



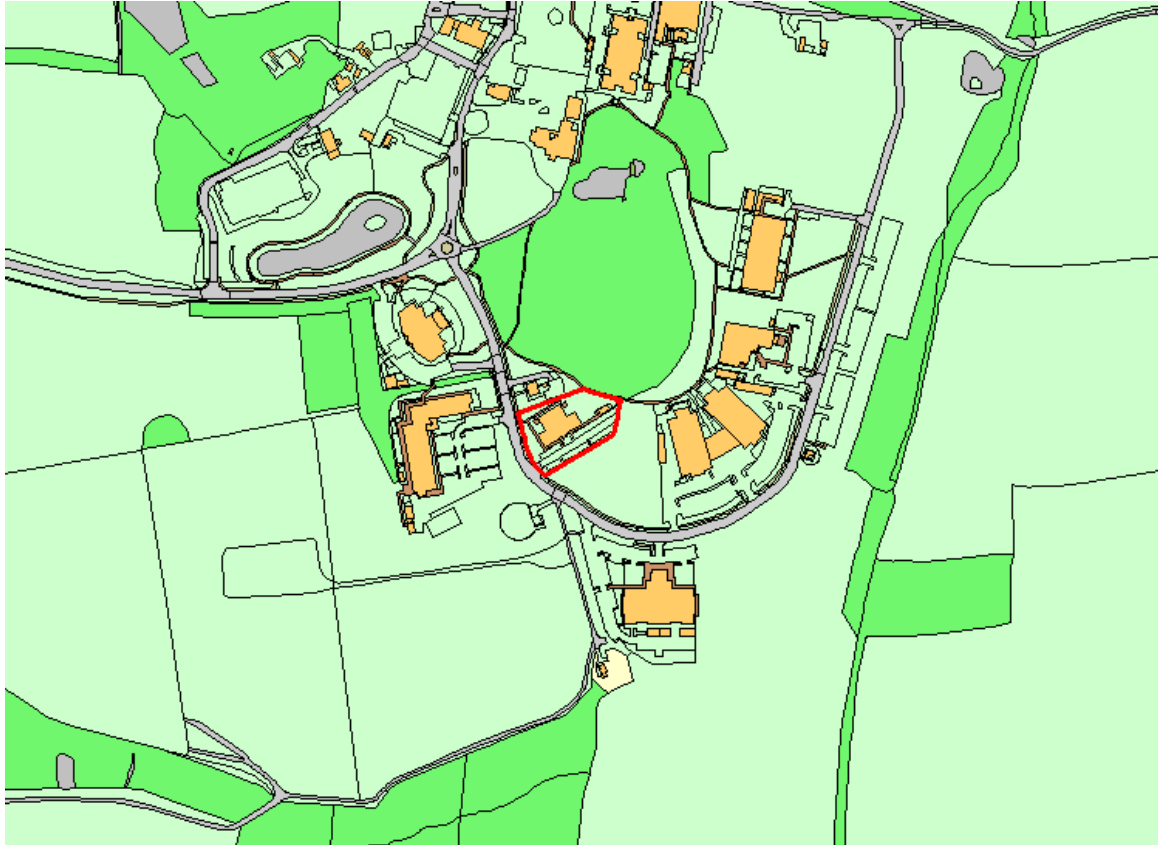
ITEM NUMBER: 5

PLANNING COMMITTEE DATE: 27 April 2022

REFERENCE NUMBER: UTT/21/3735/FUL

LOCATION: THE TRINITY BUILDING, B400, CHESTERFORD PARK, LITTLE CHESTERFORD

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council. Date: 23rd March 2022**

PROPOSAL: Proposed reconfiguring of building into additional laboratory space and office usage.

Proposed features to be added exterior:

Exterior doors to front of building, next to main entrance,
Exterior Door to the kitchen area to rear of building, presently a window,
Installing a pergola to the rear of the building
Laying a patio under pergola

S73 retrospective application for:

Enclosing the existing cycle shed to use as storage space and adding a cycle shed cover from cycle shed
Fenced plant enclosure to rear of the building to secure generator, additional plant required for labs and paved pathway from the rear to the front of the building.

APPLICANT: Mr Robert Tompkins (Cambridge Epigenetix)

AGENT: N/A

EXPIRY DATE: 10 March 2022

EOT Expiry Date 29 April 2022

CASE OFFICER: Chris Tyler

NOTATION: Chesterford Park Boundary,
Safeguarding Employment Land,

REASON THIS APPLICATION IS ON THE AGENDA: Application site part owned by UDC.

1. EXECUTIVE SUMMARY

1.1 The application considers both proposed development and retrospective development to the Trinity Building (B400). The proposed works including the internal reconfiguration and introduction of staff outdoor space, pergola and new access doors are considered appropriate in terms of the character of the appearance of the existing building and application site.

1.2 The retrospective development including enclosing of the existing cycle shed, introduction of new cycle shelter, fenced enclosure, gas cabinet/ cages and paved pathway. The external appearance of the retrospective works are considered to be in compatible with the overall character and appearance of the existing building and Research Park.

1.3 From the information submitted and observations during the case officers site visit the proposal will not result in any harm to protected sites, habitats or protected and priority species.

2. **RECOMMENDATION**

2.1 That the Interim Director of Planning and Building Control be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report.

3. **SITE LOCATION AND DESCRIPTION:**

3.1 The application relates to the Trinity Building (B400) located to the southern section of buildings that are included within Chesterford Research Park. To the east of the building is a detached storage building.

