

**Late List –Planning Committee 08/02/2023**

**Officers please note: Only** Late items from **STATUTORY CONSULTEES** are reproduced in full.  
**Others are summarised.**

**Statutory consultees are listed below:**

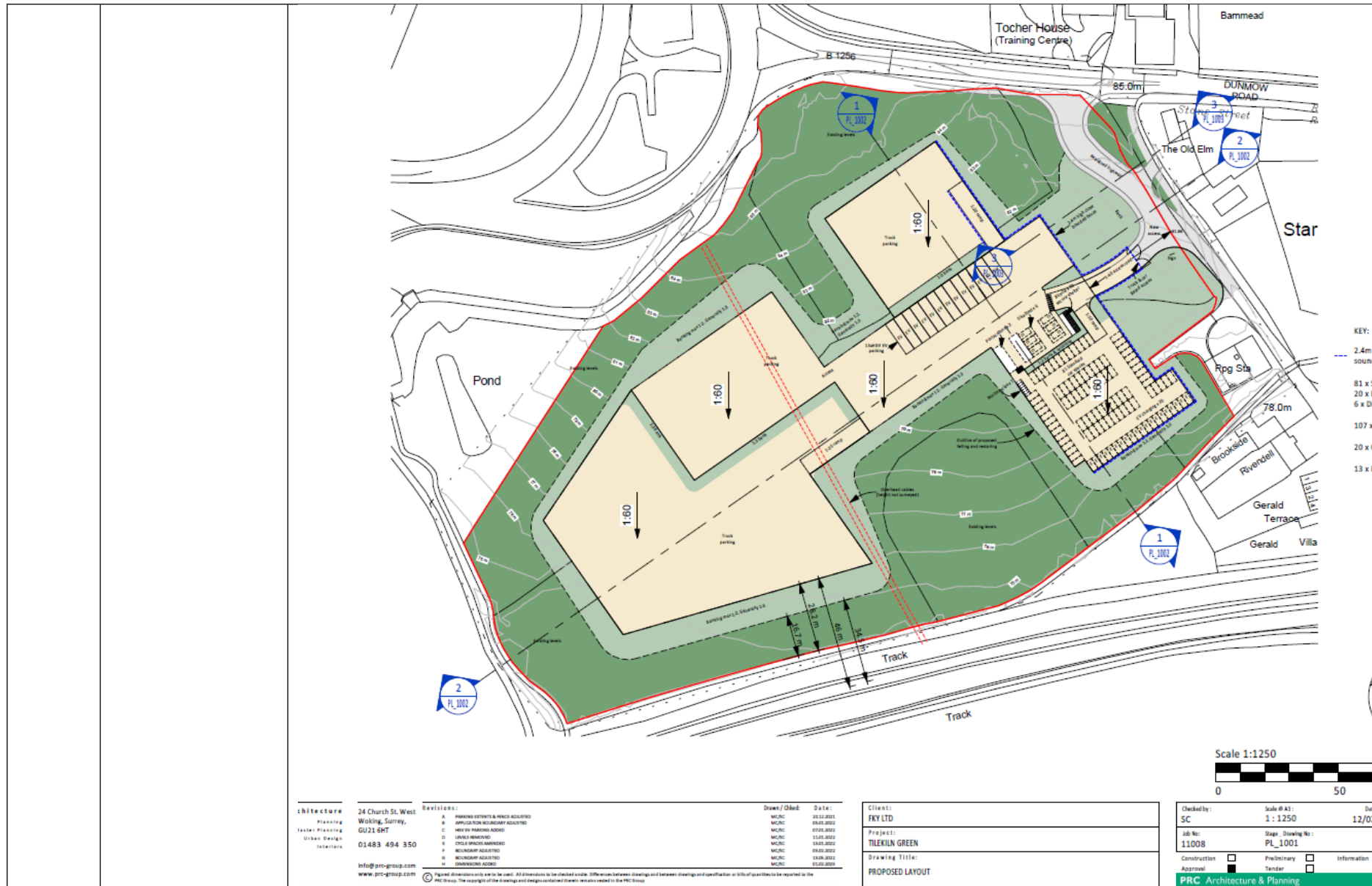
**Highway Authority**  
**The Health & Safety Exec**  
**Highways Agency**  
**Local Flood Authority**  
**Railway**  
**Environment Agency**  
**Historic England**  
**Garden History Society**  
**Natural England**  
**Sport England**

***Manchester Airport Group (MAG is the highway authority for the airport road network + the also section of Bury Lodge Lane running south from the northside entrance to the airport. On these roads, it therefore has the same status as Essex CC and National Highways do for the roads that they administer.)***

This document contains late items received up to and including the end of business on the Friday before Planning Committee. The late list is circulated and placed on the website by 5.00pm on the Monday prior to Planning Committee. This is a public document and it is published with the agenda papers on the UDC website.

