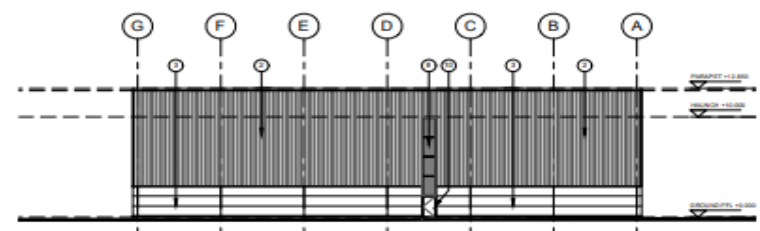
Proposed Unit 3 Elevations



01 NORTH-EAST ELEVATION
UNIT 3



02 SOUTH-WEST ELEVATION
UNIT 3

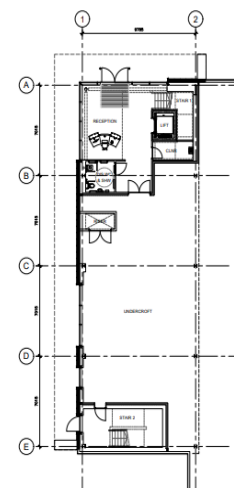
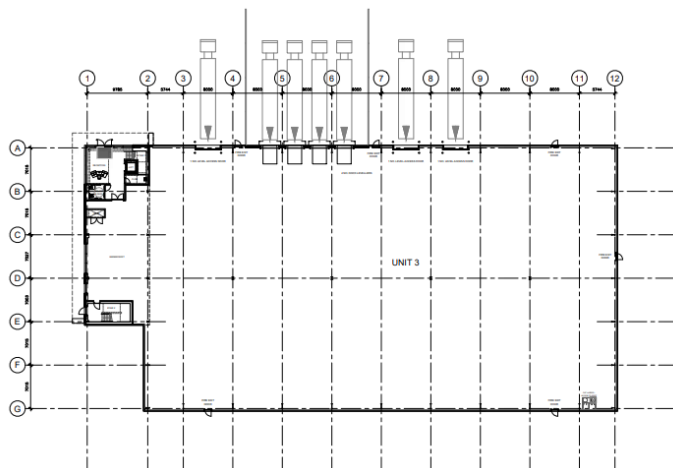


03 SOUTH-EAST ELEVATION
UNIT 3

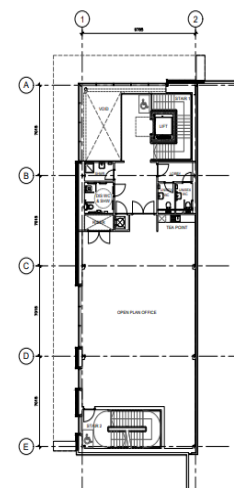


04 NORTH-WEST ELEVATION
UNIT 3

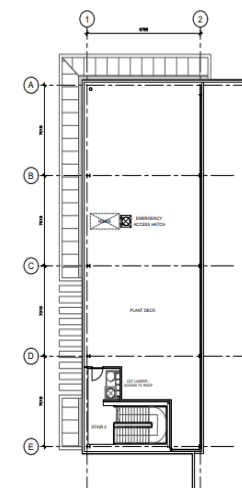
Proposed Unit 3 Internal



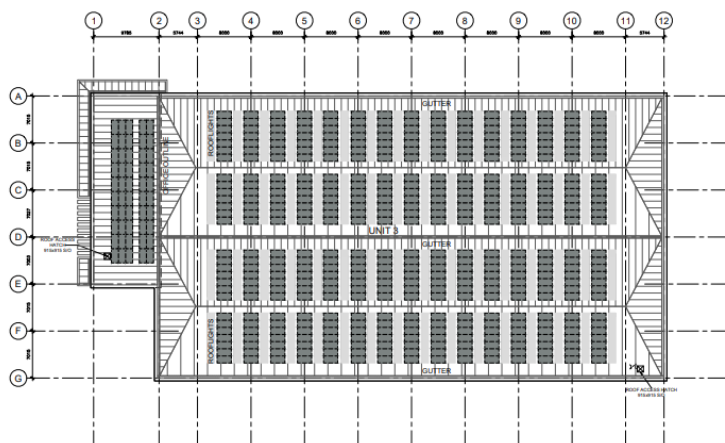
11 207 OFFICE GROUND FLOOR PLAN
UNIT 3



11 208 OFFICE FIRST FLOOR PLAN
UNIT 3

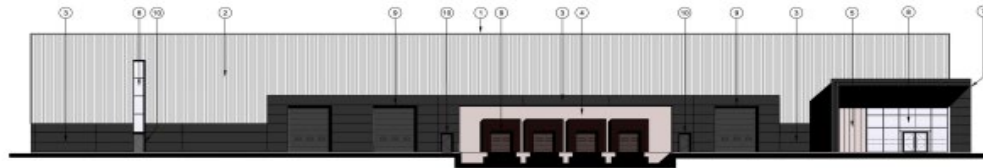


11 209 OFFICE SECOND FLOOR PLAN (PLANT DECK)
UNIT 3

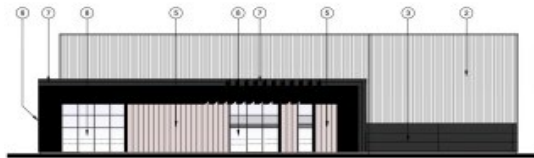


11 210 ROOF PLAN

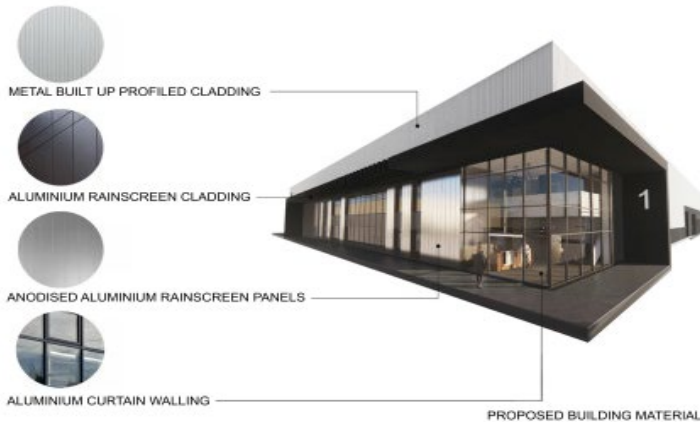
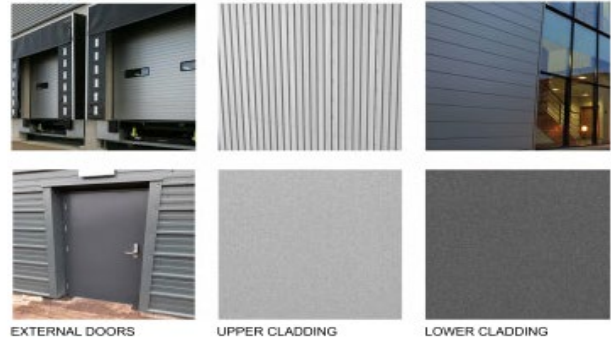
Approved Materials



