

UTT/17/3111/FUL – (LITTLE CHESTERFORD)

(UDC has an interest in the land)

PROPOSAL: Extensions, alterations and refurbishment to the existing building with car and cycle parking, landscaping and associated works. Construction of reservoir.

LOCATION: Building 60, Chesterford Park, Little Chesterford

APPLICANT: Chesterford Park Ltd Partnership

AGENT: RPS CgMs

EXPIRY DATE: 16 February 2018

CASE OFFICER: Luke Mills

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 proposed development includes the remodelling of the existing building, involving various extensions and alterations but resulting in a building of approximately the same height and footprint. The surrounding car park would be reorganised and enlarged from 39 spaces to 111. Two bin stores would be provided within the car park, and land between the main building and the pond would be regraded. A new underground reservoir would be formed adjacent the research park's entrance off Walden Road.

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:

- Planning, Design & Access Statement
- Preliminary Ecological Appraisal
- Biodiversity Validation Checklist
- Lighting specification document
- Flood Risk Assessment

6. RELEVANT SITE HISTORY

- 6.1 There is no recent, relevant planning history for the site. The following historic applications are noted:

UTT/0046/90 Proposed scientific services building for laboratories/ offices
Approved with Conditions 16/03/1990

UTT/0577/00/FUL Variation of condition C.6.1.2. on planning permission
UTT/0046/90 to allow unrestricted use within Use Class B1(b) (Research and
Development)

UTT/0091/01/FUL Realignment of B184, provision of roundabout and widening of
access road
Approved with Conditions 01/08/2002

UTT/0078/07/FUL Erection of canopy to main entrance, changes to fenestration
and provision of 20 No new parking spaces
Approved with Conditions 20/03/2007

UTT/2089/07/FUL Erection of a packaged generator, relocation of fuel tank and
extension to existing access road
Withdrawn 10/12/2007

UTT/0291/08/FUL Extension to existing energy centre to house emergency
generator and 8000 litre fuel tank with paved area extension for access
Approved with Conditions 28/05/2008

7. POLICIES

- 7.1 S70(2) of The Town and Country Planning Act 1990 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.

- 7.2 S38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard
is to be had to the development plan for the purpose of any determination to be
made under the planning Acts, the determination must be made in accordance with
the plan unless material considerations indicate otherwise.

- 7.3 Relevant development plan policies and material considerations are listed below.

Uttlesford Local Plan (2005)

- 7.4 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

7.5 Parking Standards: Design and Good Practice (2009)

National Policies

7.6 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

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

8. PARISH COUNCIL COMMENTS

8.1 Objection. Concerns include:

- Over-provision of parking spaces, in conflict with sustainable transport objectives
- Adverse effect on road safety as a result of increased traffic through Little Chesterford
- Loss of privacy for neighbours from CCTV associated with the reservoir
- Lack of need for the reservoir
- Potential impact on trees and hedges
- Uttlesford District Council should not be the decision maker due to its interest in the land

8.2 The Parish Council supports the increased floor space for laboratory use, and the increased provision of cycle parking spaces.

9. CONSULTATIONS

Highway Authority (Essex County Council)

9.1 No objections, subject to the use of a condition to secure the implementation of a travel plan.

Environment Agency

9.2 Does not wish to comment.

Environmental Health Officer

9.3 No objections. Extract:

“With regard to the proposed new reservoir, the Design and Access Statement refers to an “existing Infinity (sic) Water connection”. Chesterford Park’s water supply is currently derived from two private boreholes on the site. Matters relating to the provision of a safe water supply will be considered by Environmental Health under the Private Water Supplies Regulations 2016.

The proposed lighting scheme is acceptable from a nuisance point of view.”

Ecological Consultant (Place Services)

9.4 No objections, subject to conditions.

London Stansted Airport

9.5 No objections.

Lead Local Flood Authority (Essex County Council)

9.6 No objections. Extract:

“...due to the scale of the development, we do not deem the flood risk to be significant and so we will not be commenting on this application.”