Item Number	Application reference number	Comment
6	UTT/22/0267/FUL  LAND AT TILEKILN GREEN  GREAT HALLINGBURY	<p>Section2 of report Should read: <b><u>RECOMMENDATION</u></b></p> <div style="border: 1px solid black; padding: 10px;"> <p>That the Director of Planning and Building Control be authorised to <b>GRANT</b> permission for the development subject to those items set out in section 17 of this report -</p> <p>A) Conditions B) Completion of a S106 Obligation agreement in accordance with the Heads of Terms: Travel Plan and monitoring fee £6,132 Financial contribution for upgrade of Fritch Way £40,500 Monitoring Fee £416</p> <p>And If the freehold owner shall fail to enter into such an agreement, the Director Planning shall be authorised to <b>REFUSE</b> permission following the expiration of a 6 month period from the date of Planning Committee</p> </div>
6	UTT/22/0267/FUL	Additional conditions. Condition 32

	<p>LAND AT TILEKILN GREEN</p> <p>GREAT HALLINGBURY</p>	<p>There shall be a buffer zone between the Flitch Way Wildlife Corridor and the proposed development of 10m wide for the length of the boundary between the site and the wildlife corridor approximately 230m. This should be landscaped sensitively, with minimal management and intervention to , and reflect the specific habitat of this section of the Flitch Way, the buffer zone should be secured with secure boundary fencing. Prior to occupation, full details shall be submitted and approved in writing to the Local Planning authority, subsequently, these works shall be carried out as approved.</p> <p>Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats &amp; species) and in accordance with Uttlesford Local Plan Policy GEN7. Condition 33 Landscaping.</p>
6	<p>UTT/22/0267/FU L</p> <p>LAND AT TILEKILN GREEN</p> <p>GREAT HALLINGBURY</p>	<p>From agent We have been undertaking a final review of the revised condition list issued on Tuesday, and note Condition 32 in respect of a buffer zone to Flitch Way.</p> <p>This condition is fine, we do not currently have a proposed fence along the southern boundary but are comfortable to provide one under the requirements of the condition.</p> <p>Further, in respect of the landscaping/restocking discussions we would draw attention to the detail annotated on the proposed landscaping and restocking plans (attached for reference) confirming the number of trees planted and the areas of restocking that have already taken place. The sections drawing also provides a useful context in respect of the extensive landscaping that may prove useful for Cllrs at the committee.</p>