01 TYPICAL OPERATIONAL ELEVATION



02 TYPICAL OFFICE ELEVATION

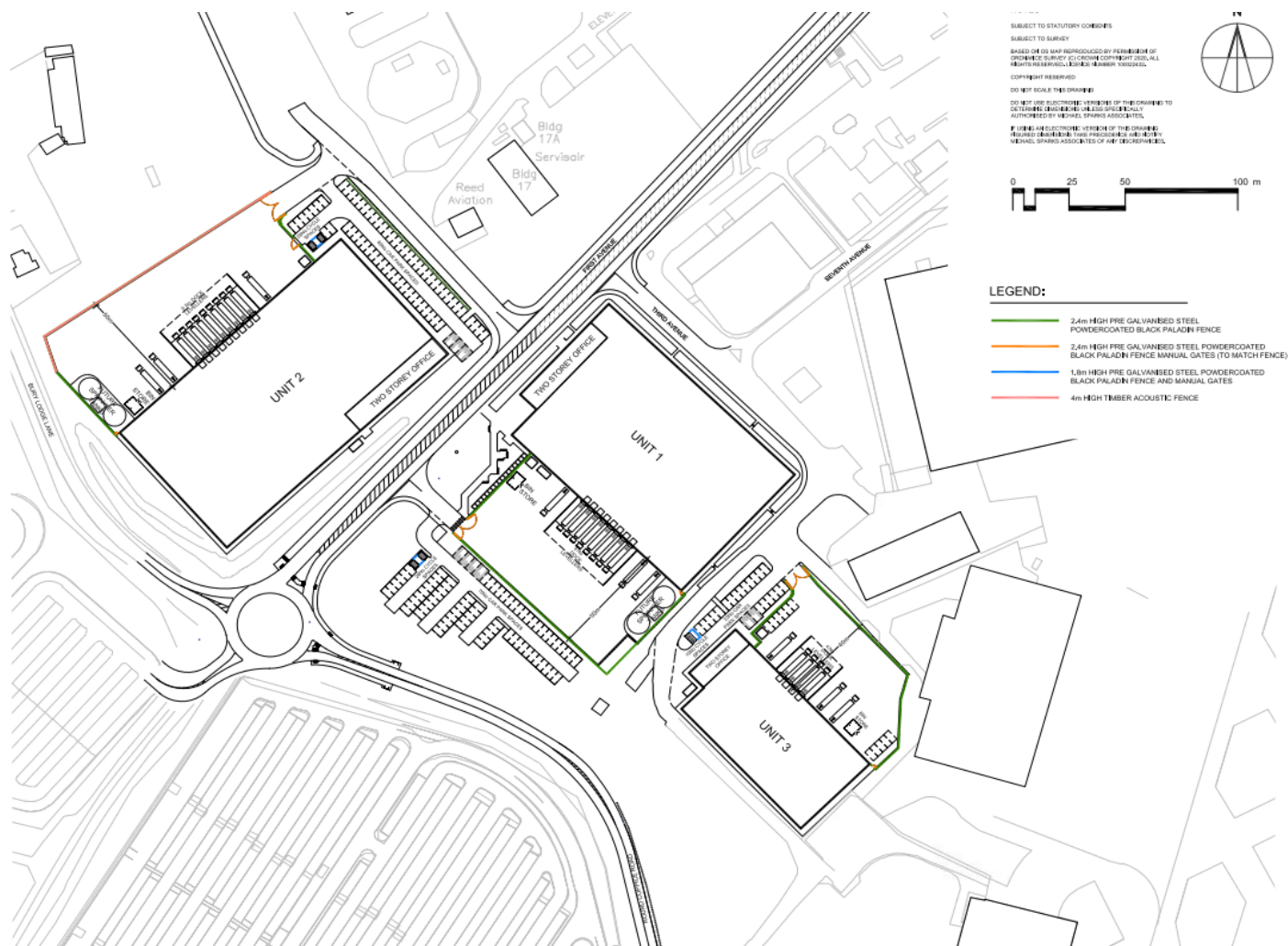


ILLUSTRATIVE CGI OF OFFICE ELEVATIONS

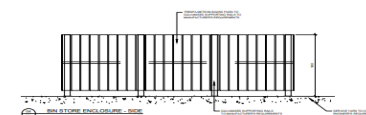
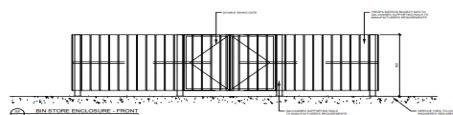
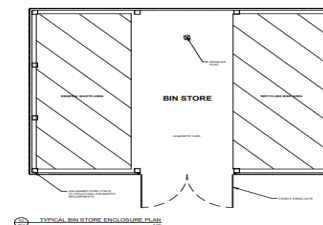
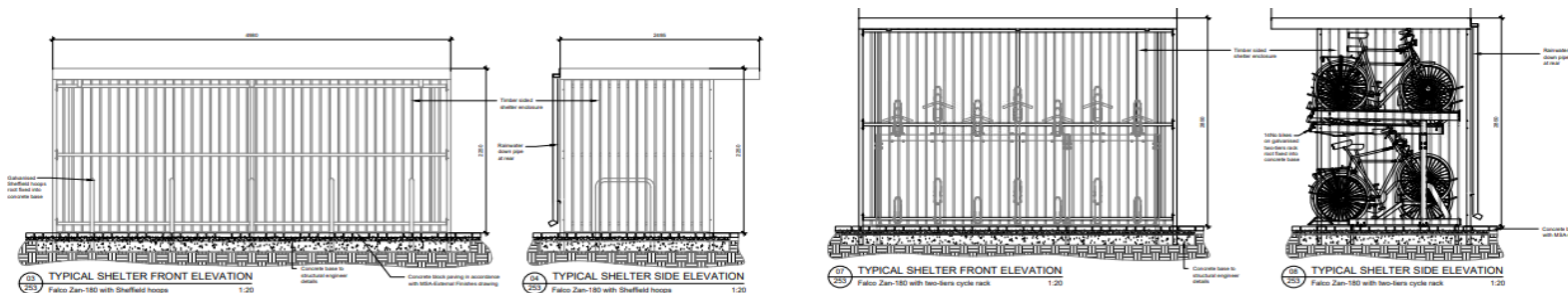
Illustrative CGI of Proposed Units



Fencing

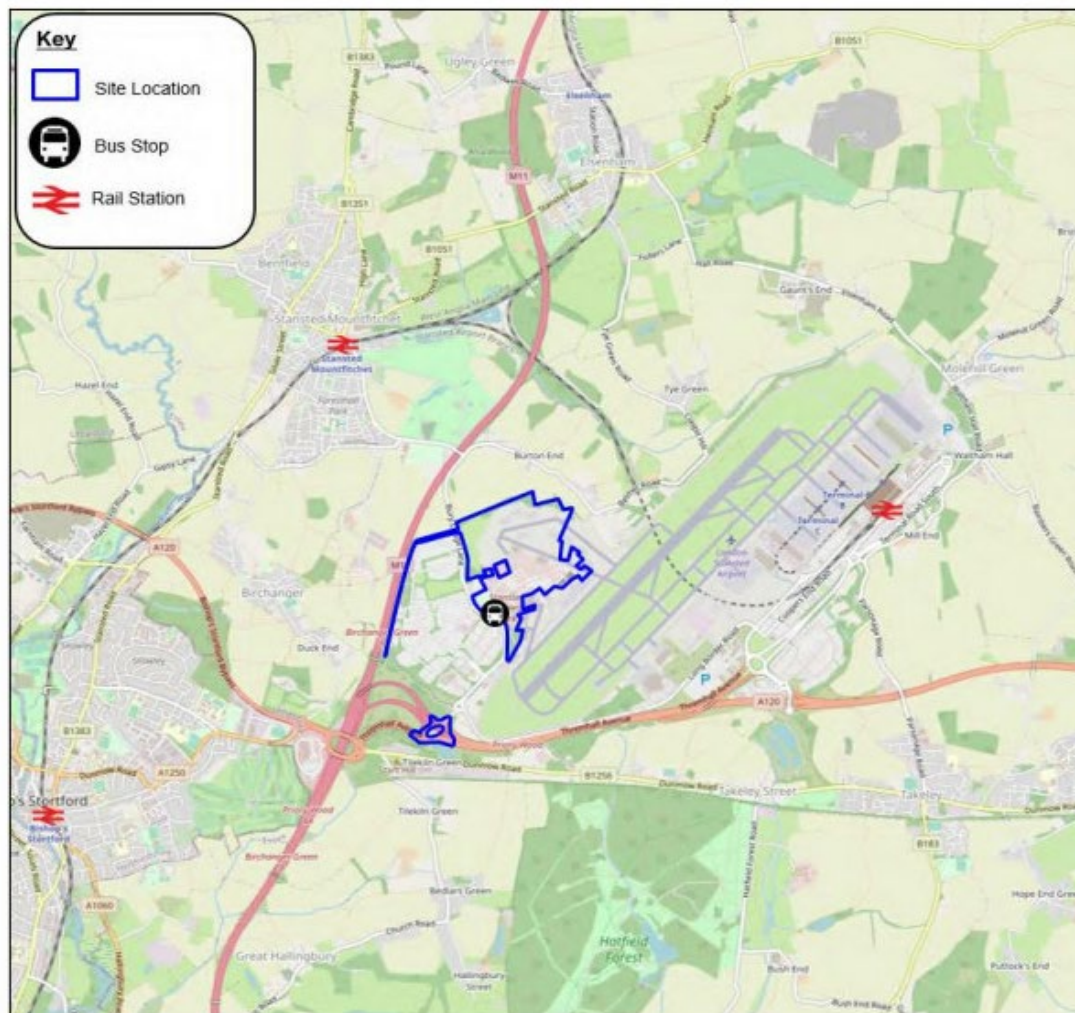


Bin & Cycle Stores



Public Transport Links

Figure 3.5 – Public Transport Infrastructure Plan



UTT/23/2964/OP

Highwood Farm

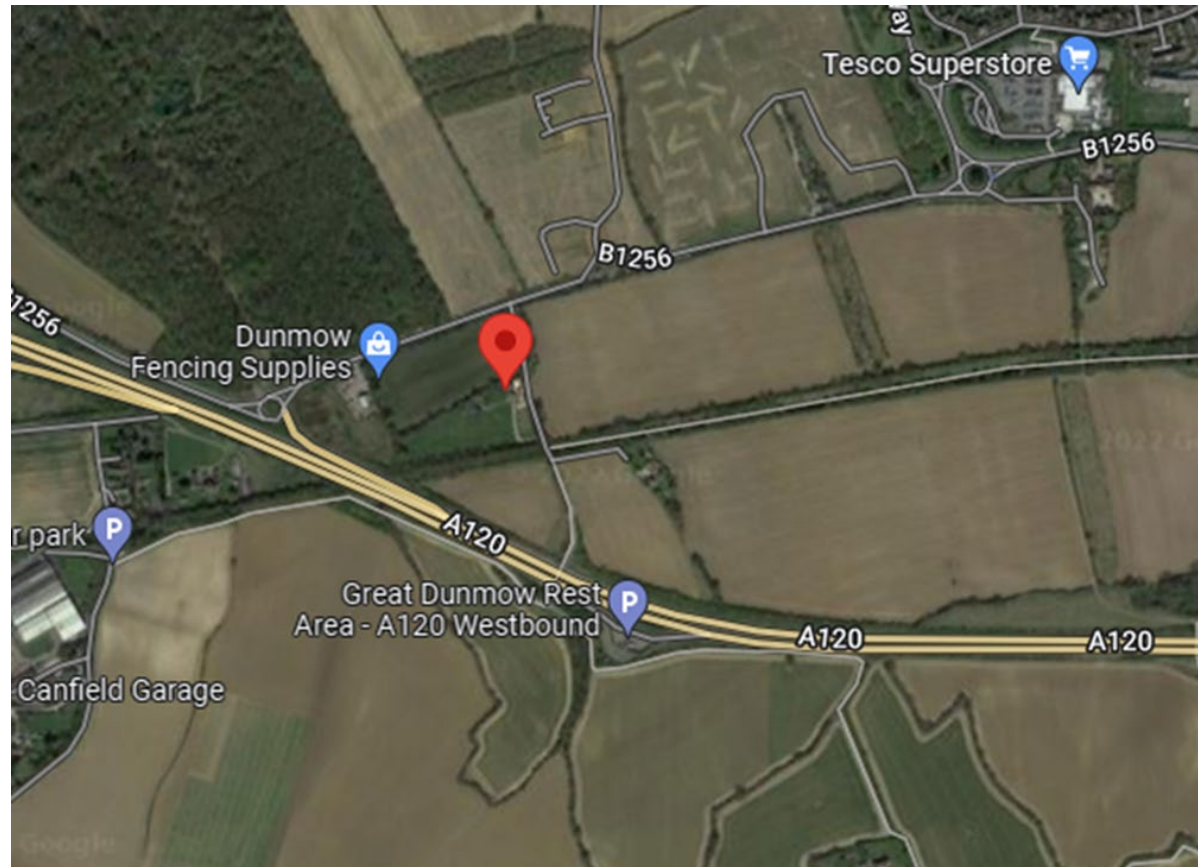
Stortford Road

Great Dunmow

Essex

CM6 1SJ

Aerial View



Proposed Indicative Layout



PROJECT:	PHC WIT PAR UTT
DRAWING No:	HWI
DRAWING TITLE:	3/11 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, Busseys Lane, Great Dunmow
Grid Reference (6 figure) SU726668
X (Easting) , Y (Northing) 472648 , 166818

