

Planning Committee

8th February 2023

UTT/22/0267/FUL

Land at Tilekiln Green, Start Hill,. GREAT
HALLINGBURY

UTT/22/0267/FUL

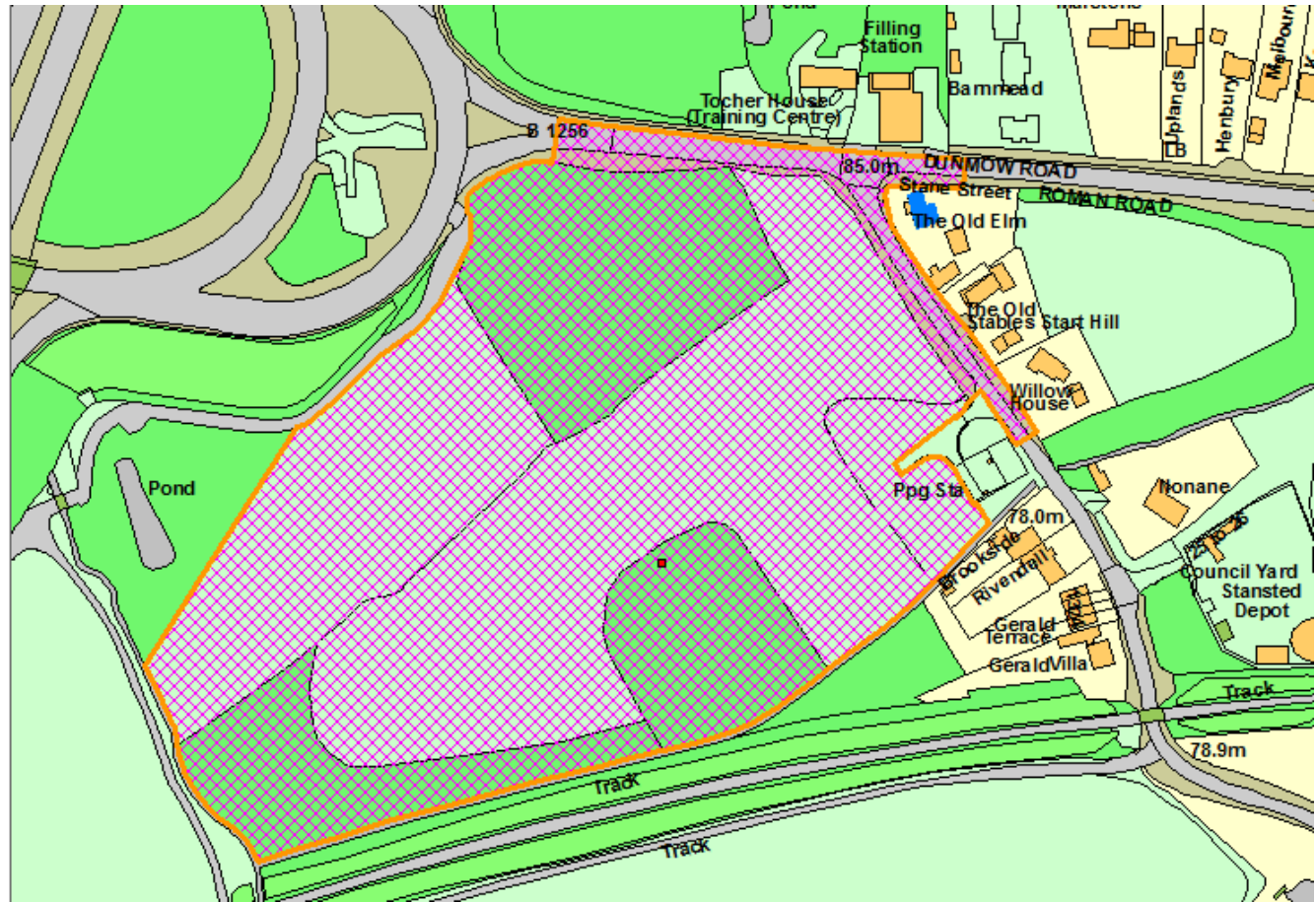
Land at Tilekiln Green

Start Hill

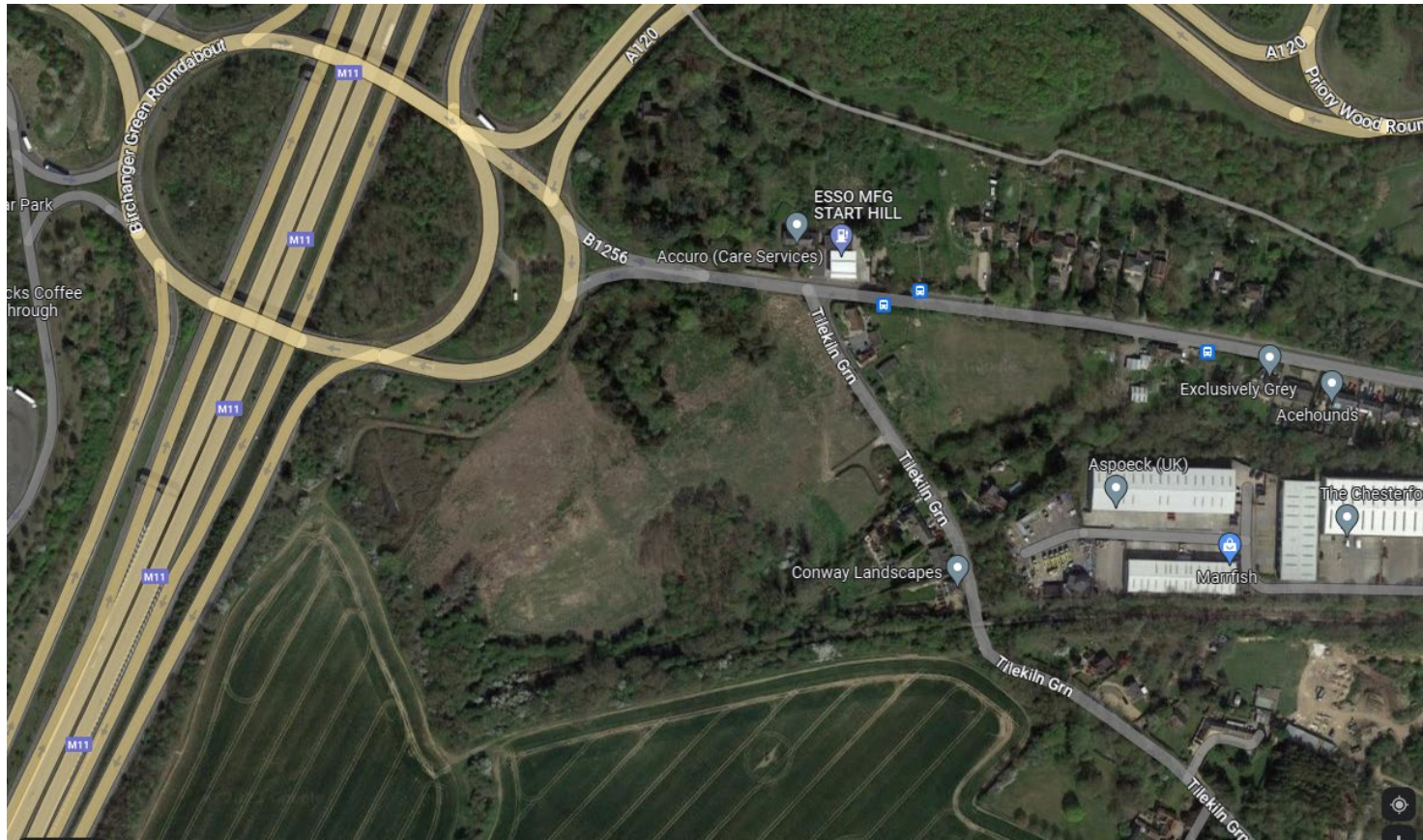
Great Hallingbury

CM22 7TA

Location Plan



Aerial View



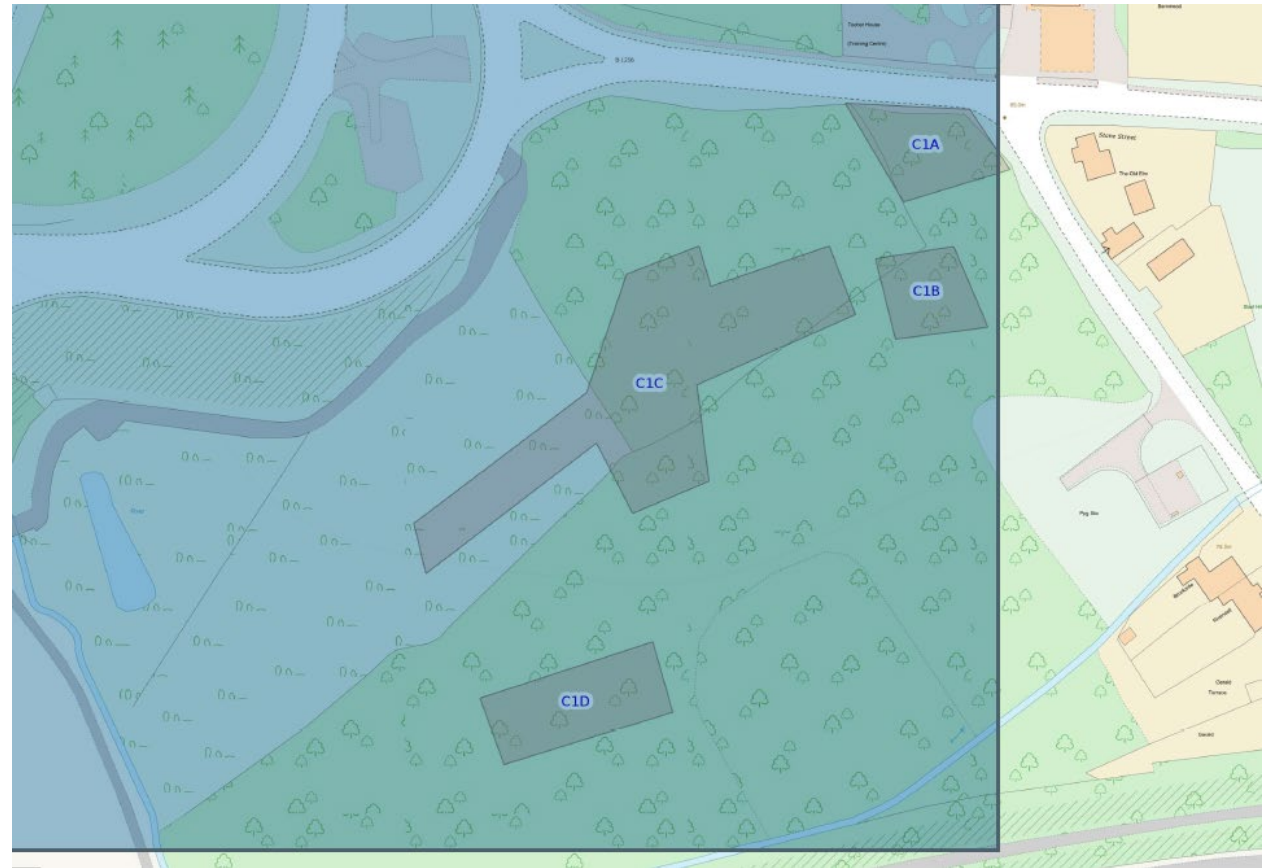
Previously Refused Application



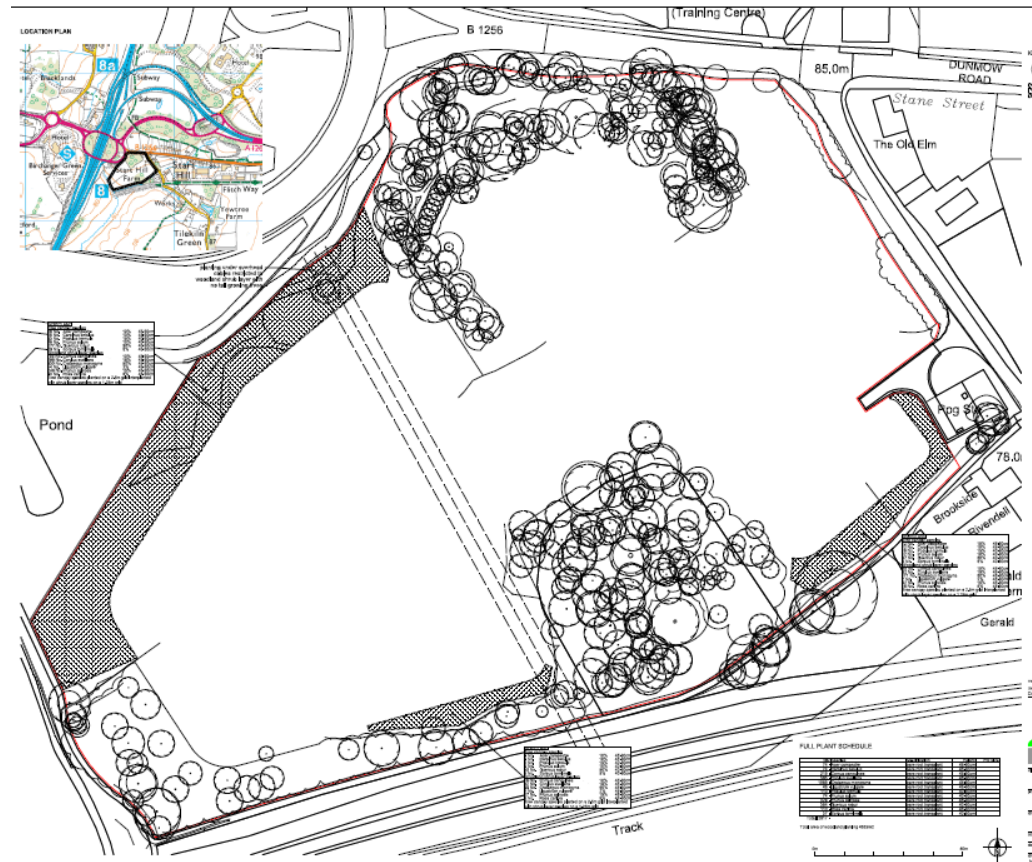
Proposed Layout
1 : 1250

Scale 1:1250


Trees removed under licence



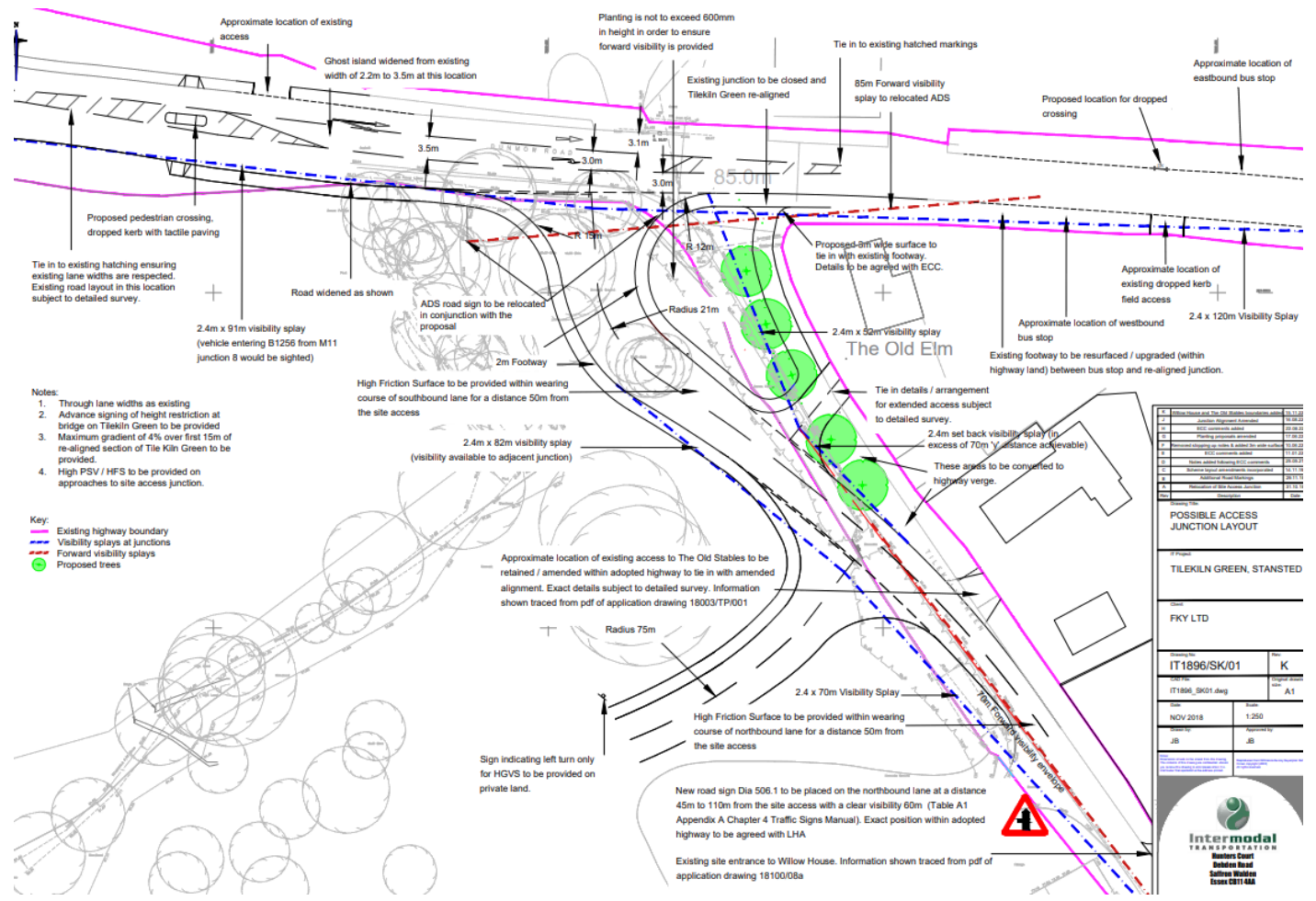
Restocking Plan