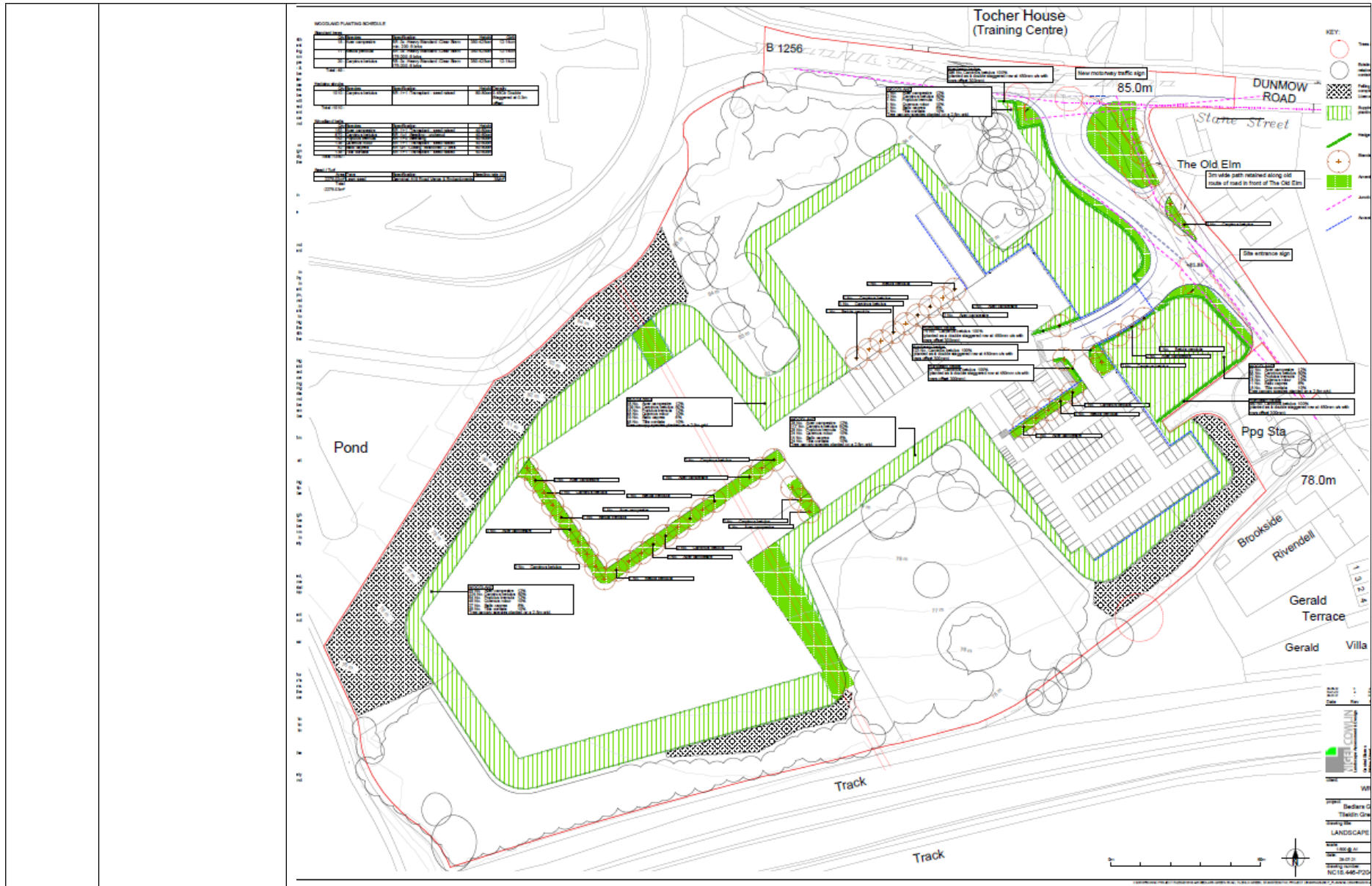
**chitecture**  
 24 Church St. West  
 Woking, Surrey,  
 GU21 6HT  
 01483 494 350  
 info@prc-group.com  
 www.prc-group.com

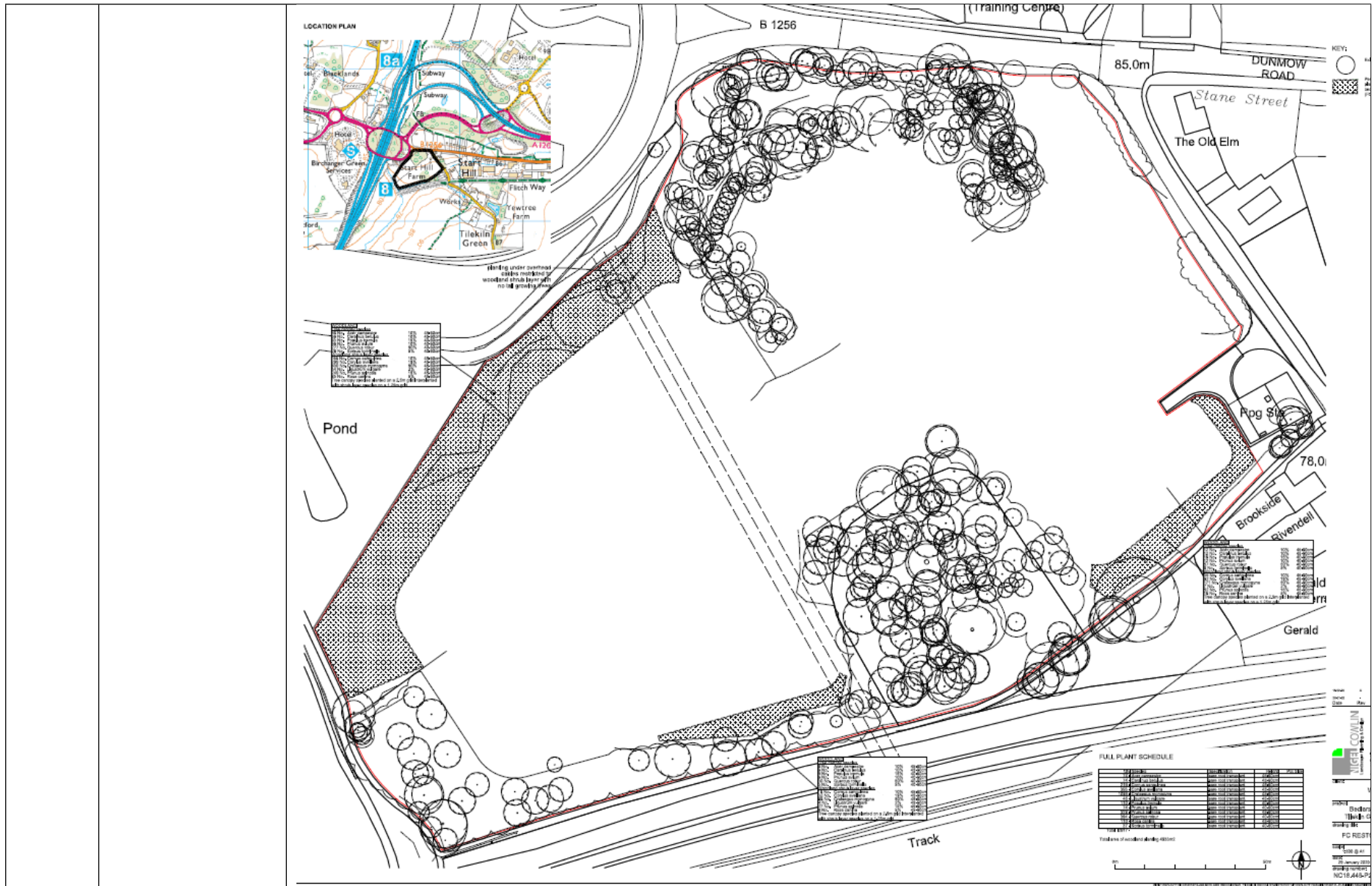
Revisions:	Drawn / Checkd:	Date:
A. PARKING DETAILS & MARKS ADJUSTED	MJRC	02.02.2012
B. APPLICATION BOUNDARY ADJUSTED	MJRC	08.01.2012
C. NEW TRUCK PARKING AREAS	MJRC	07.01.2012
D. LEVELS REMOVED	MJRC	11.01.2012
E. CYCLE SPACES ADDED	MJRC	14.01.2012
F. BOUNDARY ADJUSTED	MJRC	09.02.2012
G. BOUNDARY ADJUSTED	MJRC	18.08.2012
H. TRACKING ADJUSTED	MJRC	02.02.2012

