

**UTT/19/2442/FUL – LITTLE CHESTERFORD**

(Referred to Committee – UDC joint ownership)

**PROPOSAL:** Electrical reinforcement works including the relocation of oil storage tank, provision of new LV switchroom, replacement of timber fence and gates and provision of temporary new transformer and enclosure fence and gates

**LOCATION:** Electricity Sub Station 3, Chesterford Research Park, Little Chesterford

**APPLICANT:** Chesterford Park Ltd Partnership

**AGENT:** Mr Peter Tanner

**EXPIRY DATE:** 27.11.19 (Extension of time 13.12.19)

**CASE OFFICER:** Rosemary Clark

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**1. NOTATION**

1.1 Chesterford Park Boundary, Safeguarding Employment Land

**2. DESCRIPTION OF SITE**

2.1 The application site comprises an existing Electricity substation located to the north-east of the Research Park. The substation has its own vehicular access.

**3. PROPOSAL**

3.1 This application relates to electrical reinforcement works, extension and alterations to existing building and replacement timber fence and gates. The works comprise amendments and upgrades to the existing Substation 3 within the park, which is essential for the electricity supply of the park, including the addition of a New LV switchroom, relocation of oil tanks and provision of temporary new transformer. The new switchroom is located adjacent to the existing generator room, with the existing structure also to be clad in timber cladding to provide an improved and consistent appearance overall. An existing oil storage tank is to be repositioned slightly further to the north to facilitate the new switchroom. New timber doors will be provided to the new switchroom, generator room and the existing LV switchboard, whilst new louvres will be added to the generator room. Replacement timber fencing will enclose the new transformer.

**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 None

**6. RELEVANT SITE HISTORY**

6.1 None

**7. POLICIES**

**7.1 Uttlesford Local Plan (2005)**

S5 – Chesterford Park Boundary  
E2 – Safeguarding Employment Land  
GEN2 - Design

**Supplementary Planning Documents/Guidance**

7.2 N/a

**National Policies**

7.3 National Planning Policy Framework

**Other Material Considerations**

7.4 Emerging Local Plan –  
LtCHE1 – Chesterford Research Park  
EMP2 - Existing and Proposed Employment Areas  
D1 – High Quality Design

**8. PARISH COUNCIL COMMENTS**

8.1 No comment

**9. CONSULTATIONS**

**Environmental Health**

No objections

**10. REPRESENTATIONS**

10.1 32 Neighbours consulted – expired 24.10.19 – Site Notice Posted –  
Expired 31.10.19 – No responses received

**11. APPRAISAL**

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

- A Whether the development adversely impact the character and appearance of the locality and is acceptable in size, scale and design (ULP Policy S5, E2 and GEN2)
- B Whether the development adversely impacts neighbouring residential amenity (ULP Policy GEN2 and GEN4)

**A        Whether the development is acceptable in size, scale and design and appropriate for this location**

- 11.1      Policy S5 of the Uttlesford Local Plan states that Chesterford Park Research and Development is defined as a developed site in the countryside. Facilities for research and development will be permitted within these boundaries if they are in accordance with this Plan.
- 11.2      The proposal relates to an existing electricity substation situated to the North-east of the site. The works comprise amendments and upgrades to the existing Substation 3 which is essential for the electricity supply of the park, including the addition of a New LV Switchroom, relocation of oil tanks and provision of temporary new transformer. The extended building will be completely re-clad with black painted timber cladding and new doors. The proposal is for modest additions and amendments that would be appropriate in this location and therefore comply with the relevant Local Plan Policies.

**B        Whether the development adversely impacts the amenity of the surrounding occupiers**

- 11.3      The proposed is appropriate in this location and would not adversely impact the neighbouring businesses. Environmental Health have been consulted as part of the application process and raise no objections. The proposed development is therefore in accordance with Local Plan Policies GEN2 and GEN4.

**12.      CONCLUSION**

The proposal is acceptable in terms of size, scale and design and is appropriate development in this location. The proposal therefore complies with ULP S5, E2 and GEN2.

