

**UTT/18/3134/FUL(SAFFRON WALDEN)**

(Referred to Committee. Reason: UDC application)

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|----------------------|---|
| <b>PROPOSAL:</b>     | <b>Installation of Air Quality Station</b>                                  |
| <b>LOCATION:</b>     | <b>Council Offices, London Road,<br/>Saffron Walden, Essex CB11<br/>4ER</b> |
| <b>APPLICANT:</b>    | <b>Uttlesford District Council</b>  |
| <b>AGENT:</b>        | <b>Mrs A Lee-Moore</b>  |
| <b>EXPIRY DATE:</b>  | <b>23.1.19 Extension of time<br/>22.2.19</b>                                |
| <b>CASE OFFICER:</b> | <b>Rosemary Clark</b>   |

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- 1. NOTATION**
  - 1.1 Within Development Limits, Conservation Area, curtilage of Listed Building
- 2. DESCRIPTION OF SITE**

The application site comprises the Saffron Walden hospital building that was converted to the Council Offices in the 1980's. To the south-west of the main offices is a separate 'Lodge' building that is currently being used by Essex Police. The car park for the Lodge, Council Offices and other organisations is located to the front and rear of the lodge. A red brick boundary wall extends along the boundary of the site.

  - 2.1
- 3. PROPOSAL**
  - 3.1 This application relates to the proposed installation of an Air Quality Station to be situated behind the boundary wall to the south of the 'lodge', to replace the existing temporary station.
- 4. ENVIRONMENTAL IMPACT ASSESSMENT**
  - 4.1 The proposal is not a Schedule 1 development, nor does it exceed the threshold criteria of Schedule 2, and therefore an Environmental Assessment is not required.
- 5. APPLICANT'S CASE**
  - 5.1 See Design and Access Statement submitted with

application – main points

- The station replaces the existing mobile air quality monitoring station
- The current proposal is smaller

**6. RELEVANT SITE HISTORY**

6.1 UTT/16/0446/FUL – Temporary siting of mobile air quality monitoring unit for a period not exceeding 2 years – approved 12.4.16

**7. POLICIES**

**Uttlesford Local Plan (2005)**

7.1 S1 – Within Development Limits  
ENV1 – Development affecting the Conservation Area  
ENV2 - Development affecting the character and setting of a Listed Building  
GEN2 - Design

**Supplementary Planning Documents/Guidance**

7.2 N/a

**National Policies**

7.3 National Planning Policy Framework – Rev 2

**Other Material Considerations**

7.7 Uttlesford Emerging Local Plan –  
The following policies are relevant regarding this proposal, however until the plan adopted little weight can be given to them -  
SP9 – Development within Development Limits  
D1 – High Quality Design  
EN2 – Design of Development within Conservation Areas  
EN4 – Development affecting Listed Buildings

**8. TOWN COUNCIL COMMENTS**

8.1 Saffron Walden Town Council – Expired 28.12.18 -  
No objection

**9. CONSULTATIONS**

9.1 Essex County Highways – expired 21.12.18 – No objection

- 9.2 Historic England – expired - No comment
- 9.3 Environmental Health – Expired 21.12.18 – No comment
- 9.4 Place Services – Expired – Expired 21.12.18 – No Objection to this application – Despite not being the most aesthetically pleasing of units, the air quality station is sufficiently removed from the listed building to not cause harm to its setting. Smaller than the existing unit, the proposed air quality station will be largely obscured by the boundary walls of the property and its permanency will not be harmful to the character of the conservation area.

**10. REPRESENTATIONS**

- 10.1 16 Neighbours consulted – expired 28.12.18 – One response – no objection

**11. APPRAISAL**

The issues to consider in the determination of the application are:

- A Whether the proposal would adversely impact the character and appearance of the locality (ULP GEN2)
- B Whether the proposal would adversely impact the character and appearance of the Conservation Area and adjacent Listed Building (ULP Policy ENV1 and ENV2)
- C Whether the proposal would adversely impact the residential amenity of neighbouring properties
- A Whether the proposal would adversely impact the character and appearance of the locality (ULP Policy GEN2)**
- 11.1 The proposed air quality station would replace an existing unit that has been in situ since 2016. The current proposal is to be sited in the same location, behind the front boundary wall but would be of a reduced size to that currently in place. It is therefore considered that the proposal would not be harmful to the character and setting of the locality as a whole.
- B Whether the proposal would adversely impact the character and appearance of the Conservation Area and adjacent Listed Building (ULP Policy ENV1 and ENV2)**
- 11.2 It is acknowledged that whilst the air quality unit is the most aesthetically pleasing of units, the location

of the unit is sufficiently removed from the listed building itself to not cause harm to its setting. The smaller scale of this proposal would result in the unit largely being obscured by the boundary walls of the property and its permanency would not be harmful to the character of the Conservation Area. It is therefore considered that the proposal complies with ULP Policies ENV1 and ENV2.

**C** **Whether the proposal would adversely impact the residential amenity of neighbouring properties (ULP Policy GEN2)**

11.3 Due to the nature and location of the proposed unit, there would be no adverse impact on the residential amenity of any neighbouring properties.

**12. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

**A** The proposed unit is acceptable in terms of design, size and scale and would comply with the NPPF, and ULP Policy GEN2.

**B** The proposed unit would not adversely impact the character and appearance of the Conservation Area or the setting of the Listed Building and therefore complies with ULP Policies ENV1 and ENV2.

**C** Due to the nature and location of the proposed unit, there would be no adverse impact on the residential amenity of any neighbouring properties in accordance with ULP Policy GEN2 and H8.

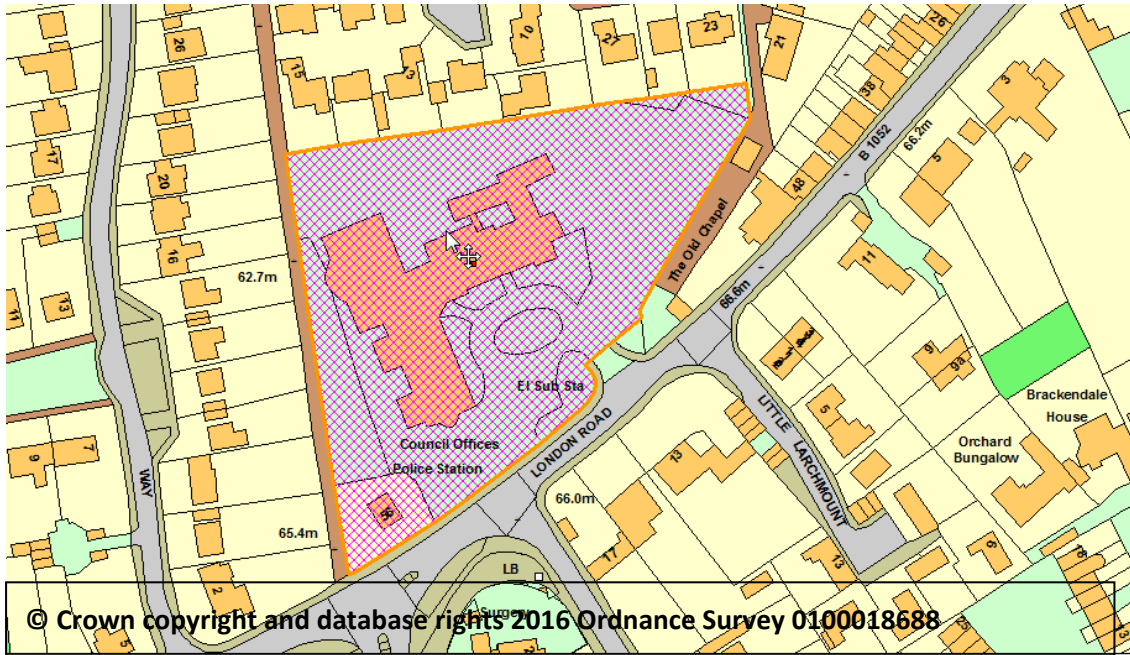
**RECOMMENDATION – APPROVAL WITH CONDITIONS**

**Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.  
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Application: UT/18/3134/FUL

Address: Council Offices, London Road, Saffron Walden, Essex CB11 4ER



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|---------------|-----------------------------|
| Organisation: | Uttlesford District Council |
| Department:   | Planning                    |
| Date:         | 7.2.19                      |