All dimensions to be checked on site. Differences between drawings and between drawings and specification or bills of materials to be reported to the PRC Group. The copyright of the drawings and designs contained therein remains vested in the PRC Group.

Client:	FRY LTD
Project:	TILEKILN GREEN
Drawing Title:	PROPOSED LAYOUT

Checked by:	Scale @ A3:	Dr
SC	1 : 1250	12/0
Job No:	Stage / Drawing No:	
11008	PL_1001	
Construction <input type="checkbox"/>	Preliminary <input type="checkbox"/>	Information <input type="checkbox"/>
Approval <input checked="" type="checkbox"/>	Tender <input type="checkbox"/>	
<b>PRC Architecture &amp; Planning</b>		





6	UTT/22/0267/FU L  LAND AT TILEKILN GREEN  GREAT HALLINGBURY	<p>Consultee response: Place services : Heritage - they have now had a chance to look at the revised landscape proposals. Unfortunately, they cannot suggest the revision and mitigation planting sufficiently alleviate their concern regarding encroachment on the setting of the listed building. Although they acknowledge that it would help softening the backdrop by screening the close boarded fencing, the overall impact on the openness is still considered negative. Therefore, they would reiterate that the proposal would lead to a low level of less than substantial harm to the listed building by adversely affecting its setting that makes an important contribution to the overall significance of the asset. Whilst the revised scheme demonstrates the desirability of preserving the setting (as required by the Section 66 of Planning Act 1990) the harm still makes the application subject to Paragraph 202 of the NPPF.</p>
6	UTT/22/0267/FU L  LAND AT TILEKILN GREEN  GREAT HALLINGBURY	<p>Landscape officer: The use of ‘whips’ for restocking, or planting of new woodland, is considered appropriate to ensure establishment and reduce the risk of plant failures. Whilst such planting does not provide an immediate effect in terms of screening, the medium to long-term benefits are considered to outweigh the planting of standard or heavier tree stock.</p>
6	UTT/22/0267/FU L  LAND AT TILEKILN GREEN  GREAT HALLINGBURY	<p>Environmental Health Officers I’ve looked at the application and proposed conditions and recommend those listed below. Based on this, I don’t think your proposed condition 29 is necessary. 31 could also be swapped out.</p> <p><b><u>Plant noise</u></b> The rating level of noise (affecting The Old Elm, Brookside and Gerald Villa) emitted from cumulative and plant and operational noise shall not exceed those levels provided in Appendix C: Predicted noise levels (Table C1, C2 and C3) of report prepared by Sharps Acoustics, titled: Land at Tilekiln Green, Stansted. Addendum note considering the effect of changes to site layout and noise screening dated 21<sup>st</sup> January 2022.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).</p>

