

UTT/20/0136/NMA (LITTLE CHESTERFORD)

(Uttlesford District Council has an interest in the land)

PROPOSAL: Non Material Amendment to UTT/17/3111/FUL - internal changes to insert a service lift (ground and first floor); North elevation - first floor windows enlarged, darker colour and vertical cladding; South elevation - window changed to a door at ground floor level; West elevation - first floor windows enlarged; Provision of an area for the storage of gas bottles to the west of the building

LOCATION: Building 60, Chesterford Park, Little Chesterford

APPLICANT: Chesterford Park Ltd Partnership

AGENT: RPS

EXPIRY DATE: 17 February 2020

CASE OFFICER: Chris Tyler

1. NOTATION

1.1 Chesterford Park.

2. DESCRIPTION OF SITE

2.1 The site includes a research and development facility at the western edge of Chesterford Research Park and a separate portion of land adjacent the roundabout that provides access from Walden Road (B184).

3. PROPOSAL

3.1 The application is for a Non-Material Amendment to a planning permission for the remodeling of the existing building including various extensions and alterations. The approved development also includes a reconfiguration of the car park, the erection of bin stores and re-grading works between the main building and the adjacent pond.

3.2 The proposed amendments include:

- Internal changes to insert a service lift (ground and first floor)
- North elevation- first floor windows enlarged through slightly lowering the sill heights, provision of vertical cladding to all of north elevation and darker grey cladding to eastern and western bays of the north elevation;
- South elevation- window changed to a door at ground level;
- West elevation- first floor windows enlarged through slightly lowering the sill heights;
- Provision of an area for the storage of gas bottles to the west of the building;

4. ENVIRONMENTAL IMPACT ASSESSMENT

- 4.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

5. APPLICANT'S CASE

- 5.1 The application includes the following documents:
- Covering letter

6. RELEVANT SITE HISTORY

- 6.1 The abovementioned planning permission was granted in February 2018 (UTT/17/31111/FUL).

7. POLICIES

- 7.1 S96A(1) of The Town and Country Planning Act 1990 confirms that a local planning authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. S96A(2) requires that, in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- 7.2 The original planning permission was granted on the basis of the development plan policies and material considerations listed below.

Uttlesford Local Plan (2005)

- 7.3 S5 – Chesterford Park Boundary
S7 – The Countryside
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN7 – Nature Conservation
GEN8 – Vehicle Parking Standards
E2 – Safeguarding Employment Land
E3 – Access to Workplaces
Chesterford Park Local Policy 1 (CPLP1)

Supplementary Planning Documents/Guidance

- 7.4 Parking Standards: Design and Good Practice (2009)

National Policies

- 7.5 National Planning Policy Framework (NPPF) (2012)
- Paragraphs 14, 17, 32-39, 58, 100-104 & 118
Planning Practice Guidance (PPG)
- Design
- Flood risk and coastal change

- Natural environment
- House of Commons Written Statement: Sustainable drainage systems (HCWS161) (2014)
- Planning Update: Written statement (HCWS488) (2015)

Other Material Considerations

7.6 Uttlesford Strategic Flood Risk Assessment (SFRA) (2016)

8. PARISH COUNCIL COMMENTS

8.1 No consultations necessary.

9. CONSULTATIONS

9.1 No consultations necessary.

10. REPRESENTATIONS

10.1 No publicity necessary.

11. APPRAISAL

The issues to consider in the determination of the application are (relevant policies in brackets):

- A Character and appearance (S5, S7, 17, 58 & PPG)
- B Transport (GEN1, GEN8, 32-39 & HCWS488)
- C Accessibility (GEN2, E3, 58 & PPG)
- D Amenity (GEN2 & 17)
- E Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)
- F Biodiversity (GEN7, 118 & PPG)

A Character and appearance (S5, S7, 17, 58 & PPG)

11.1 It is considered that the proposed changes would not have a significant impact on the appearance of the development or the character of the surrounding area. It is therefore concluded that there is no conflict with the above policies.

B Transport (GEN1, GEN8, 32-39 & HCWS488)

11.2 It is considered that the proposed changes would not cause conflict with the above policies. It is noted that the alterations to the car park would not affect the number of spaces.

C Accessibility (GEN2, E3, 58 & PPG)

11.3 It is considered that the proposed changes would not cause conflict with the above policies insofar as they relate to accessibility.

D Amenity (GEN2 & 17)

11.4 It is considered that the proposed changes would not cause conflict with the above policies insofar as they relate to amenity.

E Flooding (GEN3, 100-104, PPG, HCWS161 & SFRA)

11.5 It is considered that the proposed changes would not cause conflict with the above policies.

F Biodiversity (GEN7, 118 & PPG)

11.6 It is considered that the proposed changes would not cause conflict with the above policies.

12. CONCLUSION

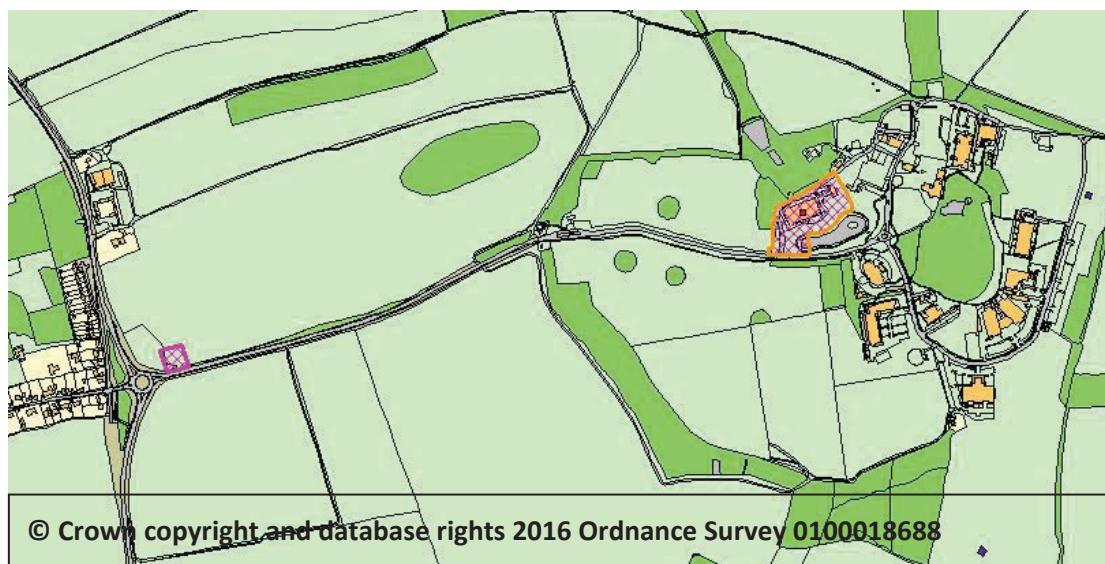
The following is a summary of the main reasons for the recommendation:

A The proposed amendments are considered appropriate for the development, and non-material in the context of the overall scheme. There would be no conflict with local and national policies, including those in the revised NPPF which was published after planning permission was granted. The proposed amendments also do not deviate from the heart of the original planning permission. It is therefore recommended that the application be approved, in accordance with S96A of The Town and Country Planning Act 1990

RECOMMENDATION – APPROVAL

Application: UTT/1920/0136/NMA

Address: Building 60, Chesterford Park, Little Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 19/03/2019