Main features

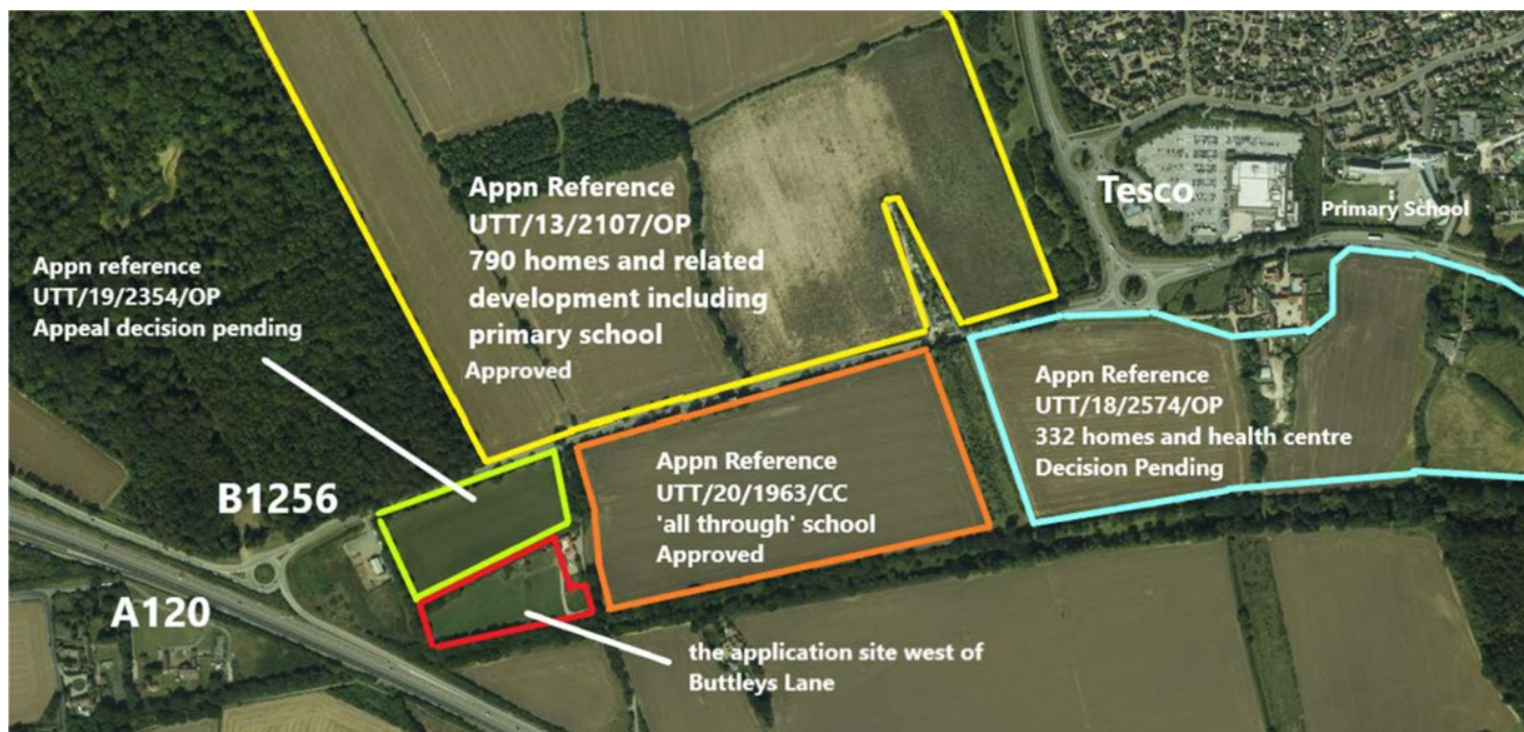
Plot Number: 001
Unit Type: Detached dwelling
Local Character: Peri urban
Plot Area: 1450m2
Max. GIA: 295m2

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

Biodiversity Enhancement Plan



Surrounding Approvals



The Application Site Looking East



The Application Site Looking West



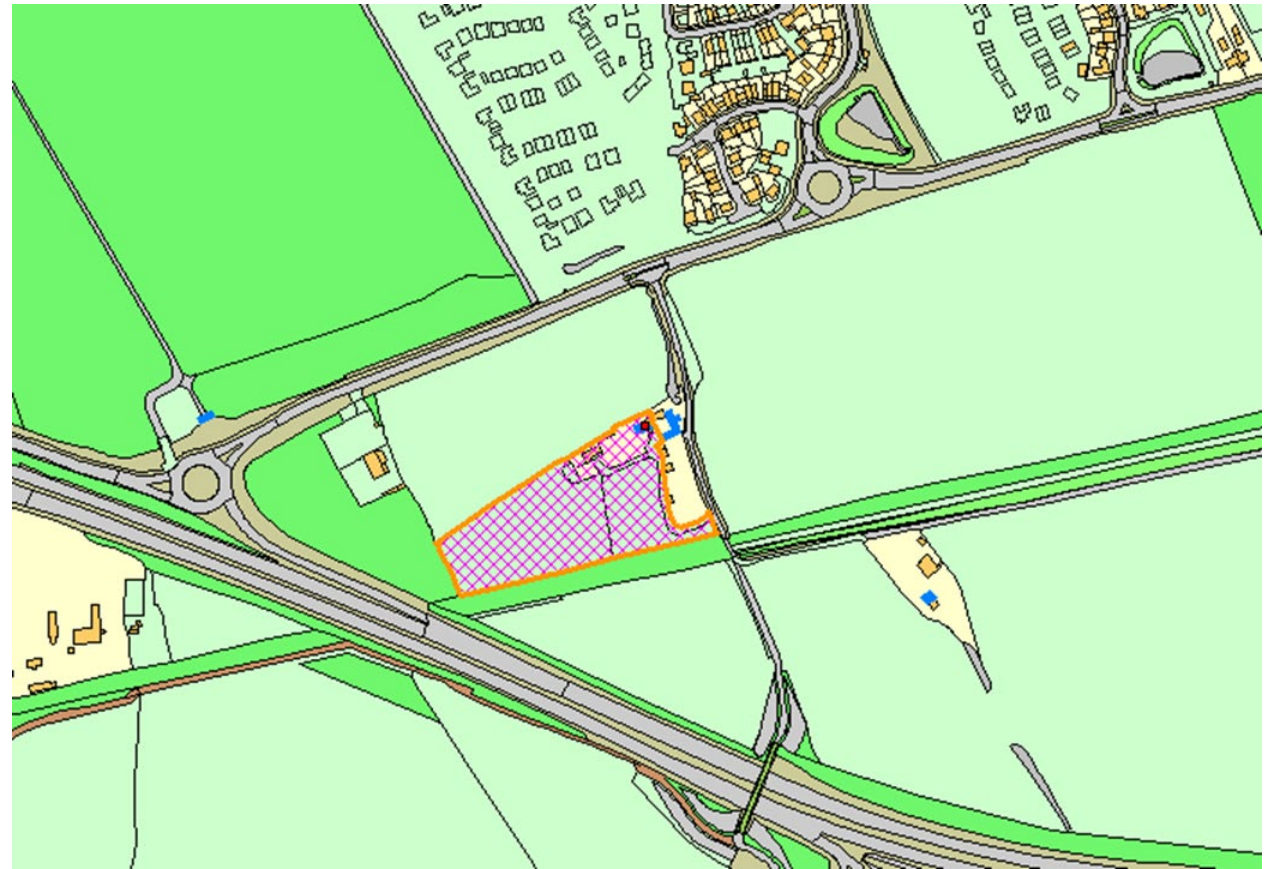
The Western End Of The Site



The Eastern End Of Site Towards School Site



The Listed Buildings (in blue)



Brady's Barn



Highwood Farmhouse



Photos of Access



More Photos of Buttleys Lane



Previous Inspectors Comments

“ Although these sites are less closely related to Highwood Farmhouse than the appeal site, the scale of developments proposed would serve to diminish the wider agrarian setting of the listed building. The appeal site would, therefore, be the last remaining element of that former setting.....

Nevertheless, the proposed development would result in the urbanisation of the largest part of the remaining agrarian setting of the farmhouse. The retained open area around the farmhouse would have more of the character of a domestic curtilage than an agricultural landscape. The detachment of the farmhouse from its agrarian setting would, therefore, result in a marked loss of its historic significance

Overall, I consider that the proposed development would cause less than substantial harm to the setting of Highwood Farmhouse. The harm to the setting of the listed barn would be **negligible**. Nevertheless, I am required to give considerable weight and importance to the desirability of preserving the settings of listed buildings

The proposal would also conflict with Policy ENV2 of the Uttlesford Local Plan 2005 (LP) which presumes against proposals that adversely affect the settings of listed buildings and paragraph 199 (now p 205) of the National Planning Policy Framework (the Framework) to the extent that it has similar aims “