		<p><b>Post completion condition</b></p> <p>Within 6 months of site becoming operational, a post completion noise survey shall be undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority.</p> <p>The report shall provide information on the measured (or calculated if measurement is not possible) sound emitted from the site at 1.0m from the facade of the following residential receptors:</p> <ul style="list-style-type: none"> <li>• The Old Elm</li> <li>• Brookside</li> <li>• Gerald Villa</li> </ul> <p>The noise survey must include reference to measured background noise level at monitoring locations and times agreed by the Local Planning Authority. Where cumulative operational noise, and plant rated noise levels are found to be in excess minimum background noise levels, a detailed noise mitigation scheme submitted to the Local Planning Authority for approval. Any scheme of mitigation shall be implemented within in accordance with the approved details, and it shall be retained in accordance with those details thereafter.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).</p> <p><b>Fencing specification &amp; mitigation</b></p> <p>Before the development/use hereby permitted is occupied, a scheme detailing all noise mitigation measures shall be submitted to and approved in writing by the local planning authority. The scheme shall provide full details of the acoustic fencing to include, design, location, mass, acoustic properties, lifespan, guarantee and maintenance requirements. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and maintained thereafter.</p> <p>On Air Quality I note Ecological receptors are discussed under S.5.2 of the report (pg 22) and then again on page 36. This covers the Flitch Way and not impacts on Hatfield Forest. As I mentioned to address the NT concerns, this needs to be referred to Ecology for advice and this is beyond expertise of Env Health</p>
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		<p>The applicants acoustic consultant is correct. Essentially the consultant has listed all potential assessment criteria with his report and in doing so makes reference to the Noise Policy Statement for England and Planning guidance on noise. These have reference to what NOAEL, LOAEL and SOAEL may be, but they are subjective somewhat and are intended to inform discussion, particularly in the absence of specific guidance.</p> <p>For operational commercial noise, BS4142: 2019 is the appropriate assessment. For traffic noise, reference to the potential change and how significant that is over the existing is appropriate</p> <p>The most relevant point to note is that the nearest receptors are already impacted by noise at levels way above any existing guidance such as that mentioned by the Great Hallingbury Neighbours Association.</p> <p>It is not appropriate to compare the assessment criteria with the Dft SoNA document for various reasons: namely</p> <ol style="list-style-type: none"> <li>1. SoNA is a noise study that specifically looks at the effects of aircraft noise and annoyance. It is not based on traffic noise or commercial operations</li> <li>2. The application of what should be considered NOAEL, LOAEL, SOAEL is subjective and needs to be considered against the existing noise climate and other applicable standards</li> <li>3. It is appropriate to have reference to DMRB, although in the context of the report, the focus is not about what absolute levels may be considered LOAEL or SOAEL, but is more about the impact on the development in terms of any change in noise level.</li> </ol> <p>In summary, existing noise levels already exceed those we would usually apply to residential development. According to the findings of the report, the proposal will not adversely impact the dwellings from operational activities. This is due to the noise being masked by other sources such as road traffic and aircraft. Noise from traffic is considered to impact on The Old Elm by 1dB. This is considered to be negligible when assessed in accordance with the change in noise levels accounted for in DMRB.</p>
	<p>UTT/22/0267/FUL</p> <p>LAND AT TILEKILN GREEN</p>	<p>Additional information from agent; Please see below stats regarding staff number and location. To confirm, 84% live within a 30 mileage radius of site.</p>