Proposed Development



Revised Access Junction



Notes:

1. Through lane widths as existing
2. Advance signing of height restriction at bridge on Tilekiln Green to be provided
3. Maximum gradient of 4% over first 15m of re-aligned section of Tile Kiln Green to be provided.
4. High PSV / HFS to be provided on approaches to site access junction.

Key:

- Existing highway boundary
- Visibility splays at junctions
- Forward visibility splays
- Proposed trees

1	Site plan	01/10/18
2	Site plan	01/10/18
3	Site plan	01/10/18
4	Site plan	01/10/18
5	Site plan	01/10/18
6	Site plan	01/10/18
7	Site plan	01/10/18
8	Site plan	01/10/18
9	Site plan	01/10/18
10	Site plan	01/10/18
11	Site plan	01/10/18
12	Site plan	01/10/18
13	Site plan	01/10/18
14	Site plan	01/10/18
15	Site plan	01/10/18
16	Site plan	01/10/18
17	Site plan	01/10/18
18	Site plan	01/10/18
19	Site plan	01/10/18
20	Site plan	01/10/18

POSSIBLE ACCESS JUNCTION LAYOUT

TILEKILN GREEN, STANSTED

Client: **FKY LTD**

Drawing No: **IT1896/SK/01** Scale: **K**

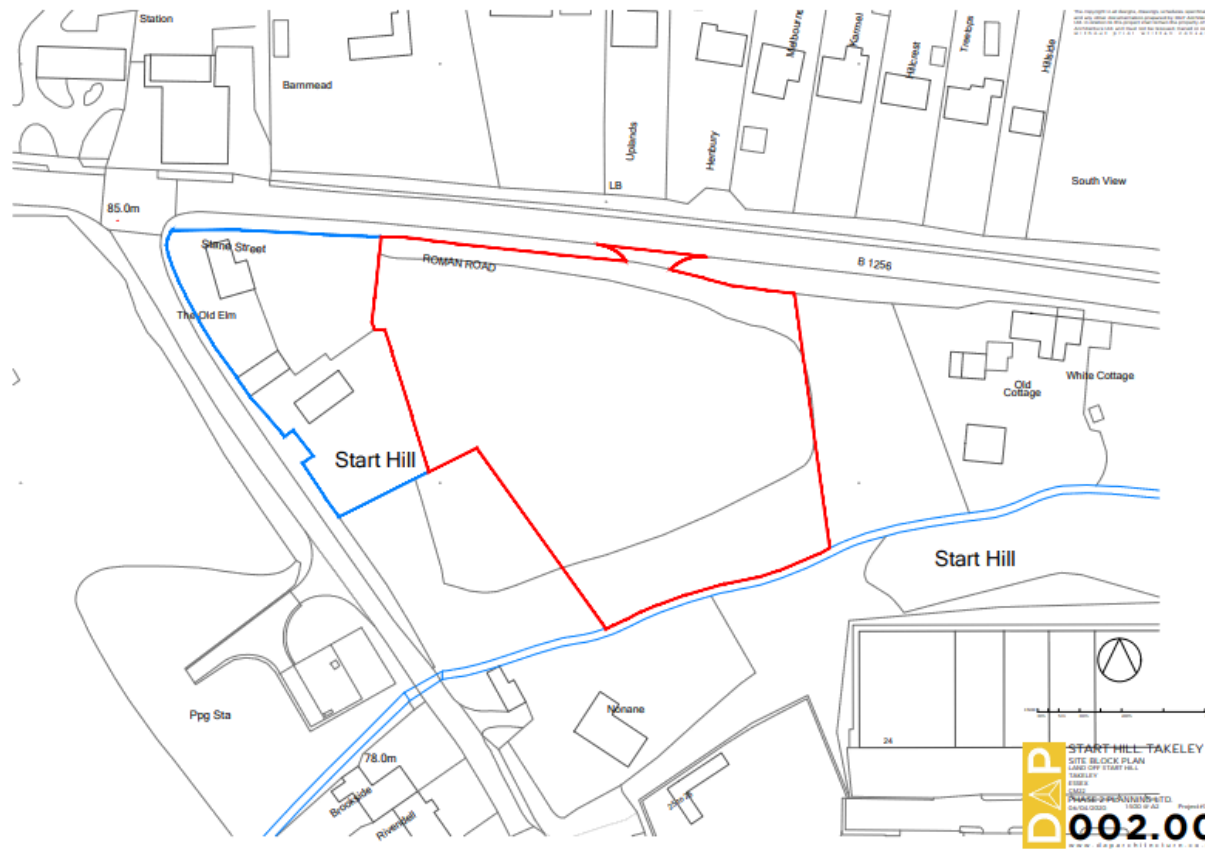
File Name: **IT1896_SK01.dwg** Drawing Date: **11/10/18**