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

- A**        The proposed works are acceptable in terms of size, scale and design and would not adversely impact the character and appearance of the locality therefore comply with ULP Policies S5, E2 and GEN2
- B**        The proposed works would not adversely impact the amenity of neighbouring occupiers complying with ULP Policy GEN2.

**RECOMMENDATION – APPROVAL WITH CONDITIONS**

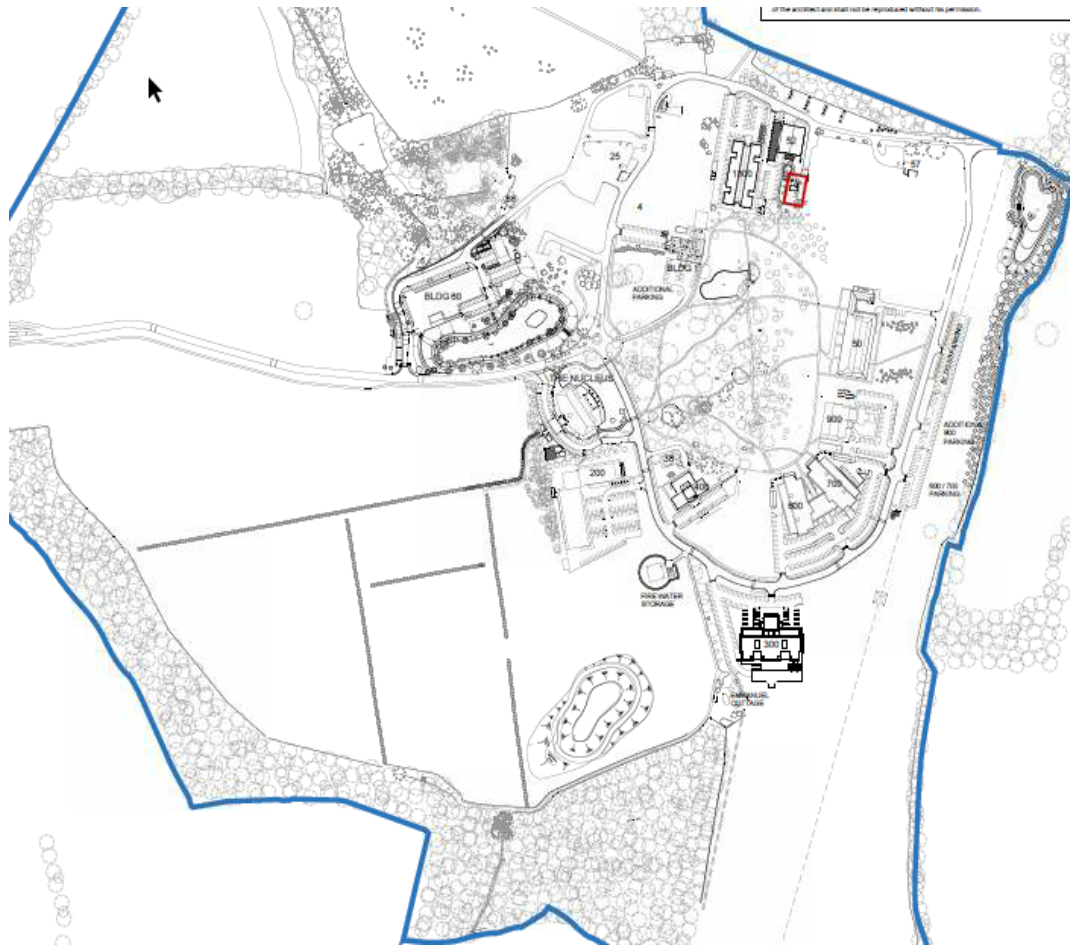
**Conditions**

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: UTTUTT/19/2442/FUL

Address: Electricity Sub Station 3



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Organisation: Uttlesford District Council

Department: Planning

Date: 18.11.19