	GREAT HALLINGBURY	<table border="1"> <thead> <tr> <th><i>Mileage from Depot</i></th> <th><i>Number of Staff</i></th> <th><i>%</i></th> </tr> </thead> <tbody> <tr> <td><i>0 - 30</i></td> <td><i>123</i></td> <td><i>84.25%</i></td> </tr> <tr> <td><i>31 - 60</i></td> <td><i>21</i></td> <td><i>14.38%</i></td> </tr> <tr> <td><i>61 - 100</i></td> <td><i>2</i></td> <td><i>1.37%</i></td> </tr> <tr> <td><b><i>Grand Total</i></b></td> <td><b><i>146</i></b></td> <td><b><i>100.00%</i></b></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th><i>Duty Time from Depot</i></th> <th><i>Number of Staff</i></th> <th><i>%</i></th> </tr> </thead> <tbody> <tr> <td><i>Under 30 Minutes</i></td> <td><i>83</i></td> <td><i>56.85%</i></td> </tr> <tr> <td><i>30 Minutes - 1 Hour</i></td> <td><i>55</i></td> <td><i>37.67%</i></td> </tr> <tr> <td><i>1 Hour - 2 Hour</i></td> <td><i>8</i></td> <td><i>5.48%</i></td> </tr> <tr> <td><b><i>Grand Total</i></b></td> <td><b><i>146</i></b></td> <td><b><i>100.00%</i></b></td> </tr> </tbody> </table>	<i>Mileage from Depot</i>	<i>Number of Staff</i>	<i>%</i>	<i>0 - 30</i>	<i>123</i>	<i>84.25%</i>	<i>31 - 60</i>	<i>21</i>	<i>14.38%</i>	<i>61 - 100</i>	<i>2</i>	<i>1.37%</i>	<b><i>Grand Total</i></b>	<b><i>146</i></b>	<b><i>100.00%</i></b>	<i>Duty Time from Depot</i>	<i>Number of Staff</i>	<i>%</i>	<i>Under 30 Minutes</i>	<i>83</i>	<i>56.85%</i>	<i>30 Minutes - 1 Hour</i>	<i>55</i>	<i>37.67%</i>	<i>1 Hour - 2 Hour</i>	<i>8</i>	<i>5.48%</i>	<b><i>Grand Total</i></b>	<b><i>146</i></b>	<b><i>100.00%</i></b>
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6	<p>UTT/22/0267/FU L</p> <p>LAND AT TILEKILN GREEN</p> <p>GREAT HALLINGBURY</p>	<p>Emails have been received from residents showing videos and photos of lorries reversing back up the lane, destroying verges and coming awfully close to their fence and general chaos down the village lane where it joins the B1256. These are issues that have already been considered under the application.</p>																														
6	UTT/22/0267/FU L																															

	LAND AT TILEKILN GREEN	
	GREAT HALLINGBURY	
7	UTT/21/2461/DF O  LAND TO THE WEST OF ISABEL DRIVE AND OFF STANSTED ROAD  ELSENHAM	<p>Following the completion of the committee report, planning officers have received some late comments from Council's Urban Design Officer as provided in full below for members information:</p> <ul style="list-style-type: none"> <li>• Site A - plots 1 and 2 - 3.2m high brick walls and timber fences to rear gardens will be a highly incongruous form on the public open space and existing public right of way. If this is the only solution to the noise constraint, then I would suggest removing these homes altogether. National Design Guide (NDG) paras 133, 40, 42, 105, 47, 57, 130.</li> <li>• Both sites - new rear gardens do not connect to existing rear gardens and instead a narrow un-useable strip of open space is created with no clear public or private use and no maintenance access or regime. The result will be an unmanaged space that could suffer from fly tipping and poses a security risk due to an un-overlooked accessible space to the rear of dwellings. NDG paras 153, 158.</li> <li>• Site B - 6m fence to northern edge - can this be changed to a 4m landscaped bund + 2m fence as per the rest of the fence. A landscaped bund with fence reduces the impact somewhat by becoming a new soft landscape element. In comparison, a 6m high fence is a highly incongruous form on the public open space and existing public right of way, particularly when the structure required to support this in reality is likely to be significant and likely steel/concrete. NDG paras 40, 42, 57.</li> <li>• Internal environment - if windows need to remain closed to enable homes to meet noise standards, what happens when the homes are required to be ventilated in the next heatwave, for example? Presumably the homes will be provided with mechanical ventilation and air conditioning, which is contrary to NDG guidance on passive design. The applicant should provide commitments on how they</li> </ul>

		<p>are going to deal with this issue. I'd suggest external solar shading, window sizes adapted to Essex Design Guide/LETI standards, and an improvement on Building Regulations insulation levels. NDG paras 125, 126, 138, 139, 141, 147, Building Regulations Part L and Part O, and <a href="#">Building Typologies 2. Greenfield, large-scale, low-density new-build residential   Essex Design Guide</a> and <a href="#">Solar shading   Essex Design Guide</a>.</p> <p>As a result of the comments above, an additional condition is suggested in addition to those outline in the Committee Report as per below:</p> <p>Notwithstanding the details submitted on the approved plans, the proposed 6m high fence as shown along the northern boundary of Parcel B adjacent to the Local Equipped Play Area shall be replaced with a 4m high earth bund incorporating a 2m high boundary treatment erected on top of the earth bund shall be constructed similar to that as identified along the western boundary, and thereafter remain unless otherwise agreed in writing by the Local Planning Authority  REASON: To ensure an appropriate design in the public realm whilst providing appropriate sound mitigation for the general public and future occupiers in accordance with Policies GEN2 and ENV10 of the Adopted Local Plan and the National Planning Policy Framework.</p>
8	<p>UTT/22/2480/FU L</p> <p>LAND TO THE NORTH WEST OF HENHAM ROAD</p> <p>ELSENHAM</p>	TBC
9	<p>UTT/22/2035/FU L</p> <p>LAND EAST OF ST EDMUNDSO</p>	<p>Panning Obligations under paragraph 14.15.2 to be replaced with the following:</p> <ul style="list-style-type: none"> <li>i. Off-site financial contribution in lieu of the 8 Affordable Rental Properties;</li> <li>ii. Custom / self-build dwellings;</li> <li>iii. Provision of 5% wheelchair accessible and adaptable dwellings (M4(3) – Building Regulations 2010;</li> </ul>