UTT/23/1718/FUL

Old House Barn

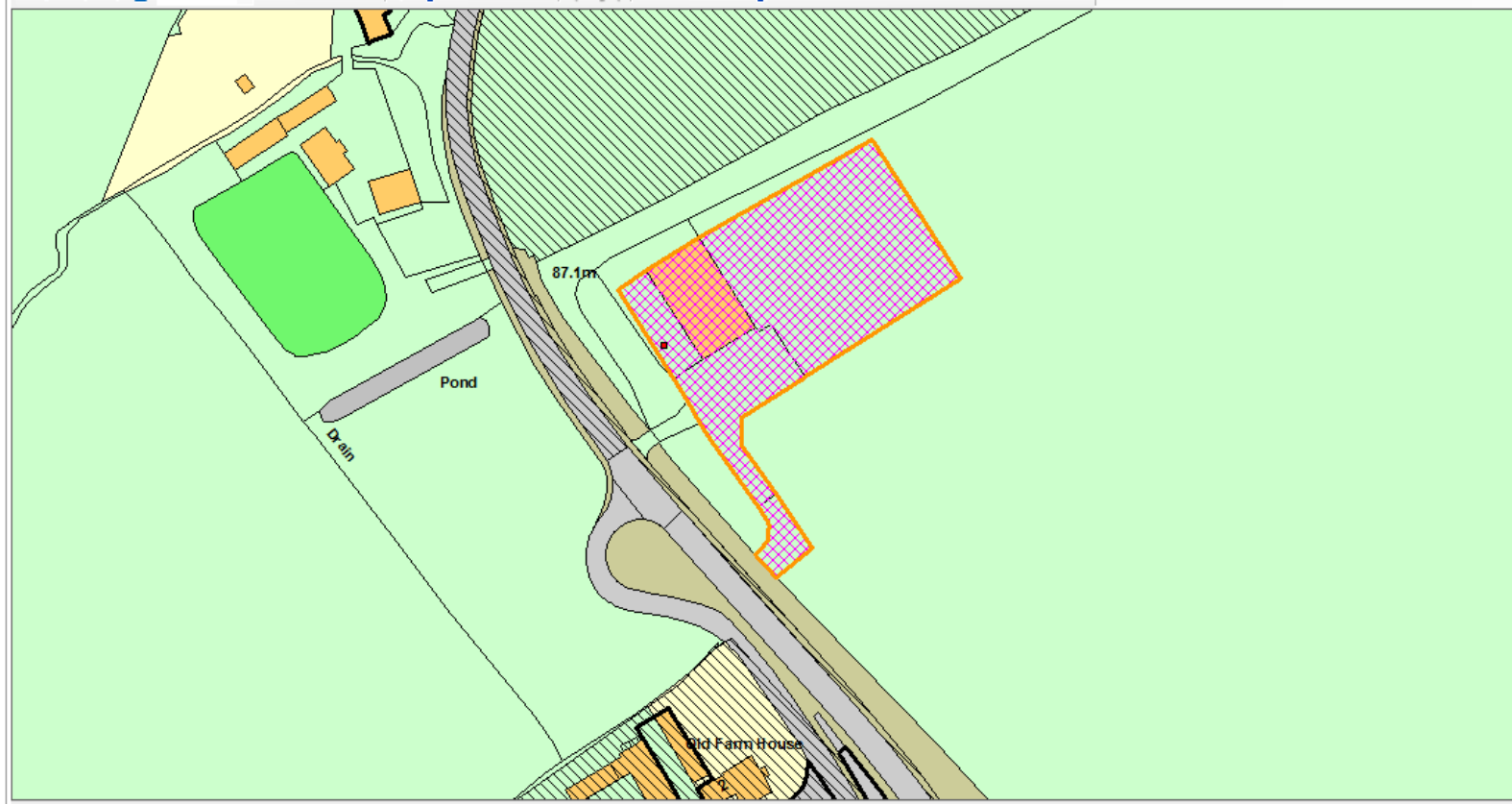
Parsonage Road

Takeley

Bishops Stortford

CM22 6PU

Site Location Plan

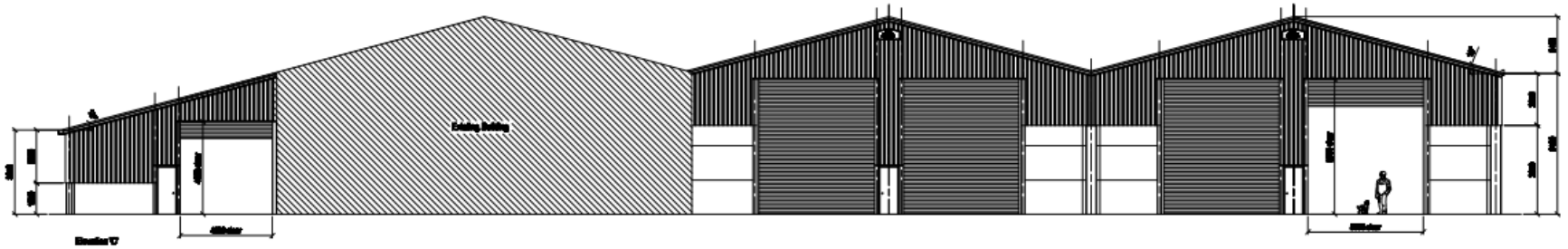


F 5560710

Aerial View

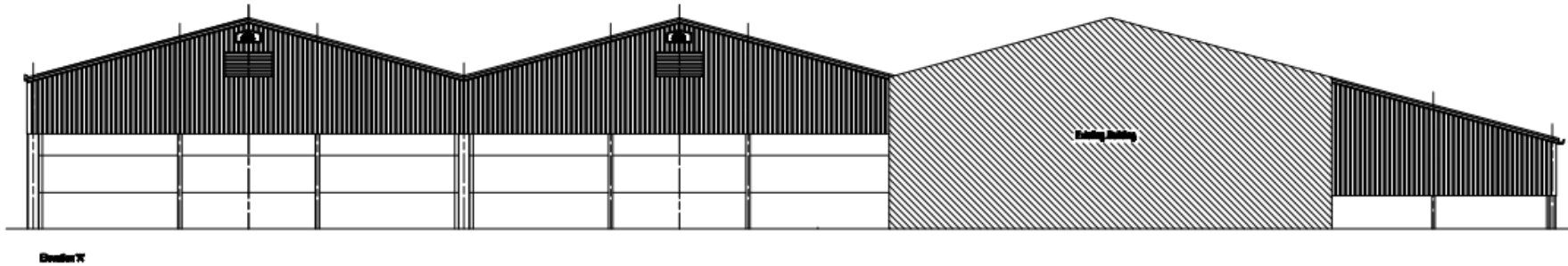


Elevations



Southern Elevation

Page 57

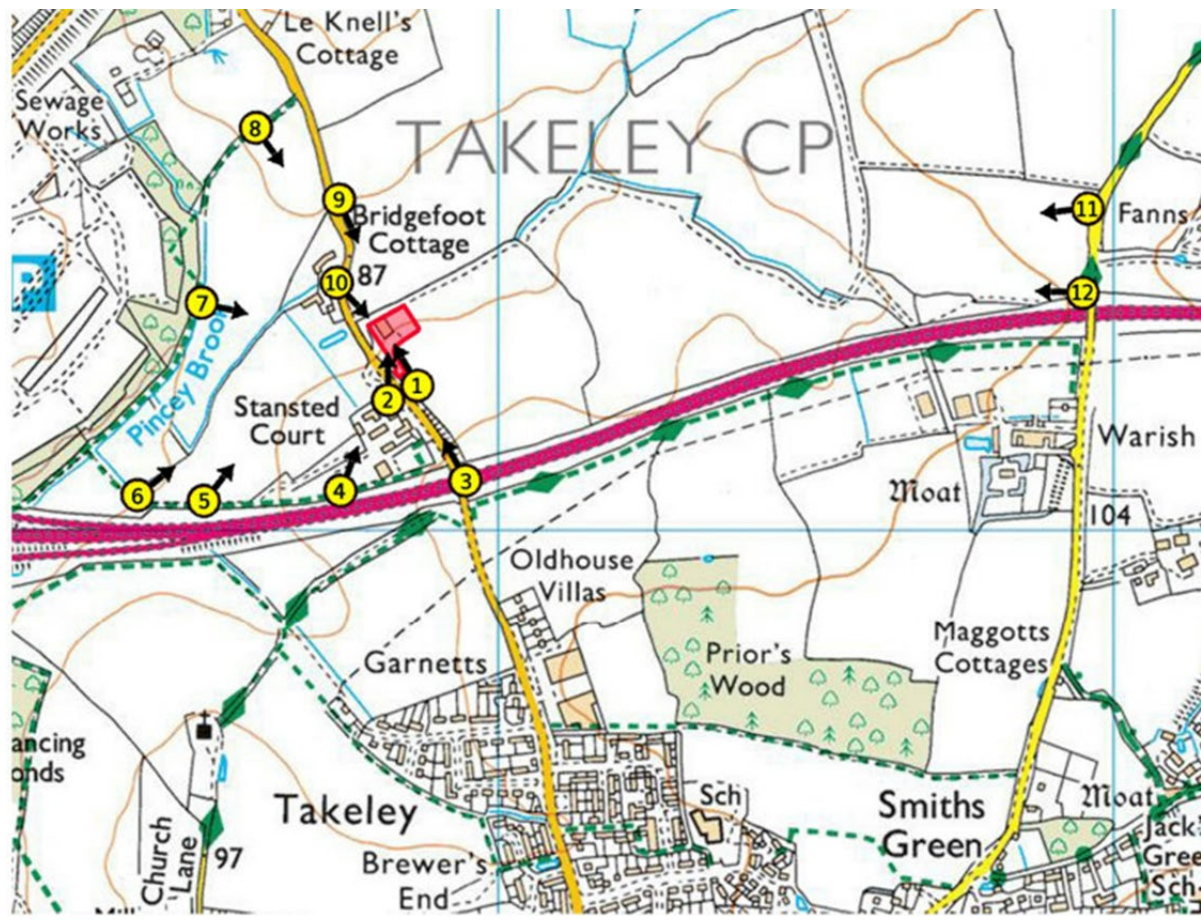


Northern Elevation

Countryside Protection Zone



Viewpoints



Viewpoint from South

Western boundary bund Silo and storage containers Airport control tower Concrete yard area Existing storage barn Machinery Adjacent arable land



Approximate extent of proposed site

Existing storage barn



Viewpoints from the A120 to the South



Viewpoints from the North



KEY PLANNING CONSIDERATION

- Principle of Development
- Impact on Countryside Protection Zone (CPZ)
- Highways
- Neighbouring Amenity

Conclusion

The siting of the two buildings are not detriment to the Countryside Protection Zone (CPZ).

The scheme does not give rise to any significant material impacts upon the occupiers of neighbouring dwellings, or highway safety or ecology.

The application is recommended for approval subject to conditions.

UTT/23/3147/FUL

Land Behind

The Old Cement Works

Thaxted Road

Saffron Walden

Essex

Location Plan



Proposals

Condition 2- to be varied

The development hereby permitted shall be carried out in accordance with the following approved plans:

~~901416.26 Rev A~~

BRD/22/029/010 D

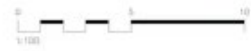
Condition 8 to be removed

The eaves and ridge heights of the permitted dwellings relative to each other and to existing buildings must be constructed as shown on the following drawings:

- Drawing No. 90416.40
- Drawing No. 90416.26 Rev A

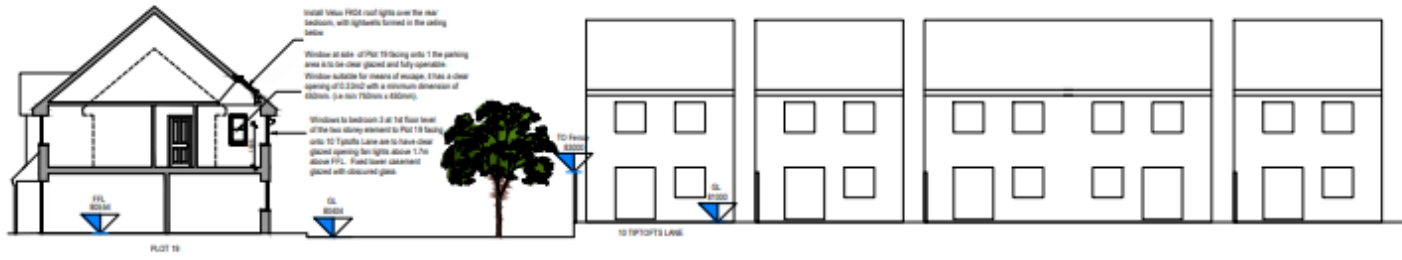
Existing Approved Plan

Drawing No. 90416. 26 Rev A

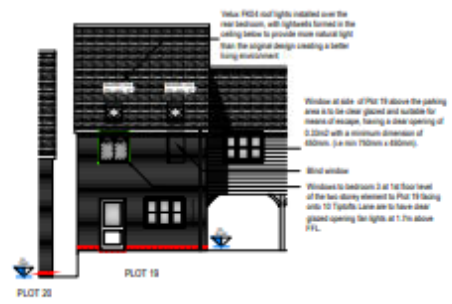


Proposed Revised Plan

Drawing No. BRD/ 22/029/010 D



PROPOSED SECTION



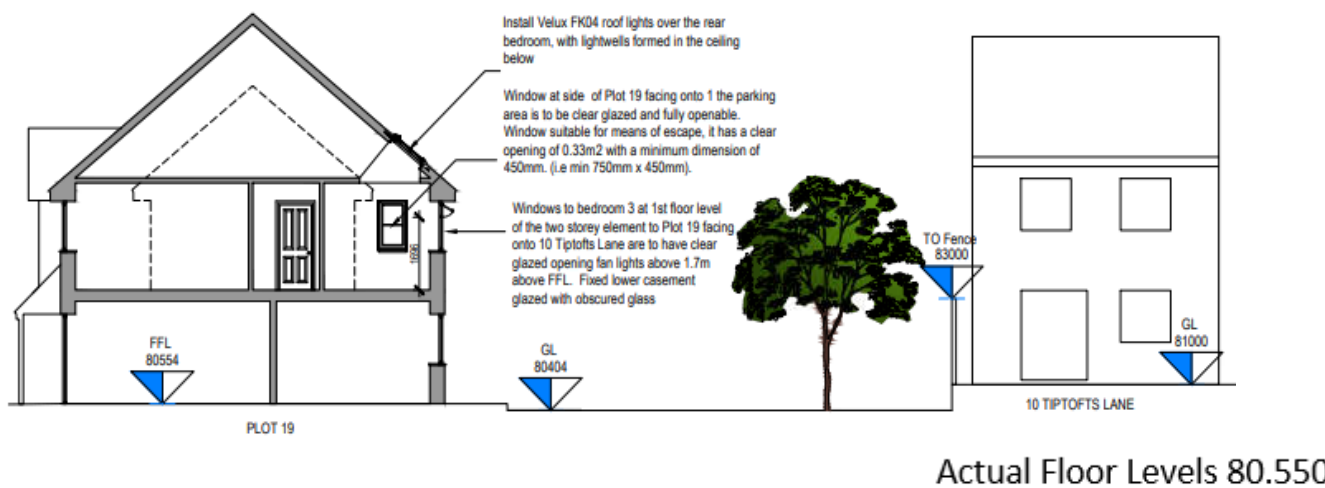
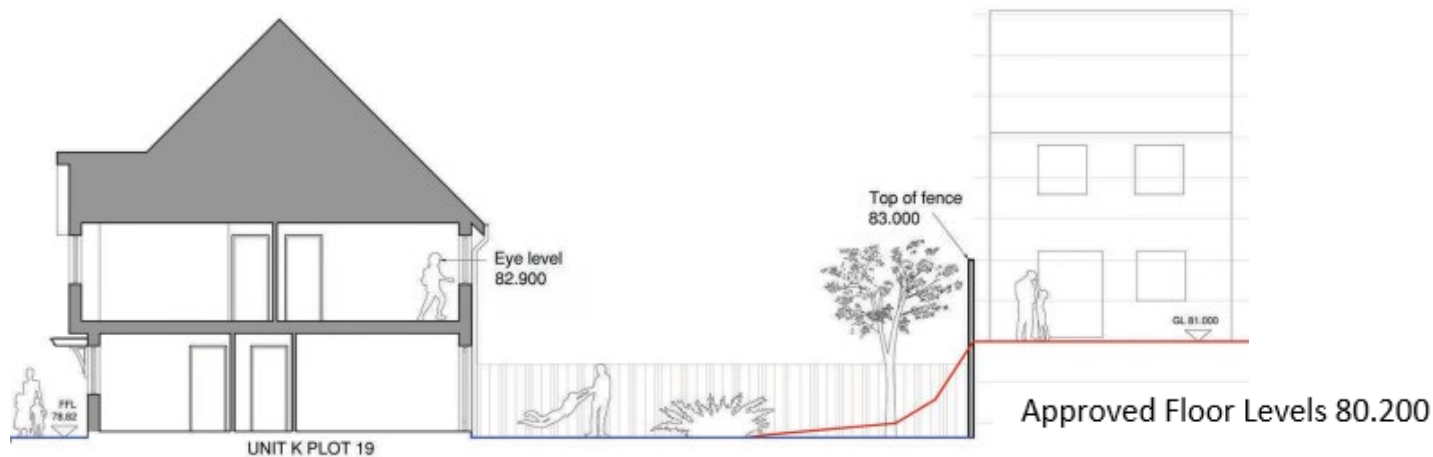
PROPOSED REAR ELEVATION



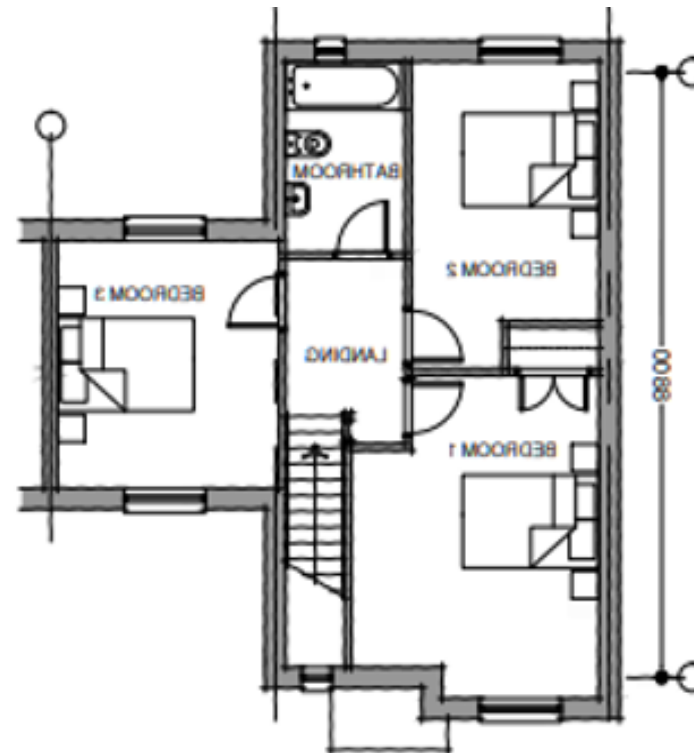
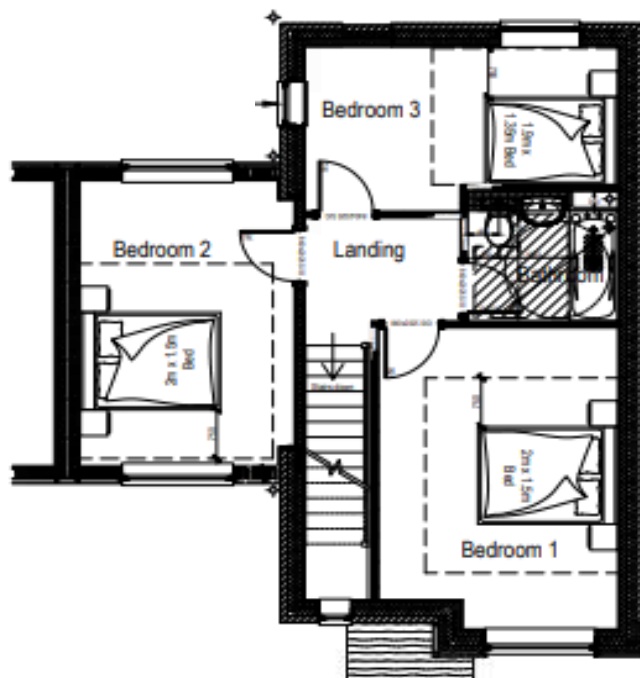
PROPOSED FIRST FLOOR PLAN



Floor Levels



Proposed Mitigation



New side window

Providing a means of escape,
Ventilation
No significant overlooking

Proposed rear bedroom Window

Opening fan light section,
Lower casement obscure glazing.