Date: **NOV 2018** Issue: **1/250**

Drawn by: **JB** Approved by: **JB**



Application UTT/20/1098/FUL



Photos of site



Photos of site



Photos of site



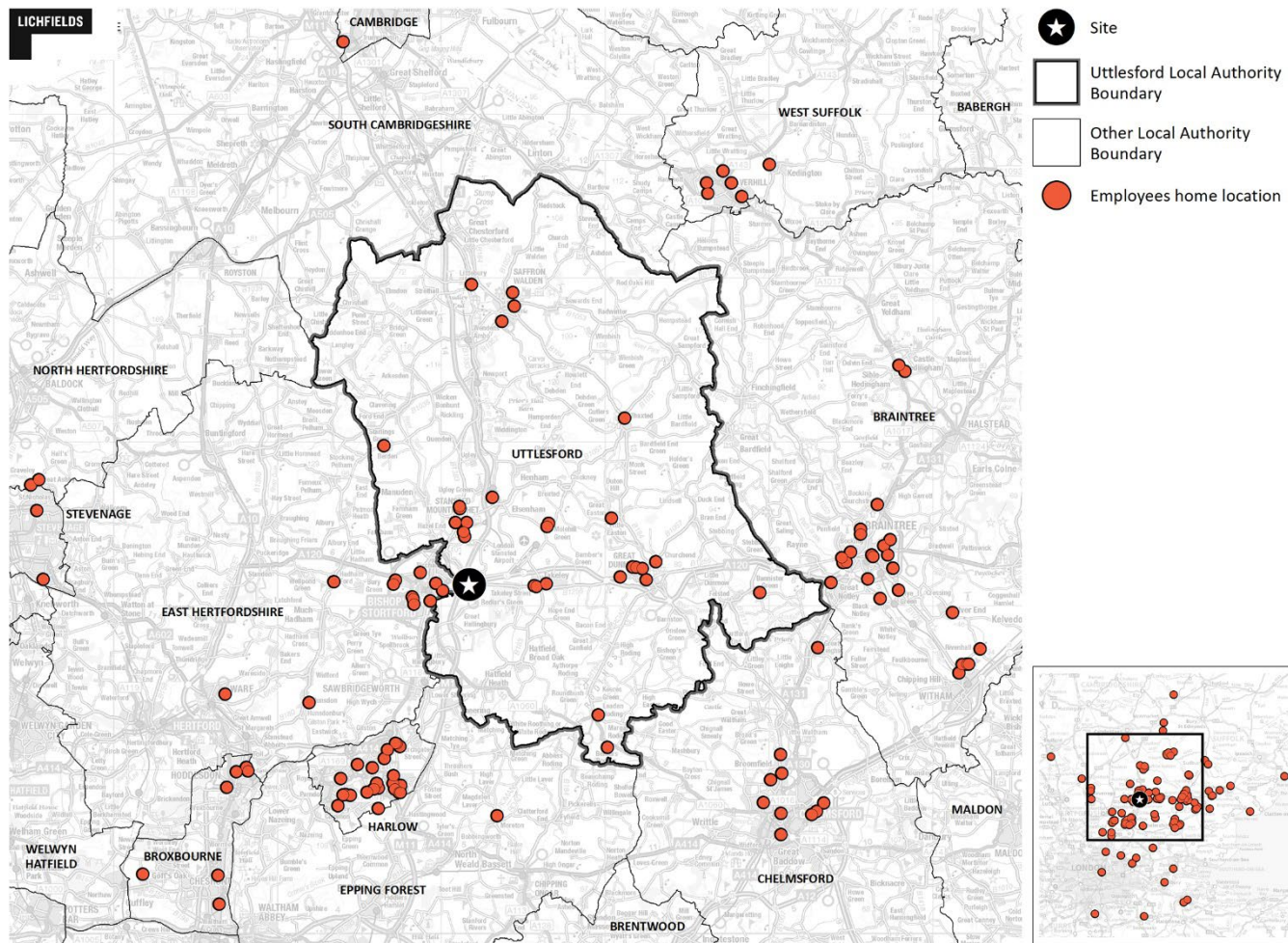
Photos of site



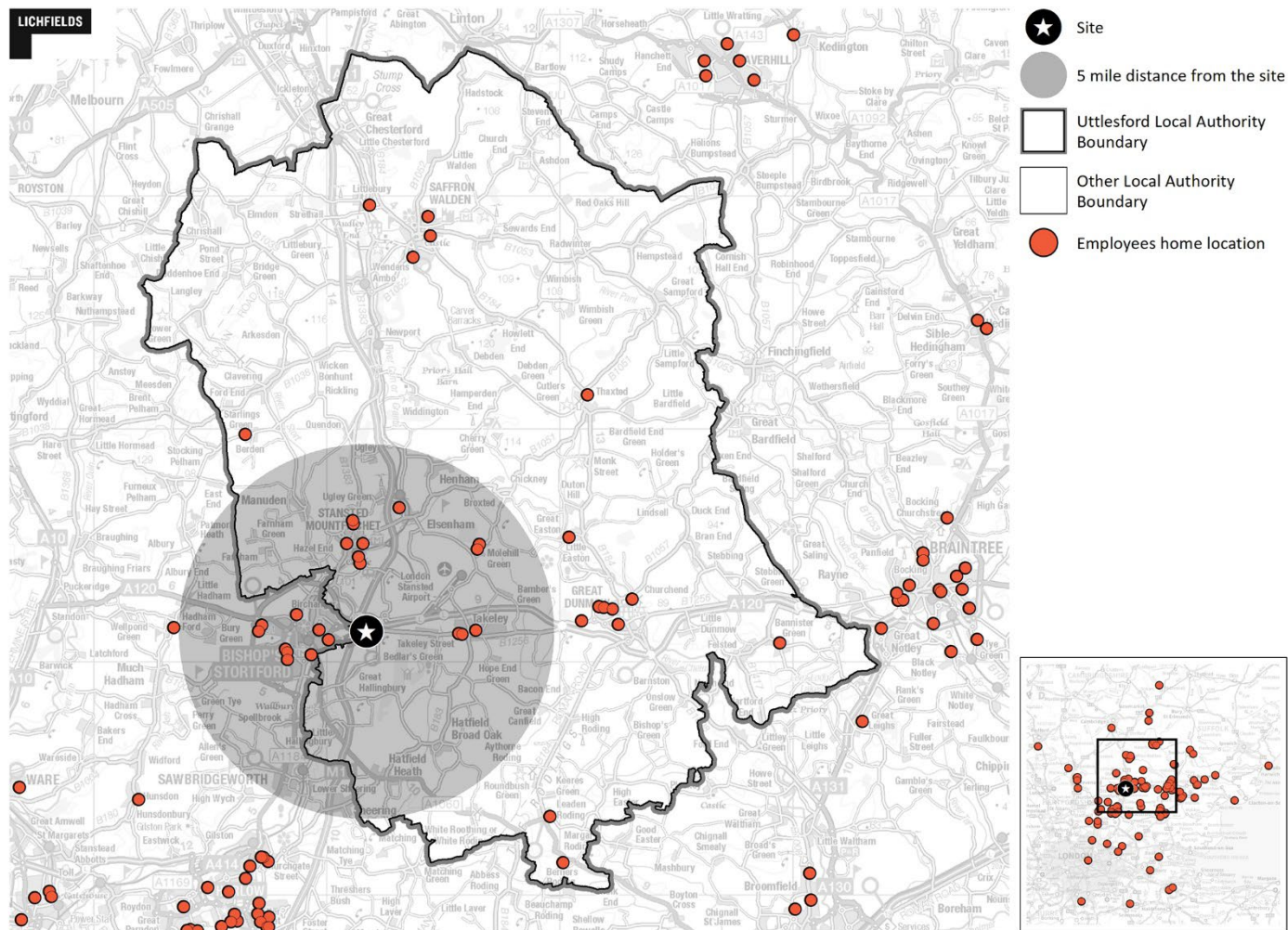
Photos of site



Photos of site



Photos of site



UTT/21/2461/DFO

Land to West of Isabel Drive & Stansted
Road, ELSENHAM