	<p>LANE NORTH OF TOWER VIEW DRIVE</p> <p>GREAT DUNMOW</p>	<ul style="list-style-type: none"> <li>iv. Payment of education financial contributions; Early Years, Primary &amp; Secondary;</li> <li>v. Provision and long-term on-going maintenance of public open space (including LAP);</li> <li>vi. Financial contributions towards bus strategy;</li> <li>vii. Residential Travel Packs; &amp;</li> <li>viii. Monitoring cost.</li> </ul> <p>S106 Heads of Terms under Section 17.1 to be replaced with the following:</p> <ul style="list-style-type: none"> <li>i. Off-site financial contribution in lieu of the 8 Affordable Rental Properties;</li> <li>ii. Custom / self-build dwellings;</li> <li>iii. Provision of 5% wheelchair accessible and adaptable dwellings (M4(3) – Building Regulations 2010);</li> <li>iv. Payment of education financial contributions; Early Years, Primary &amp; Secondary;</li> <li>v. Provision and long-term on-going maintenance of public open space (including LAP);</li> <li>vi. Financial contributions towards bus strategy;</li> <li>vii. Residential Travel Packs; &amp;</li> <li>viii. Monitoring cost.</li> </ul> <p>The following correspondence to be included:</p>
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## Building for a Healthy Life - Uttlesford Assessment Tool

**Land East Of St Edmunds Lane North Of Tower View Drive St Edmunds Lane Dunmow**

UTT/22/2035/FUL

**31/01/2023**

First issue

An objection is raised due to issues summarised as:

- Ancient woodland, existing watercourses and mature landscaping inc. trees addressed with rear garden fences (assumed high timber fences)
- Lack of information about rear and side boundary treatments.
- Highways are over-engineered with no pedestrian crossings.
- Areas of open space with no clear public or private function.
- Local equipped area for play should be provided rather than only a LAP.
- Pedestrian connection surface (proposed to be woodchip) is not accessible.
- No application specific commitments to sustainability measures such as air source heat pumps or solar panels (DAS only references other projects by applicant).
- Street trees are in private ownership and are therefore vulnerable to removal/lack of maintenance.

Locally made timber framed homes are positive but are not specifically stipulated in the application. Example house designs are locally inspired and distinctive, which is positive. Material palette detailed in DAS is supported.

Completed by Jack Bennett (UDC Principal Urban Design Officer)

**Uttlesford Local Plan 2005 GEN2 Design**

*Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance (Building for a Healthy Life, UDC Interim Climate Change Policy, and The Essex Design Guide, Accessible Homes and Playspace SPD) and other Supplementary Planning Documents'.*

a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;
b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;
c) It provides an environment, which meets the reasonable needs of all potential users;
d) It helps to reduce the potential for crime;
e) It helps to minimise water and energy consumption;
f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan;
g) It helps to reduce waste production and encourages recycling and reuse;
h) It minimises the environmental impact on neighboring properties by appropriate mitigating measures;
i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

Rev. - Rev. A Rev. B

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**Officer Comments below (as required):**

Ancient woodland, existing watercourses and mature landscaping inc. trees addressed with rear garden fences (assumed high timber fences).
Pedestrian connection surface (proposed to be woodchip) is not accessible to wheelchairs. No at-grade/blended pedestrian crossings shown.
Large areas of exposed rear garden fences and areas with no clear public or private function have potential for fly-tipping and unwanted access.
Air source heat pumps and photovoltaic (solar) panels are strongly encouraged but not specified.
Comments below.
No reference to an approach over and above the standard, that would reduce waste production or encourage recycling and reuse beyond the baseline.