4. **PROPOSAL**

4.1 This application seeks planning permission for the proposed reconfiguring of building into additional laboratory space and office usage. The proposed external works include, exterior doors to front of building, next to main entrance, exterior Door to the kitchen area to rear of building, presently a window, construction of pergola to the rear of the building and laying a patio under pergola

4.2 This application also seeks retrospective planning permission to enclose the exiting cycle shed and use as storage space, adding a cycle shelter. Also included is a 1.5m high fenced enclosure to rear of the building to secure the generator, additional plant and cover required for the labs and paved pathway from the rear to the front of the building.

5. **ENVIRONMENTAL IMPACT ASSESSMENT**

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

6. **RELEVANT SITE HISTORY**

Reference	Proposal	Decision
UTT/1622/05/FUL	Proposed erection of new building for B1 use	Approved

UTT/13/2652/FUL	Retrospective application for extraction flue and associated ducting and grill/louvre	Approved
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7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 The application did not include any pre application advice from the Council or consultation exercise carried out by the applicant.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 N/A

9. PARISH COUNCIL COMMENTS

9.1 No comments received.

10. CONSULTEE RESPONSES

10.1 UDC Environmental Health

10.1.1 No objections of further recommendations made.

11. REPRESENTATIONS

11.1 12 notifications letters were sent to nearby properties.

11.2 Support

11.2.1 N/A

11.3 Object

11.3.1 N/A

11.4 Comment

11.4.1 No representations received.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the "Considerations and Assessments" section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

(a) The provisions of the development plan, so far as material to the application,;

(aza) a post-examination draft neighbourhood development plan, so far as material to the application,

(b) any local finance considerations, so far as material to the application, and

(c) any other material considerations.

12.3 The Development Plan

12.3.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made Feb 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford District Plan 2005

Policy S5- Chesterford Park Boundary
Policy E2 - Safeguarding Employment Land,
Policy GEN2 – Design
Policy GEN4 – Good neighbourliness
Policy ENV11 – Noise Generators

13.3 Emerging Great and Little Chesterford Neighbourhood Plan

Post Regulation 14 Publication - very limited weight attached.

13.4 Supplementary Planning Document or Guidance

Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

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

14.2 A) Whether the development adversely impact the character and

appearance of the locality and is acceptable in size, scale and design

B) Whether the development adversely impacts neighbouring residential amenity

C) Impact on biodiversity

14.3 A) Whether the development adversely impact the character and appearance of the locality and is acceptable in size, scale and design

14.3.1 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.

14.3.2 The proposed development includes changes to the internal configuration of the building to provide additional laboratory space. The proposed external works include introduction of additional entrance door next to the main access to the building. Introduction of external paved area and pergola for staff use and installation and replacing the existing window with a door to provide access to the new outdoor area. The external appearance of the proposed works are considered to be compatible with the existing building and in character with the overall character and appearance of the Research Park therefore in accordance with the relevant Local Plan Policies and the NPPF regarding good design.

14.3.3 The retrospective development includes enclosing the side section of the existing cycle shed to provide additional storage area. Introduction of a covered cycle shed area. The external appearance of the retrospective works to the storage building and cycle shed are considered to be in compatible with the overall character and appearance of the existing building and Research Park therefore in accordance with the relevant Local Plan Policies and the NPPF regarding good design.

14.3.4 Further retrospective works include the construction of a fenced plant enclosure to rear of the building, mechanical and electrical plant cover, gas cage and paved area. The fence area will provided safe and secure area for the existing generator and gas cage. The external appearance of the retrospective works are considered to be in compatible with the overall character and appearance of the existing building and Research Park therefore this too is also in accordance with the relevant Local Plan Policies and the NPPF regarding good design.

14.4 B) Whether the development adversely impacts neighbouring residential amenity

- 14.4.1** ULP Policy ENV11 advises noise generated from development will not be permitted if it is liable to affect adversely the reasonable occupation of existing noise sensitive development nearby, this is also consistent with the aims of ULP Policies GEN2 and GEN4.
- 14.4.2** The Council's Environmental Health Officer has been consulted as part of the planning application, no objections or further recommendations have been made. As such is considered the proposed and retrospective development would not adversely impact the neighbouring businesses in terms of noise and disturbance. The proposed development is therefore in accordance with Local Plan Policies GEN2, GEN4 and ENV11.

14.5 C) Impact on biodiversity

- 14.5.1** Policy GEN7 and Paragraph 179 of the NPPF seeks to ensure that development would not have a harmful effect on wildlife and Biodiversity. Appropriate mitigation measures must be implemented to secure the long-term protection of protected species.
- 14.5.2** The applicant has completed the Biodiversity Validation Checklist and confirmed that no protected sites and habitats or protected and priority species will be harmed by the development. The application site consists of the immediate area around the main building and includes landscapes areas currently in use. From the case officer site visit the proposal does not trigger the requirement of further ecology surveys and as such the development is in accordance with ULP Policy GEN7 and the NPPF.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

16. CONCLUSION

16.1 The proposed development and retrospective development is 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 and the NPPF.

16.2 The development due to its location and nature would not adversely impact the amenity of neighbouring occupiers complying with ULP GEN2, GEN4, and ENV11.

16.3 The development will not result in any harm to protected sites and habitats or protected and priority species, therefore in accordance with ULP Policy GEN7 and the NPPF.

16.4 As such taking into consideration the assessment of the proposed and retrospective development the application is recommended for approval subject to conditions.

17. CONDITIONS

1 The proposed 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.

2 The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing by the local planning authority:

- Site and Location Plan - 931-400-LP1
- Existing and Proposed Floor Plan - 4212_2021 01 E

REASON: To provide further certainty and clarity that the development should be constructed in accordance with the plans assessed as part of the application, and to allow the plans to be later varied if needed in order to facilitate the delivery of the development, in accordance with the provisions of s96a of the Town and Country Planning Act 1990, as amended.