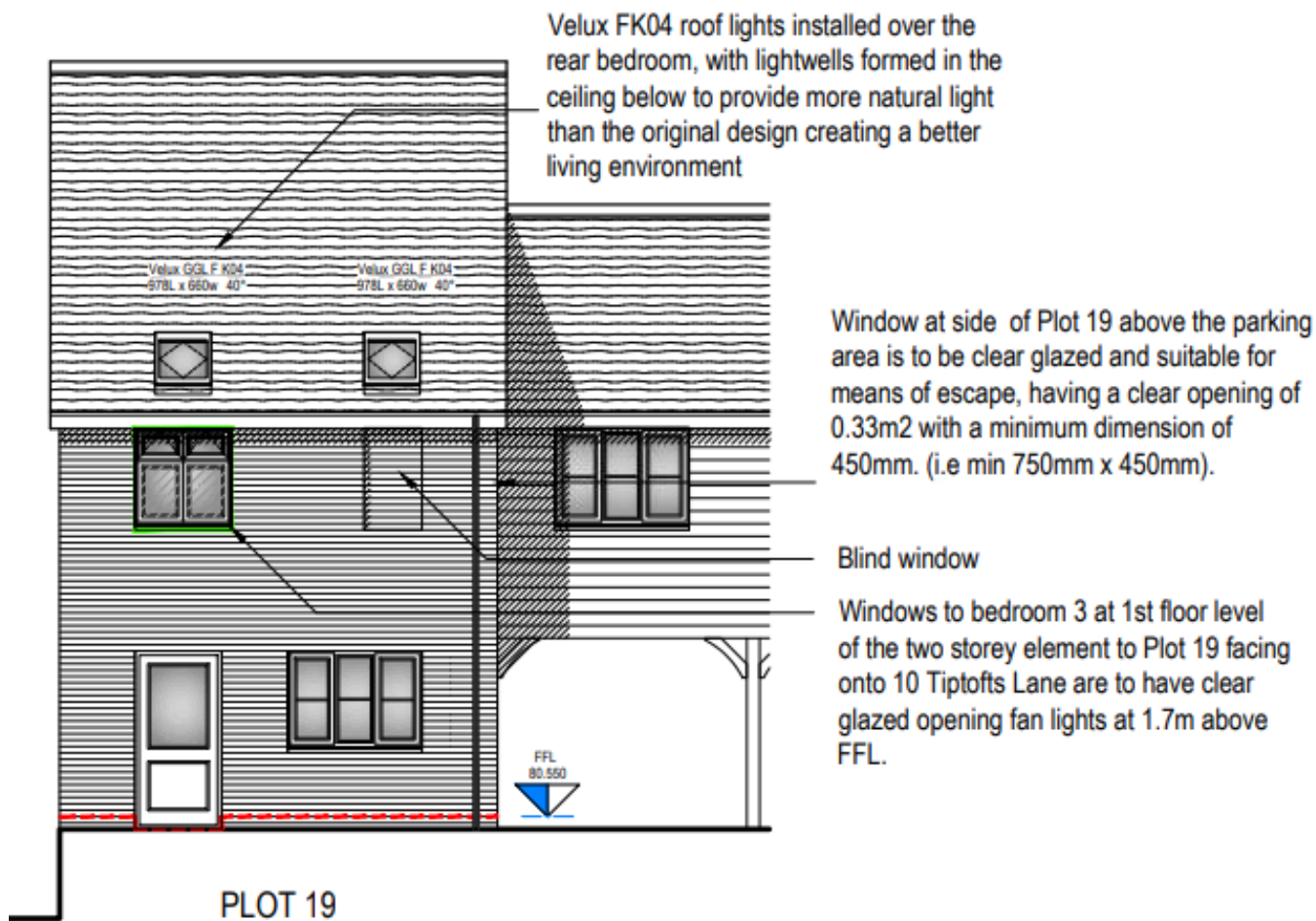
Ventilation

Mechanical ventilation heat recovery system

Light

Roof lights and light wells installed

Proposed Rear Elevations



UTT/23/3189/HHF

**Tower House
St Edmunds Lane
Great Dunmow
Essex
CM6 3BA**

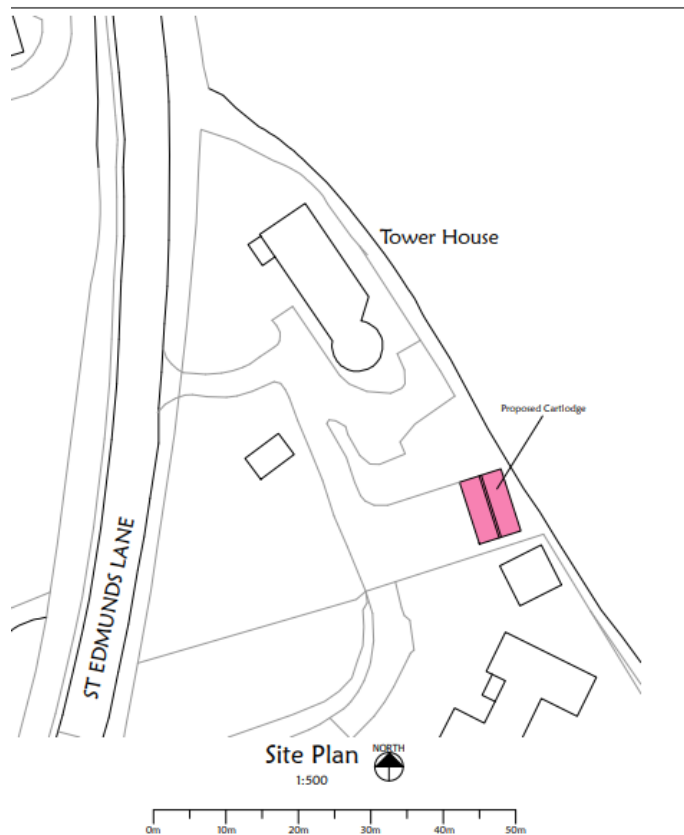
Location Plan



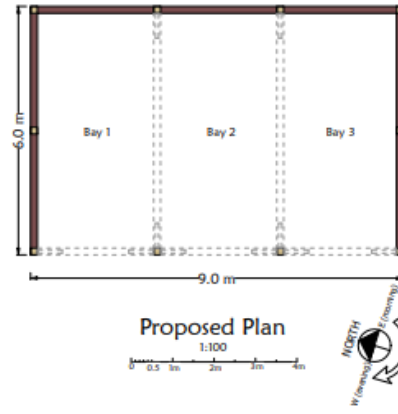
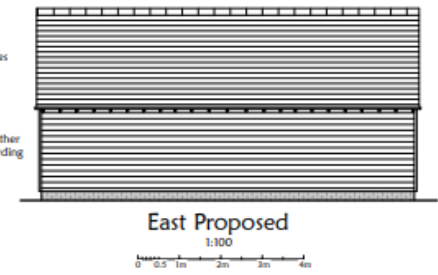
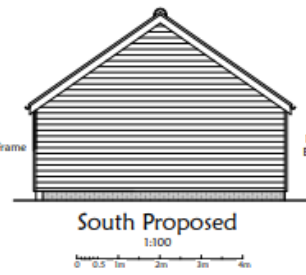
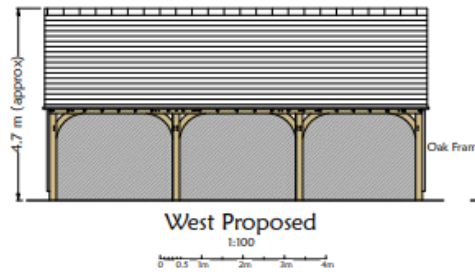
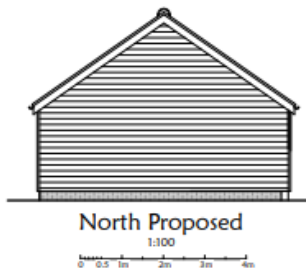
Site Photo's