Location Plan



Proposed Site Plans



Parcel A



Parcel B

Affordable Housing

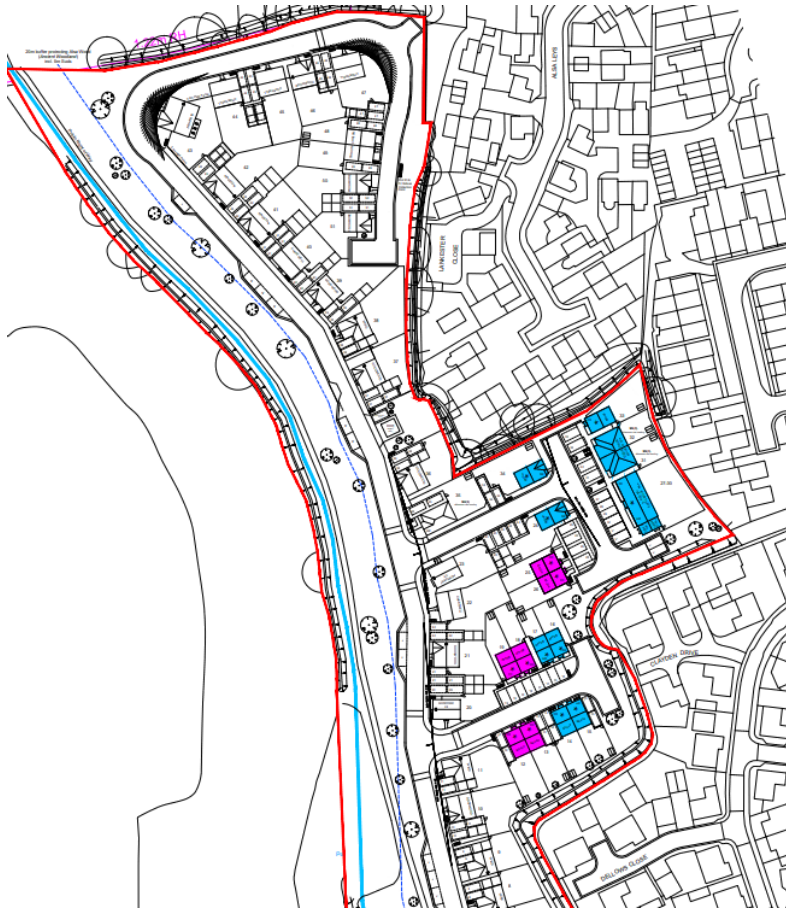
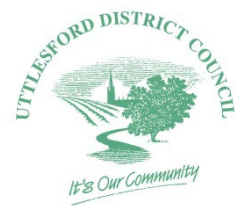
Affordable housing allocation:



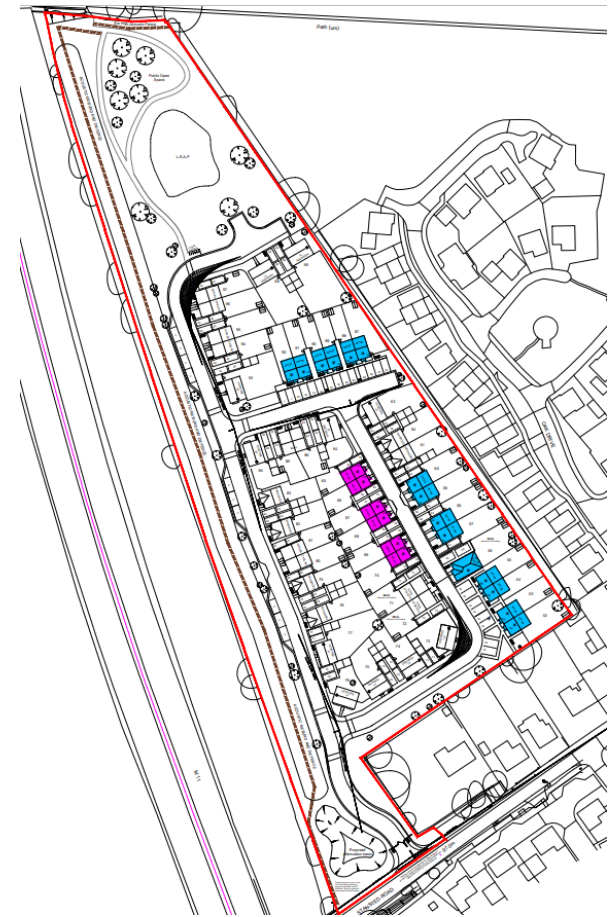
Shared Ownership



Affordable Rent



Parcel A

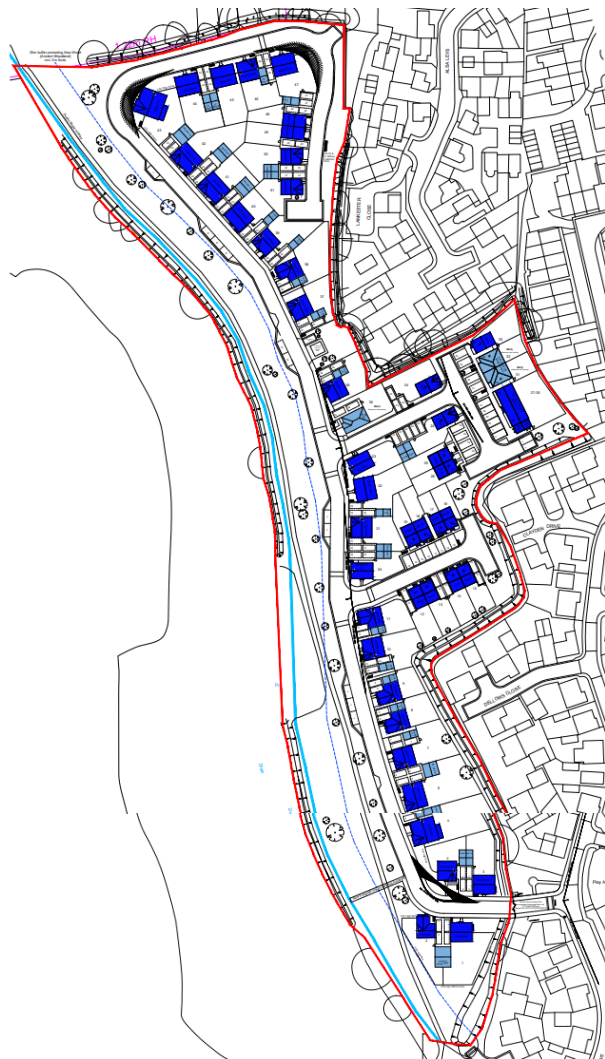


Parcel B

Storey Heights

Building Massing - Storey Heights:

-  Single Storey / Garage
-  2 Storey



Parcel A

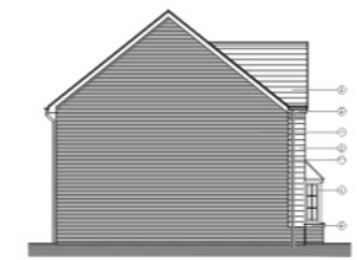
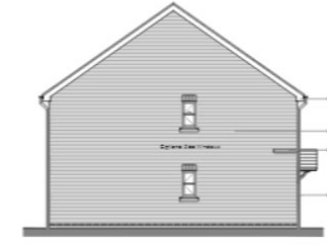
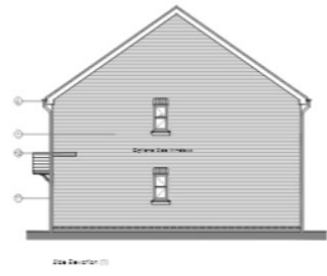


Parcel B

Visualisation of Street Scenes



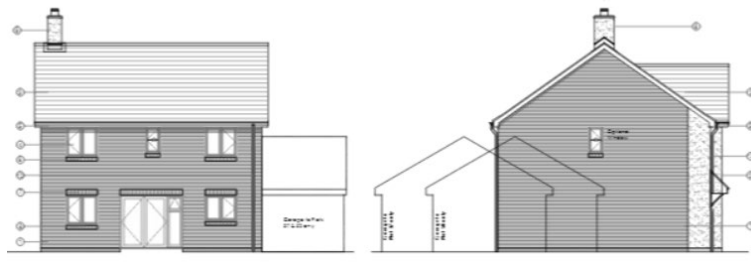
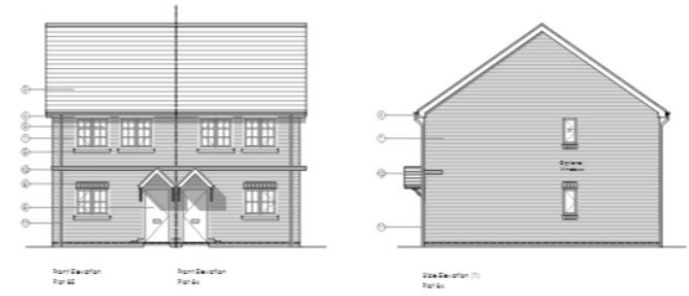
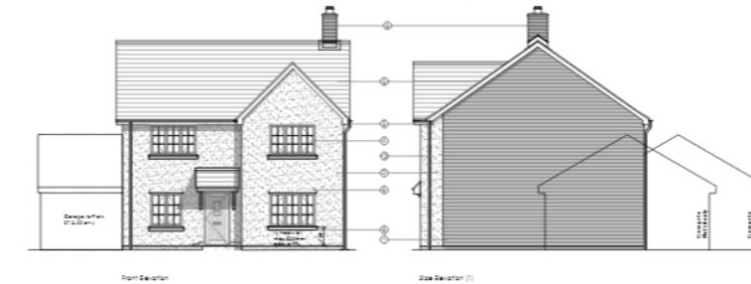
House Types