10. REPRESENTATIONS

10.1 Neighbours were notified of the application by letter. No representations have been received.

11. APPRAISAL

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

- 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, CPLP1, 17, 58 & PPG)

11.1 The main physical changes would arise from the remodelled appearance of the main building, the enlarged area of hard surfacing and the regraded land between the building and the pond. It is considered that the overall appearance would be of a commercial development that is compatible with other buildings on the research park, surrounded by generous landscaping. There would be no significant visual effect as a result of the underground reservoir, while the adjacent 4 m high CCTV pole is considered unobtrusive. It is therefore concluded that the proposal accords with the above policies insofar as they relate to character and appearance.

B Transport (GEN1, GEN8, CPLP1, 32-39 & HCWS488)

11.2 Taking into account the comments of the highway authority, it is considered that there would be no adverse effects on road safety or highway capacity as a result of

the proposed development. As for the proposed parking arrangement, it is acknowledged that there would be a significant increase in the number of spaces. Nevertheless, the provision remains in accordance with the Council's standards, which recommend that a research and development building with 3735 sq m of floor space be provided with no more than 125 parking spaces in order to encourage the use of sustainable transport modes. Taking into account the Park-wide travel plan which seeks to minimise the number of car journeys, it is considered that there is no need to provide additional parking spaces.

- 11.3 It is noted that the highway authority has recommended a condition to secure the implementation of a new travel plan, which would involve payment of a monitoring fee of £5000 to the County Council. However, it is considered that the existing Park-wide travel plan is sufficient in this instance, taking into account the limited increase in floor space and the proposal's compliance with the maximum parking standards.

C Accessibility (GEN2, E3, 58 & PPG)

- 11.4 Policies GEN2 and E3 seeks to ensure a high level of accessibility. However, the Council has not adopted any technical standards against which the proposal can be assessed. It is therefore considered that compliance with the most up-to-date standards in the Building Regulations would ensure an appropriate level of accessibility.

D Amenity (GEN2 & 17)

- 11.5 The proposed CCTV installation adjacent the underground reservoir has the potential to cause a loss of privacy for nearby residents to the west. To ensure accordance with the above policies, it is considered appropriate to use a condition to prevent a loss of privacy.

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

- 11.6 Policy GEN3 contains the Local Plan policy for flooding, although this has effectively been superseded by the more detailed and up-to-date flood risk policies in the NPPF and the accompanying PPG. The SFRA confirms that the site is not in an area at risk of flooding and, taking into account the comments of the lead local flood authority, it is considered that the scale of the development does not necessitate the use of sustainable drainage.

F Biodiversity (GEN7, 118 & PPG)

- 11.7 Taking into account the comments of the Council's ecological consultant, it is considered unlikely that the development would have significant adverse effects on any protected species or valuable habitats. It is therefore concluded that the proposal accords with the above policies.

12. CONCLUSION

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

- A** The proposal accords with the development plan and the NPPF, and no material considerations indicate that planning permission should be refused. It is therefore recommended that permission be granted.

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.

2. Prior to occupation of the building, a biodiversity enhancement strategy must be submitted to and approved in writing by the local planning authority. The strategy should include bat/bird boxes and enhancements for the reservoir area, and must be implemented prior to occupation of the building.

REASON: To conserve and enhance biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

3. Prior to erection of the CCTV installation shown on Drawing No. L0487L03 Rev D, details of its appearance and zone of camera coverage must be submitted to and approved in writing by the local planning authority. The installation must be erected in accordance with the approved details.