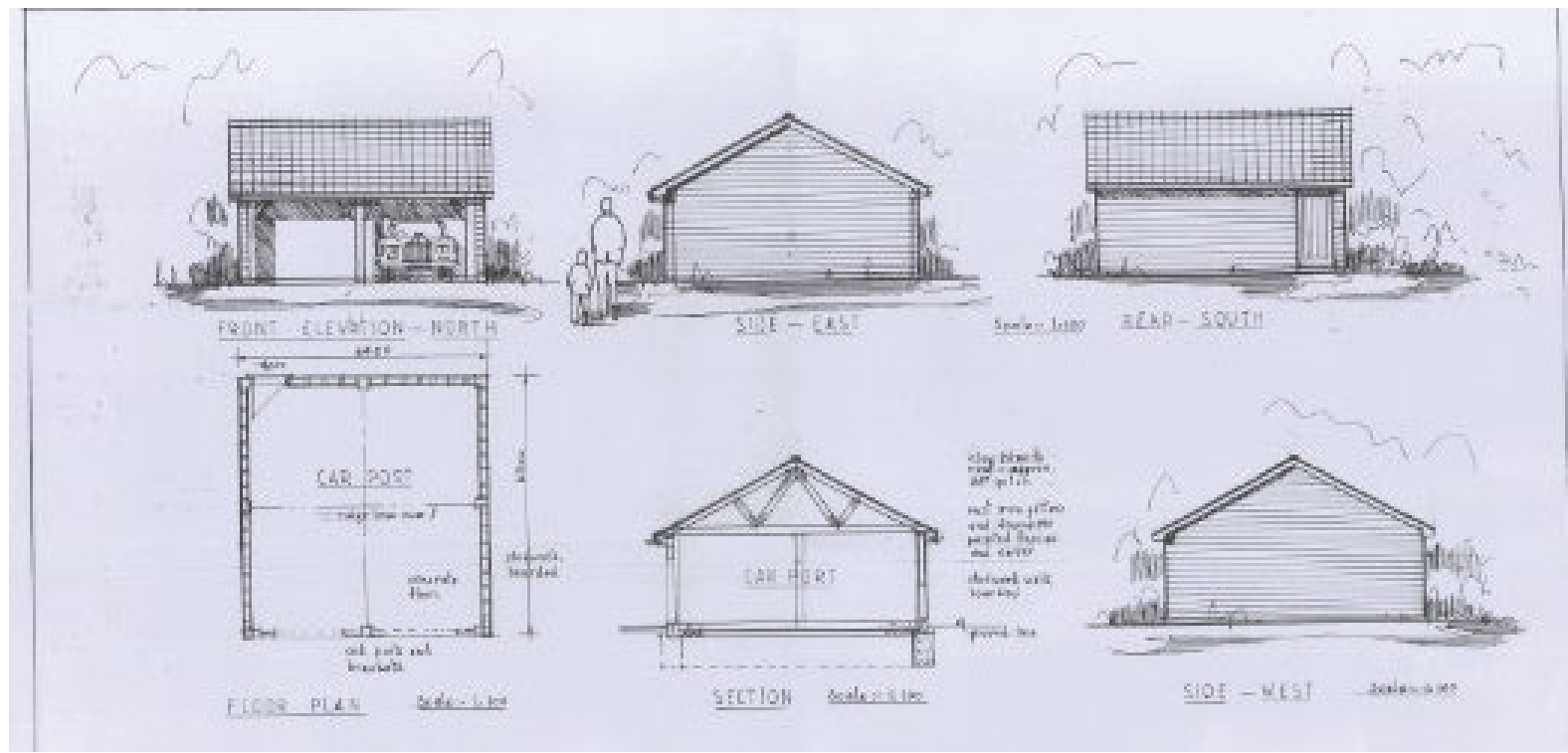
Proposal



Elevations



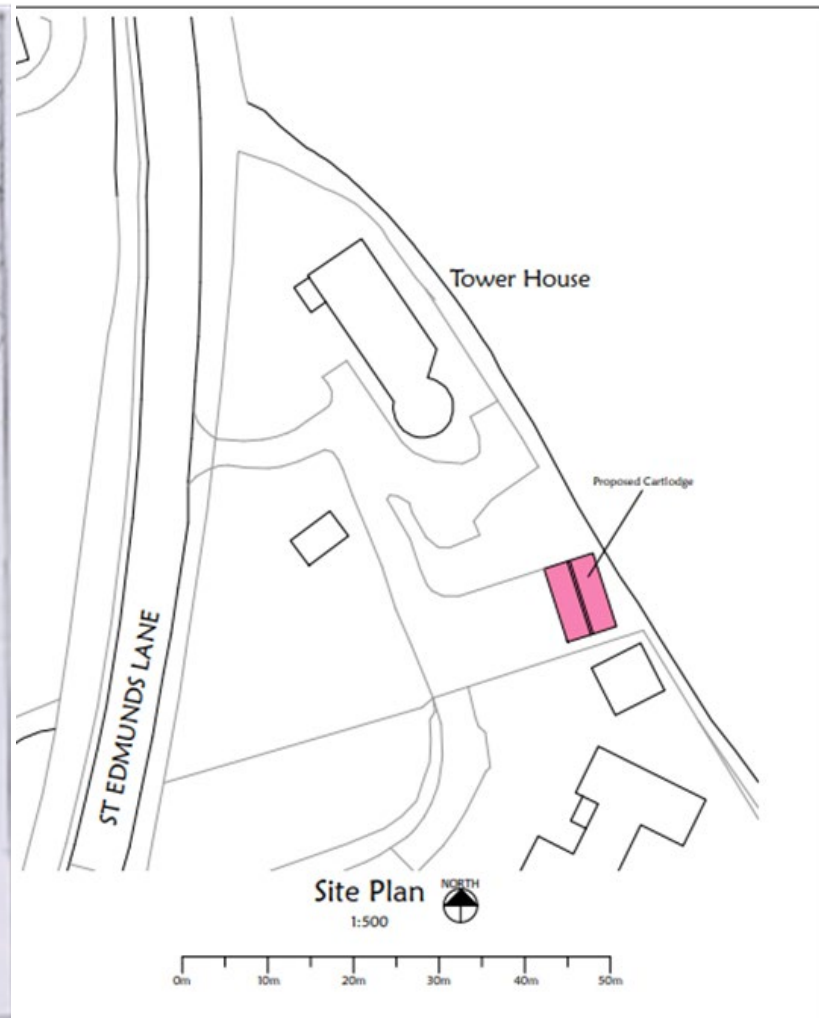
Previously approved application

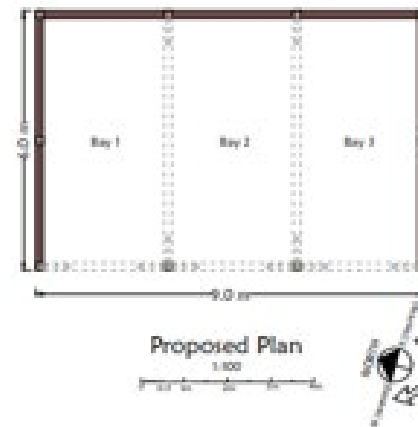
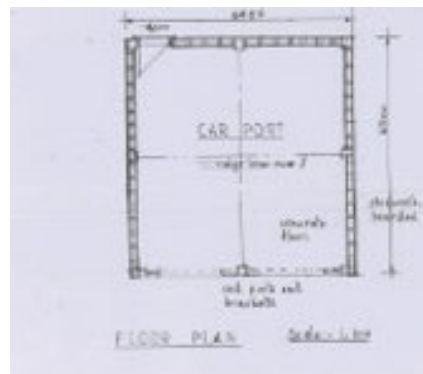
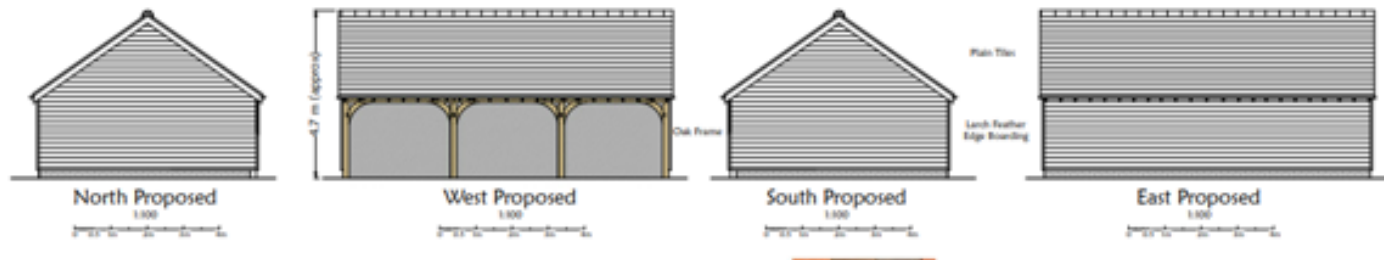


Previously approved application



Location of Car Port





Comparison of Carports

	Previous Scheme UTT/20/3101/HHF	Current Scheme
Max Height	4.4m	4.7m
Dimensions	6.4m x 6.9m	9.0m x 6.0m
Footprint	44m ²	54m ²

Recommendation Refusal

The proposed cartlodge with associated landscaping shall adversely impact the setting of the heritage assets. The scale and footprint of the proposed three bay cartlodge will be unduly visually prominent in the setting of the listed building. The proposals would fail to preserve the special interest of the listed building, contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, through change in its setting. The proposal is therefore contrary to Policy ENV2 of the Uttlesford Local Plan 2005.

UTT/23/2867/HHF

Aldboro House

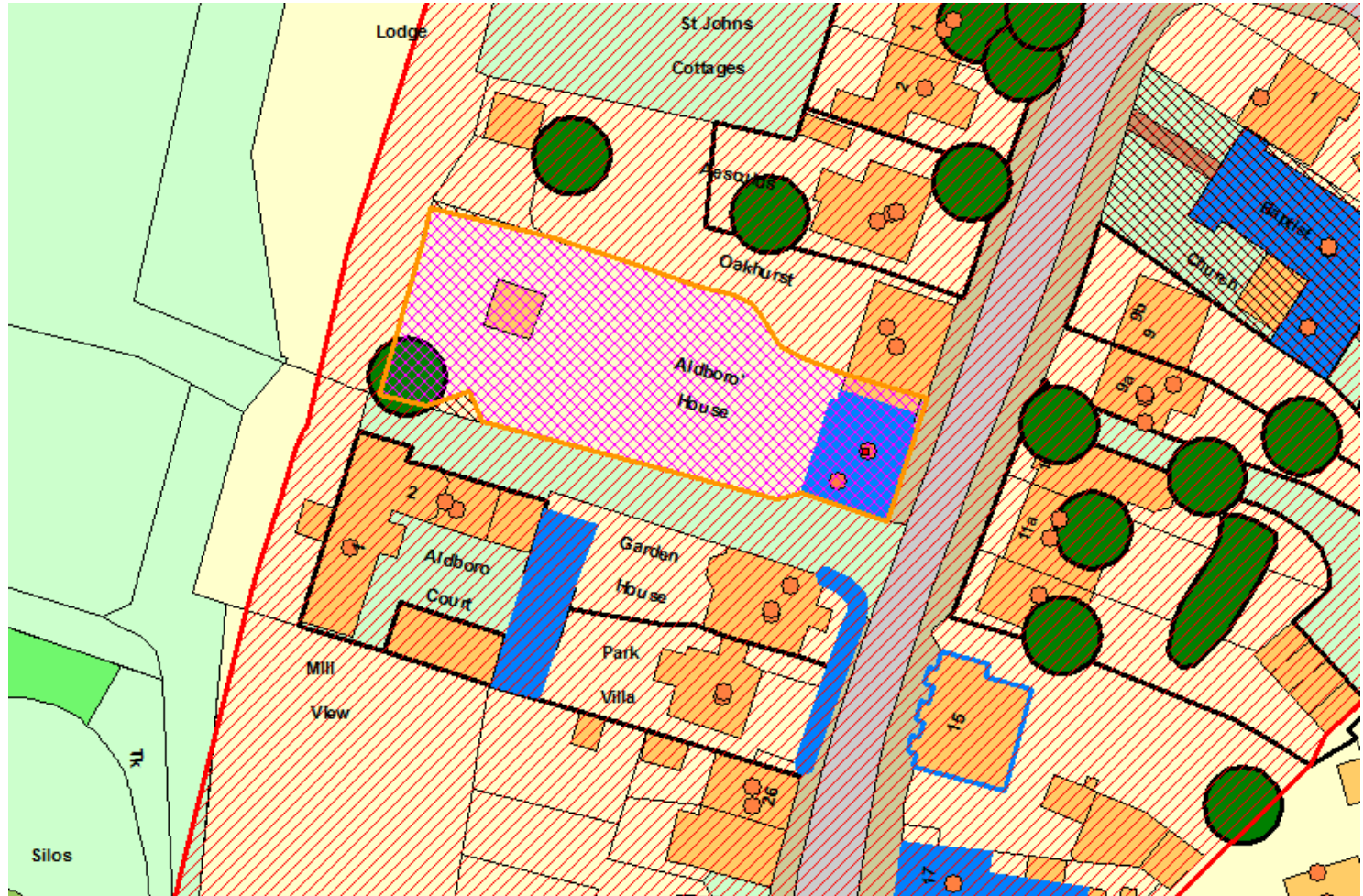
Park Street

Thaxted

Essex

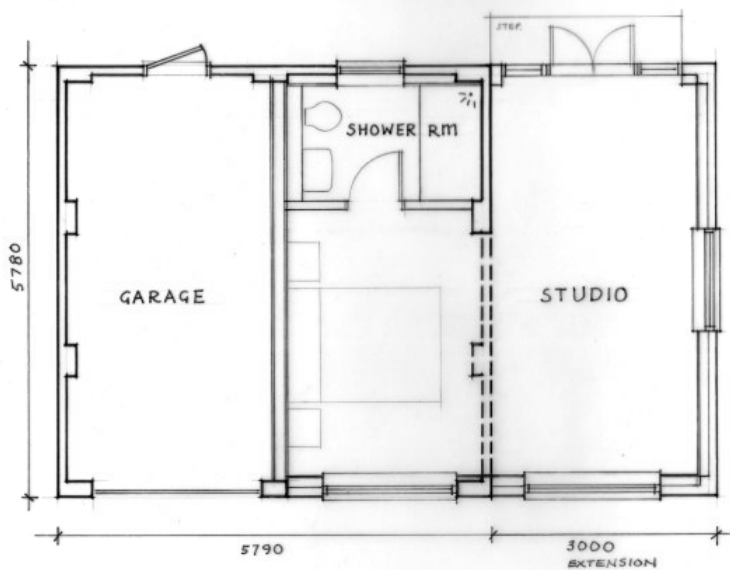
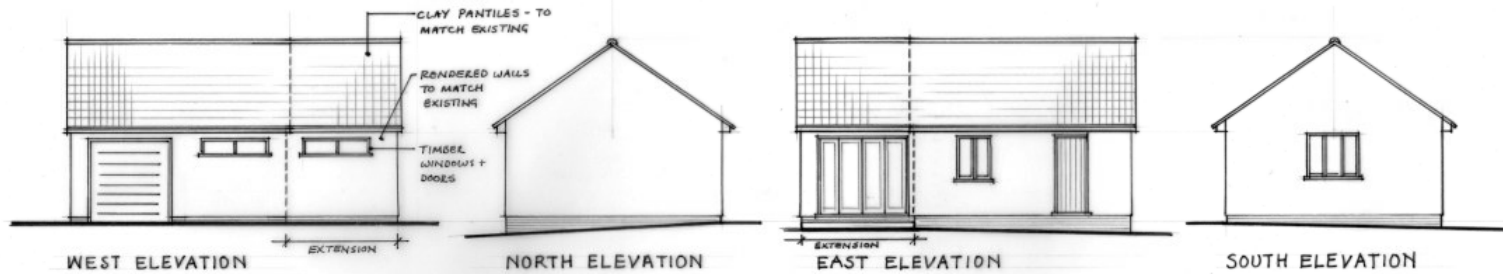
CM6 2ND

Location Plan

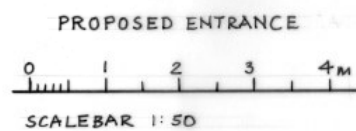
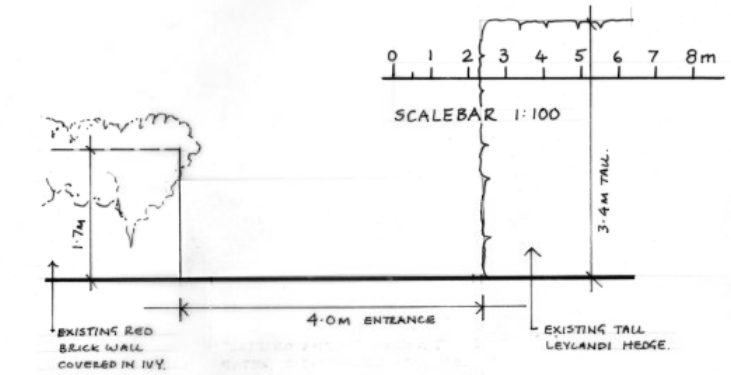


Elevations/Removal of Proposed Gate from Scheme

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GROUND FLOOR PLAN 1:50



EXTENSION TO GARAGE AT:

~ ELEVATION
 RAKA: ENTRANCE GATES REMOVED.
IMPORTANT NOTE
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE BEFORE STARTING WORK.
 - DO NOT SCALE DRAWINGS.
 - REMARK ANY CHANGES OR OMISSIONS TO THE ARCHITECT.
 - ALL MATERIALS SPECIFIED ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS' GUIDELINES.