Charleston

Frogmore

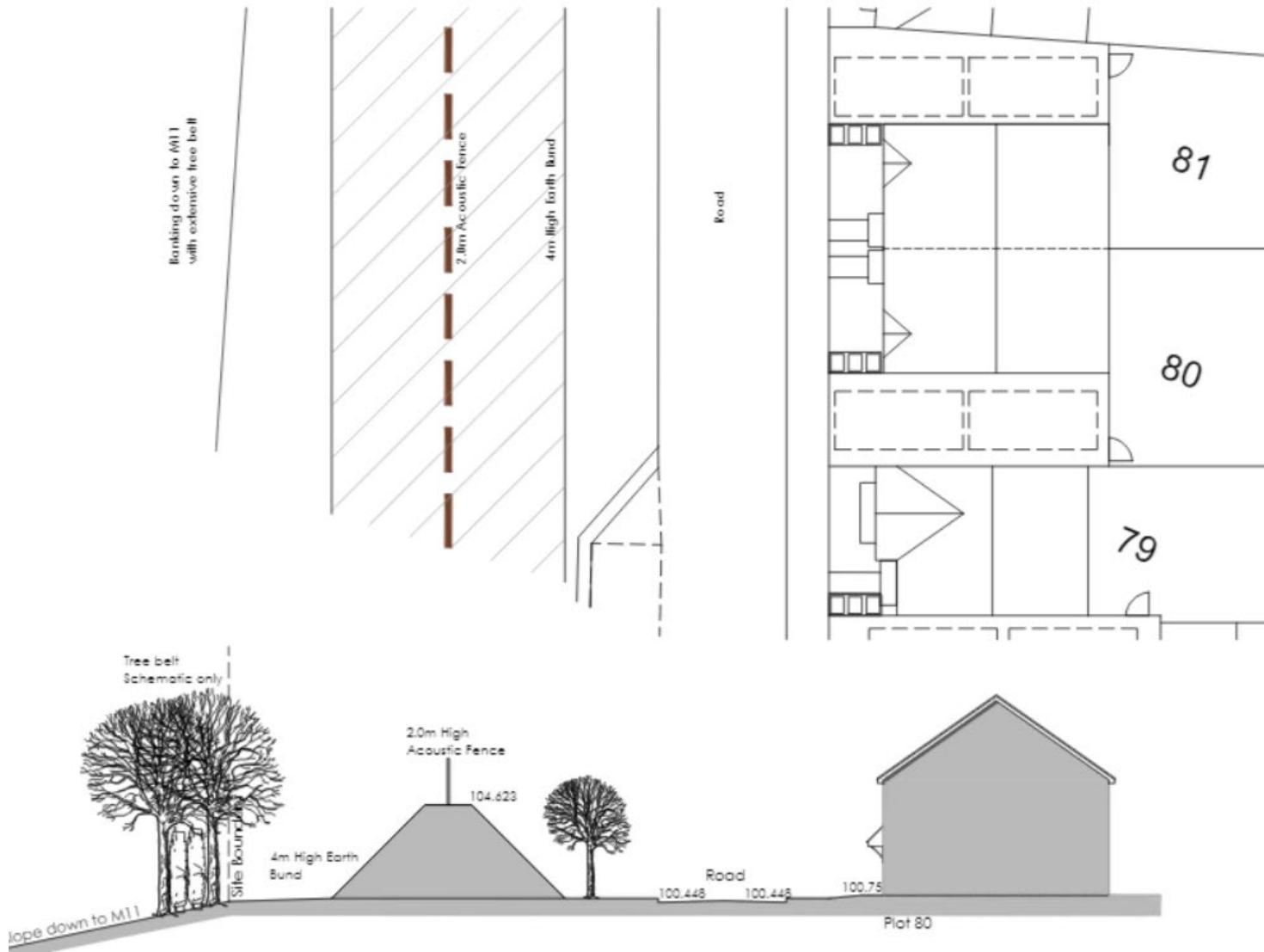
House Types



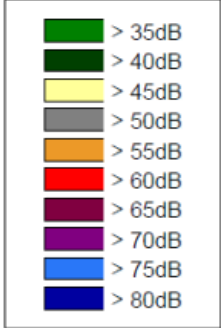
Goodwood

Penhurst

Noise Mitigations



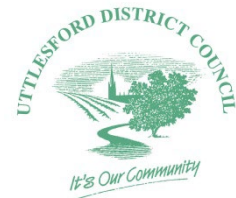
Noise Levels



Parcel A



Parcel B



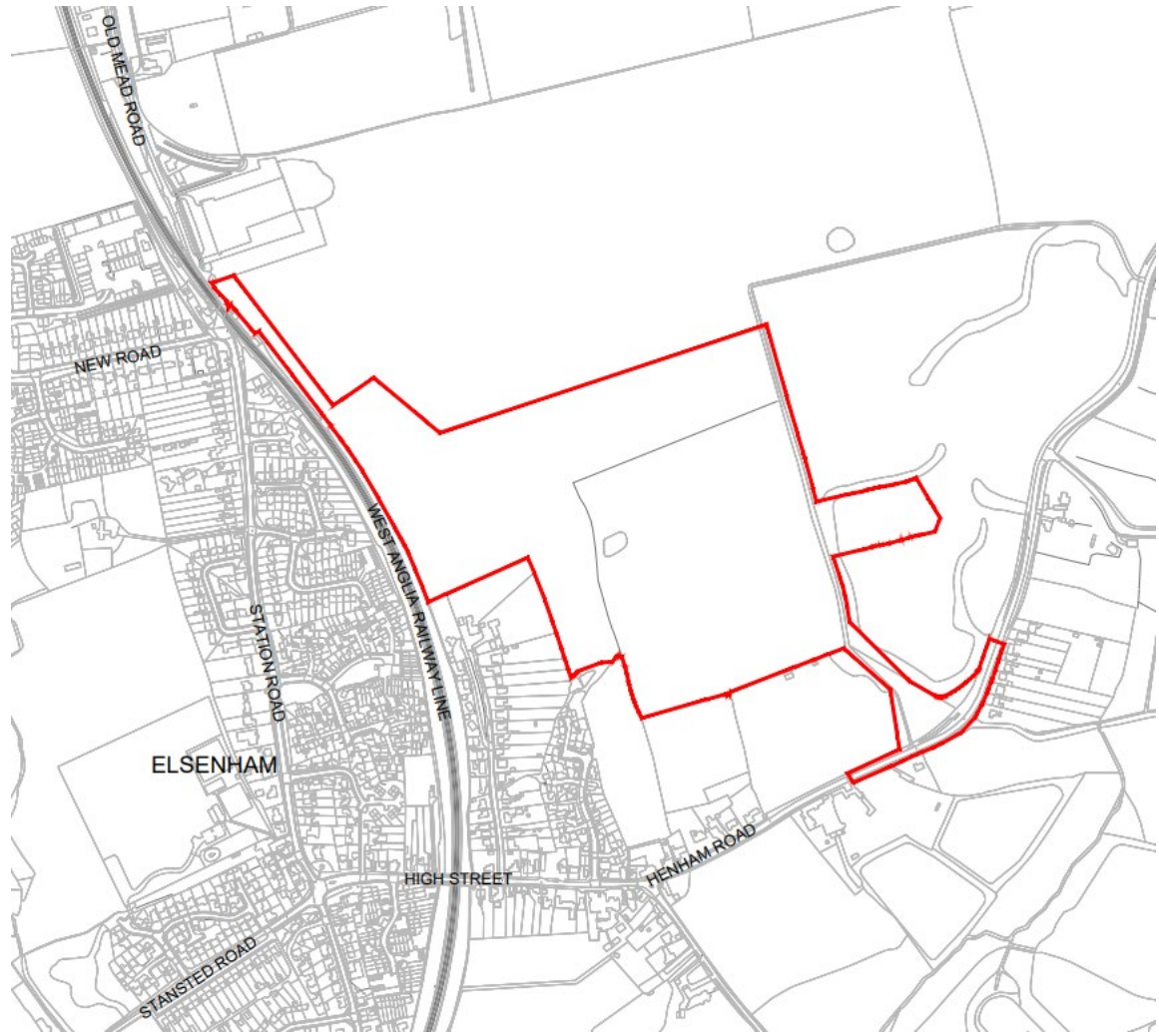
UTT/22/2480/FUL

**Land North west of Henham Road,
ELSENHAM**

Proposal

- Variation of conditions 2, 9, 10 and 11 attached to outline permission UTT/17/3573/OP granted on appeal in 2020.
- Variations to conditions 2, 9 and 10 involve the substitution of a previously consented plan with a new plan that would bring the outline conditions in line with the access details approved through the reserved matters application UTT/21/2799/DFO.
- The variation of Condition 11 (footway/cycleway scheme) seeks to amend the timeframe within which the footway cycleway shall be constructed from prior to the occupation of the first dwelling to prior to the occupation of the 80th dwelling on site.

Site Location



Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

- FFP012-151 Rev B Site Location Plan
- FFP012-132 Rev J Parameter Plan
- ~~0582.GA.002E Rev F Primary Site Access~~

To now include the following plan drawings:

- EA177-EN-100E Access General Arrangement
- EA177-EN-101F Access General Arrangement
- EA177-EN-038G S38 Adoption Plan

Condition 9

Prior to the occupation of any dwelling access from Henham Road shall be provided in accordance with drawing ~~0582-GA-002F REVF~~ and shall include visibility splays with dimensions of 4.5 metres by 120 metres in both directions, as measured from and along the nearside edge of the carriageway. The vehicular visibility splays shall be retained free of any obstruction clear to ground at all times thereafter.

To now include the following plan drawings:

- EA177-EN-100E Access General Arrangement
- EA177-EN-101F Access General Arrangement
- EA177-EN-038G S38 Adoption Plan