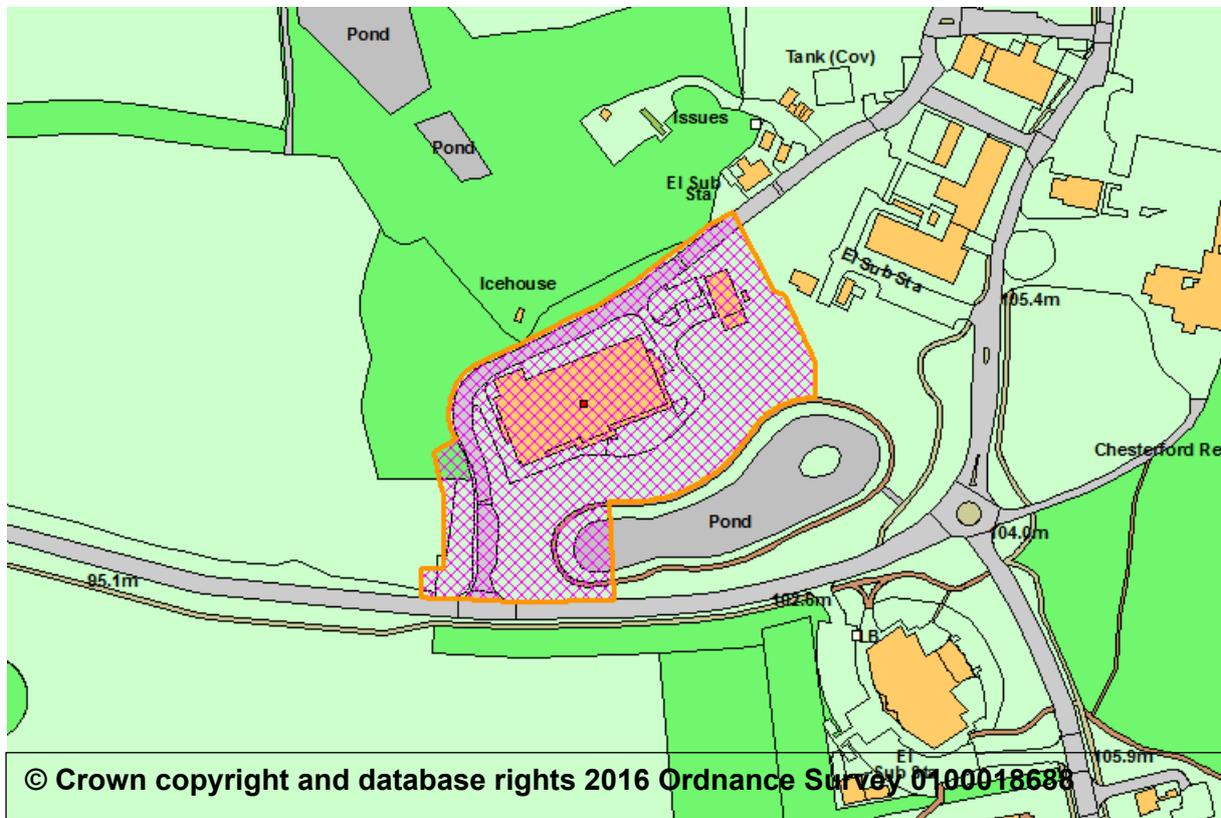
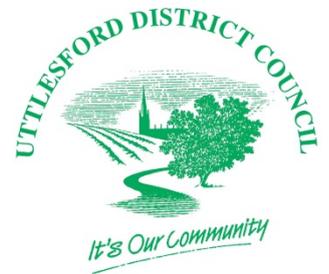
REASON: To protect the privacy of nearby residents, in accordance with Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

4. The development must be carried out in accordance with the ecological measures and/or works recommended in the submitted Preliminary Ecological Appraisal (MLM Consulting Engineers Ltd, October 2017).

REASON: To conserve and enhance biodiversity, in accordance with Policy GEN7 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

Application: UTT/17/3111/FUL

Address: Building 60, Chesterford Park, Little Chesterford



Organisation: Uttlesford District Council

Department: Planning

Date: 1 February 2018