**Building for a Healthy Life assessment**

Natural connections (walking, cycling, landscape, desire lines etc)
Walking, cycling, and public transport (accessibility, proximity to existing bus stops, cycling routes etc)
Facilities and services (mixed uses, education, play facilities etc)
Homes for everyone (mix, affordable integration, consideration of older people etc)
Making the most of what's there (understanding site context, heritage, landscape, ecology etc)
A memorable character (identity, distinctiveness, local character, materials, detailing etc)

Rev. - Rev. A Rev. B

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**Further comments**

Pedestrian connection surface (proposed to be woodchip) is not accessible to wheelchairs (National Design Guide (NDG) para 76).
No at-grade/blended pedestrian crossings shown, dropped kerbs are assumed. This format of crossing advantages vehicles rather than pedestrians which is contrary to NDG paras 76, 77, 78.
Fields in Trust guidance for 30 homes (or 52 if Phase 1 to the south is also considered) requires a Locally Equipped Area for Play. Only a Local Area for Play appears to be provided, and there are no details about what this will contain, so a judgement on the suitability of provision cannot be made. 0.23ha of accessible and useable open space is required, no figures are providing to prove this threshold has been met (NDG para 91, 92, 94).
Ancient woodland, existing watercourses and mature landscaping inc. trees addressed with rear garden fences (assumed high timber fences) - see 'well defined streets and spaces' section below (NDG paras 91, 92, 96).
House types are locally influenced and distinctive.

Well defined streets and spaces (active frontages, edges etc)	r		<p>Ancient woodland, existing watercourses and mature landscaping inc. trees addressed with rear garden fences (assumed high timber fences - no information provided). This creates large areas of exposed rear garden fences and areas with no clear public or private function (NDG paras 133, 158) which have potential for fly-tipping and unwanted access. It is also not clear how these spaces will be enhanced or maintained (NDG paras 93, 94, 153). The high timber fence will create an incongruous urbanising intrusion into what is a natural rural landscape.</p> <p>This does not respect, enhance, nor take advantage of the existing ancient woodland setting, stream, and established planting/trees to form the basis of a high quality linear public open space (NDG paras 40, 42), which should be overlooked with active frontages (NDG para 105). High timber fences are not in keeping with the local traditional boundary treatments, are generic, and are not robust (NDG 40, 42, 47, 55, 56, 57).</p> <p>It should be noted that even if a condition is secured which imposes a more suitable boundary treatment, permitted development rights will still enable the erection of high timber fences and therefore the problem lies inherently with the inward facing layout.</p>
Easy to find your way around (wayfinding, legible places, easy to get lost?) Healthy streets (speed limits, pedestrian/cycle crossing etc)	g a		<p>See 'walking, cycling, and public transport' section above.</p> <p>Shared surfaces and private drives need to be 'special' material at per Essex Design Guide i.e. pavers, bound gravel, coloured tarmac rather than standard black tarmac - NDG para 83.</p> <p>No speed reduction measures shown as required by the Essex Design Guide. 20mph limits must be enforced with planted build-outs (to create carriageway narrowing) and raised tables. Only rumble strips will not be adequate in residential areas where pedestrians and cycles have priority.</p>
Cycle and car parking (variety, provision, detailing, landscaping etc) Green and blue infrastructure (open spaces, ecology, SUDs, street trees etc)	g a		<p>See 'facilities and services' and 'well defined streets and spaces' section.</p> <p>Street trees are in private ownership and are therefore vulnerable to removal/lack of maintenance (NDG paras 76, 83, 153) rather than be provided in maintained space or provided with TPO.</p>
Back of pavement, front of home (front gardens, boundary treatments etc)	g		

Condition 12 to be amended to include boundary treatments, to read as follows:

Prior to the commencement of the construction of the dwelling on each plot, full details of the house type, extension and/or garage options and layout within the plot and the materials to be used in the construction for that plot, including energy efficiency measures and boundary treatments shall be submitted to and approved in writing by the local planning authority. Subsequently, the dwelling for that plot shall be constructed strictly in accordance with the approved details.



		<p>REASON: In the interests of the appearance of the site and because the final details for each plot have not been established to allow for flexibility in this custom/self-build scheme in accordance with ULP Policy GEN2 of the Uttlesford Local Plan (adopted 2005).</p> <p>Additional condition to be added:</p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking and re-enacting the order) no gates, fences, walls or other means of enclosure shall be erected (other than that development expressly authorised by this planning permission).</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity and to accord with Policy GEN2 of the Uttlesford Local Plan 2005.</p>
10	<p>UTT/22/1275/OP</p> <p>LAND AT PARSONAGE FARM</p> <p>GREAT SAMPFORD</p>	TBC
11	<p>UTT/22/2744/FU L</p> <p>LAND KNOWN AS 7 ACRES WARISH HALL FARM</p> <p>TAKELEY</p>	TBC

Note – The purpose of this list is to draw Members attention to any late changes to the officer report or late letters/comments/representations. Representations are not reproduced in full they are summarized

Late items from **STATUTORY CONSULTEES** are reproduced in full.