RACHEL MOSES - ARCHITECT LTD. BA (Hons). DIP ARCH. RIBA.		ALDBORO HOUSE, THAXTED.	
THATCH COTTAGE, RADWINTER END, SAFFRON WALDEN, ESSEX, CB10 2UD.			
TITLE	GARAGE PLAN & ELEVATIONS ~ PROPOSED		
SCALE	DATE	DRAWING NO.	REV.
see drwg	Oct. '23	2303/PD/04	A

Site Photo's



Conclusion

- The proposed work is acceptable and will not harm the significance of the listed building
- The level of Parking is acceptable
- The impact on neighbouring residential amenity is acceptable

UTT/23/2868/LB

Aldboro House

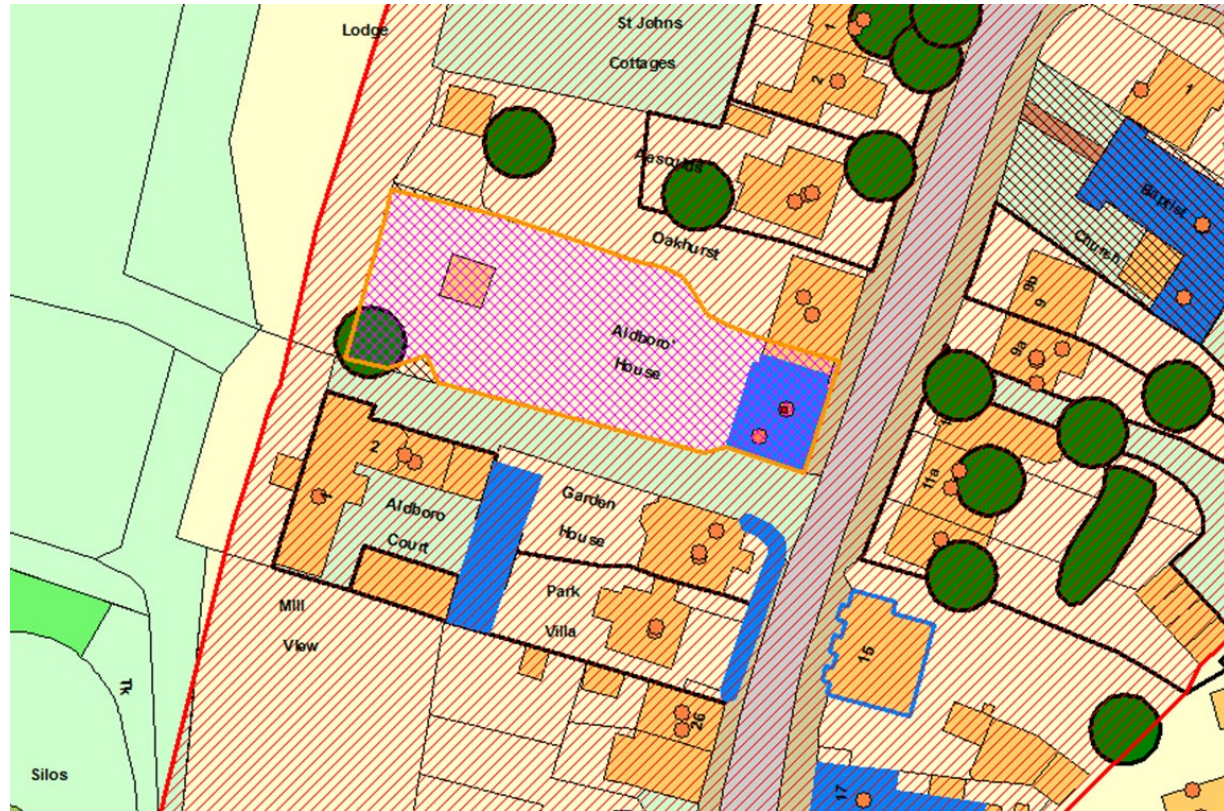
Park Street

Thaxted

Essex

CM6 2ND

Location Plan



Proposal

- Alterations to existing side extension to form an open plan kitchen/breakfast room.
- Two rooflights
- A vaulted ceiling
- Replacement windows.

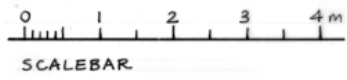
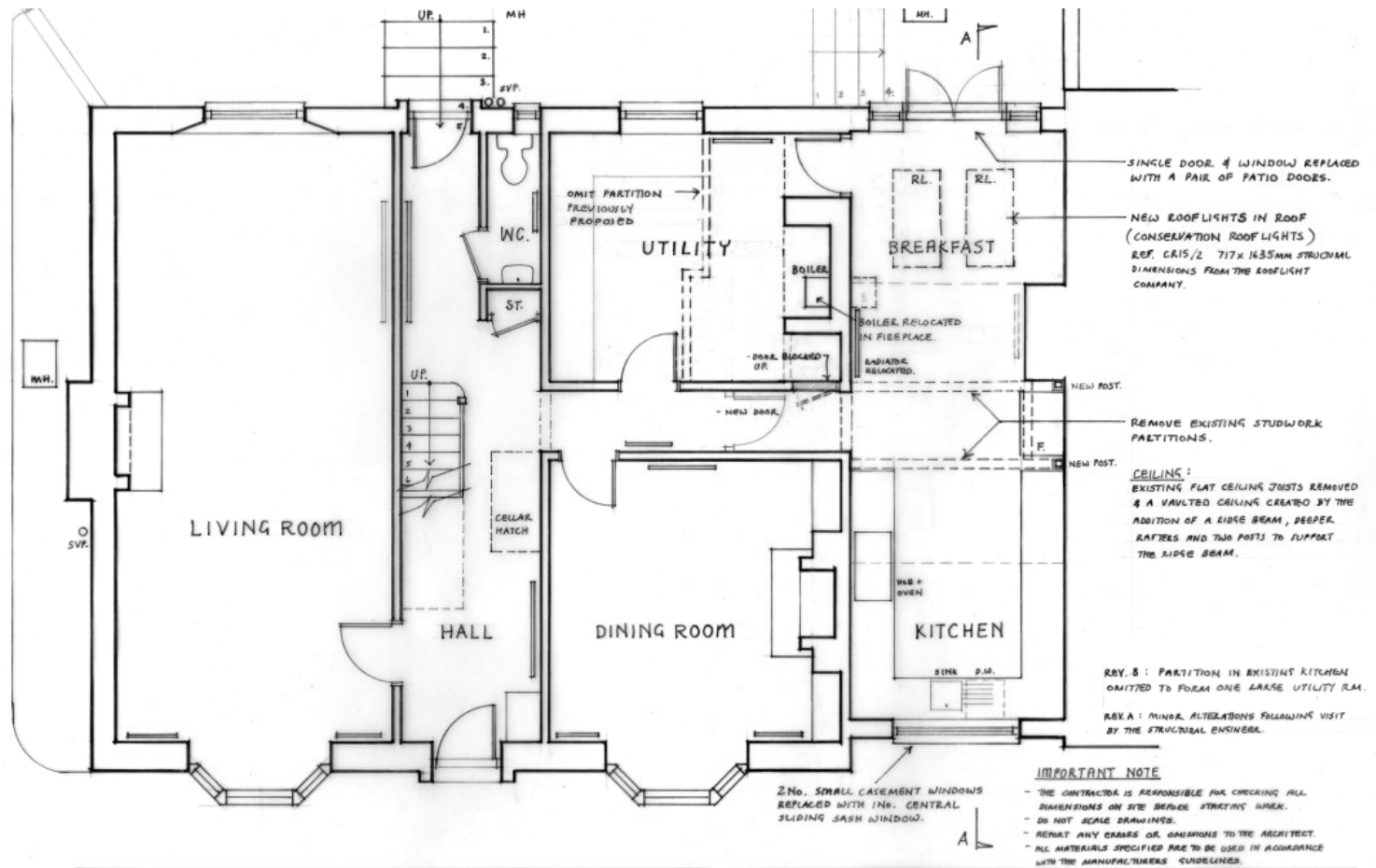
Site Photo's



Revised Internal Layout following advice from Heritage.



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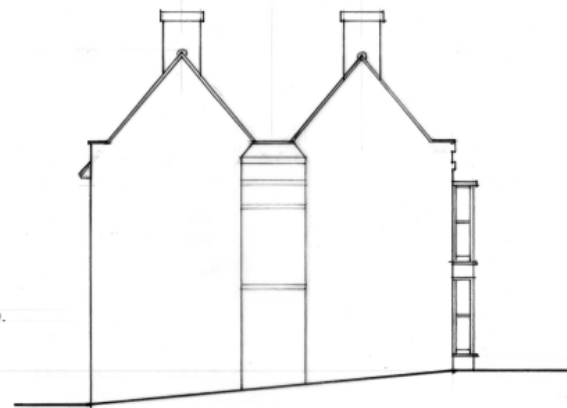


RACHEL MOSES · ARCHITECT LTD BA (Hons). DIP ARCH. RIBA.			
THATCH COTTAGE, RADWINTER END, SAFFRON WALDEN, ESSEX, CB10 2UB.			
ALTERATIONS TO: ALDBORO HOUSE, THAXTED.			
TITLE: GROUND FLOOR PLAN - PROPOSED			
SCALE	DATE	DRAW NO.	REV.
1:50 @ A3	Oct. '23	2303/PD/01	B

Elevation showing rooflights and sash window



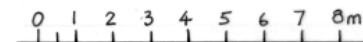
FRONT · EAST · ELEVATION



SIDE · SOUTH · ELEVATION



REV A : MINOR ALTERATIONS FOLLOWING VISIT BY THE STRUCTURAL BUSINESS.

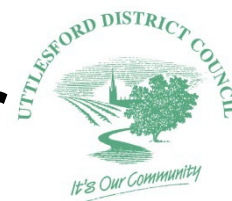


SCALEBAR

IMPORTANT NOTE

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- REPORT ANY ERRORS OR OMISSIONS TO THE ARCHITECT.
- ALL MATERIALS SPECIFIED ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES.

Heritage Comments after amendment



The Revised Proposed Plan drawing and omission of the partition within the utility room which I am able to support.

In conclusion, I am able to support the revised application on the basis, that it will in my opinion preserve the special interest of the listed building in accordance with Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 with no harm to the significance of the listed building or Conservation Area in terms of the National Planning Policy Framework (NPPF, December 2023).

If consent is to be granted, I would request the following conditions are applied:

- Prior to their installation additional drawings that show details of proposed new rooflights, timber windows, doors and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Prior to their first use on site, samples of the materials to be used on the external finishes (including those for the garage extension, doors, windows, rooflights, gates, paint specification and colour) to be used on the external finishes shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

Conclusion

The proposed work is acceptable and will not harm the significance of the listed building thus complying with the NPPF and ULP Policy ENV2.