Condition 10



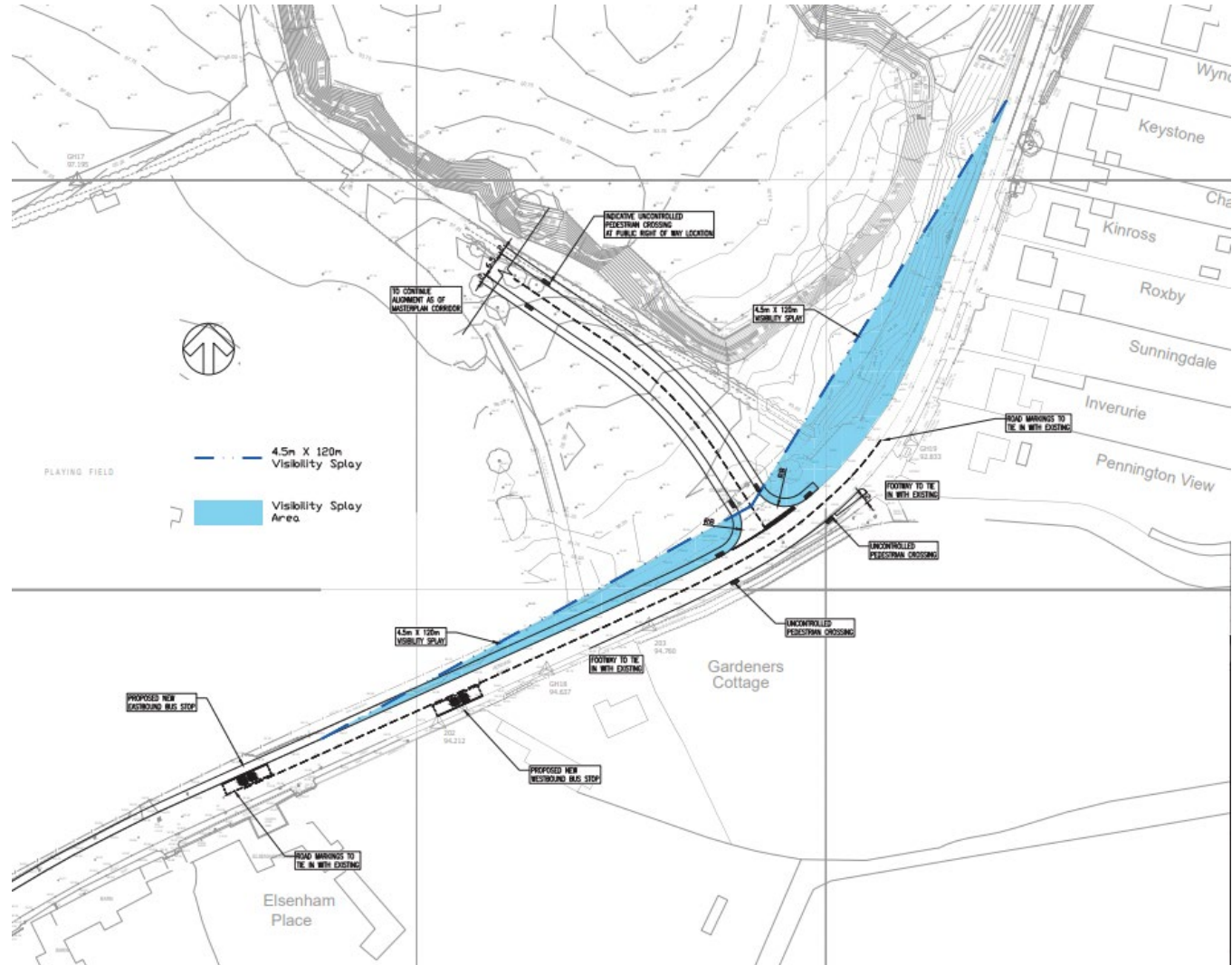
Prior to the occupation of any dwelling the transport infrastructure as shown in principle on drawing number ~~0582-GA-002F REV F~~ shall be provided:

- Two bus stops, to the specification of Essex County Council and including poles, flags, timetables, raised kerbs, shelters and appropriate road markings.
- 2m wide footway on the north side of Henham Road from the site access to join with the existing footway to the west.
- Footway on the south side of Henham Road to link the existing footways.
- Dropped kerb crossing point of Henham Road.
- ~~Dropped kerb~~ **Raised Table** crossing point of public right of way and associated signing of Public Right of Way (PROW) 21 (Elsenham).

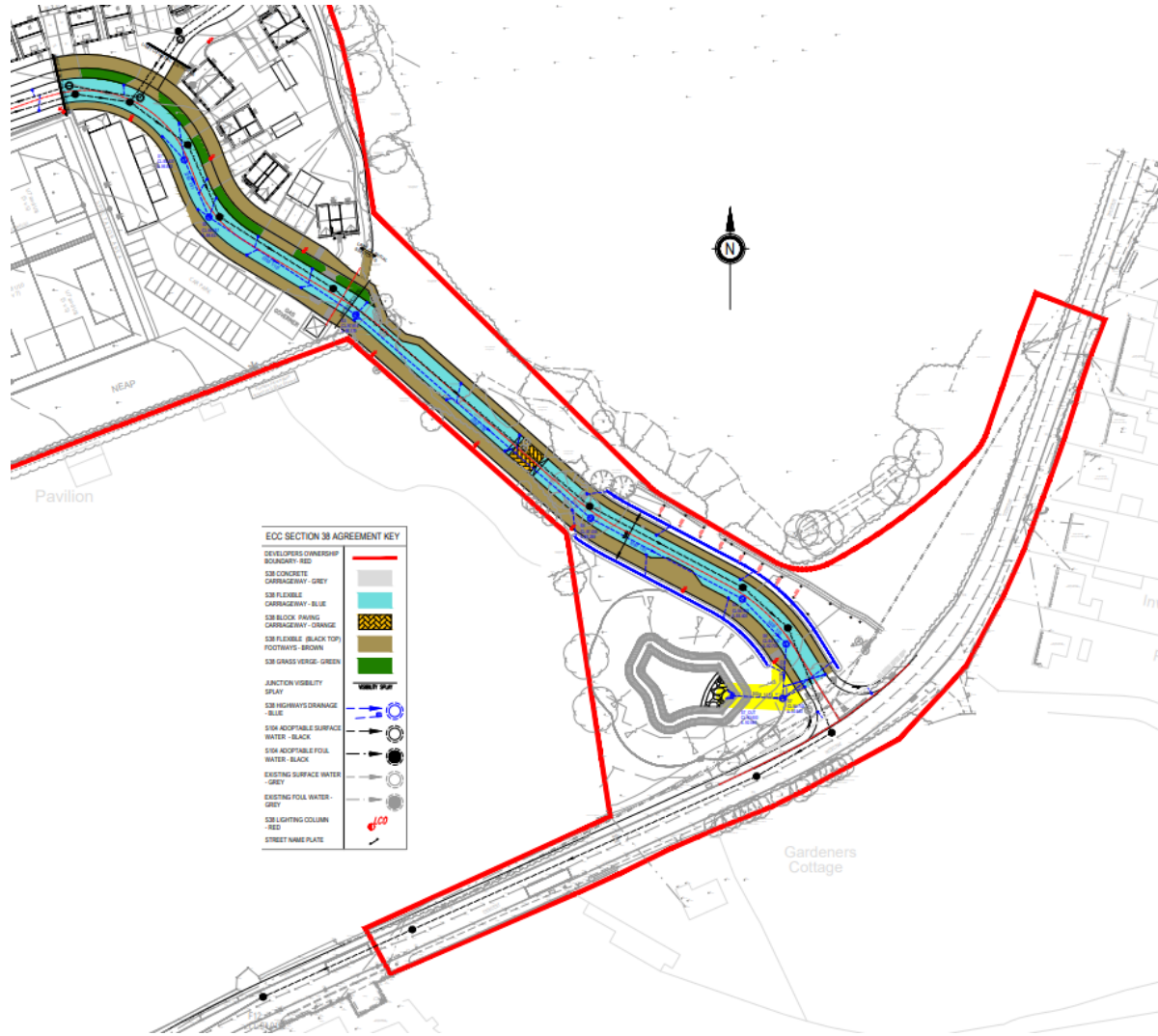
To now include the following plan drawings:

- EA177-EN-100E Access General Arrangement
- EA177-EN-101F Access General Arrangement
- EA177-EN-038G S38 Adoption Plan

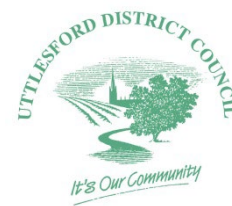
Approved Outline Plan



S38 Adoption Plan



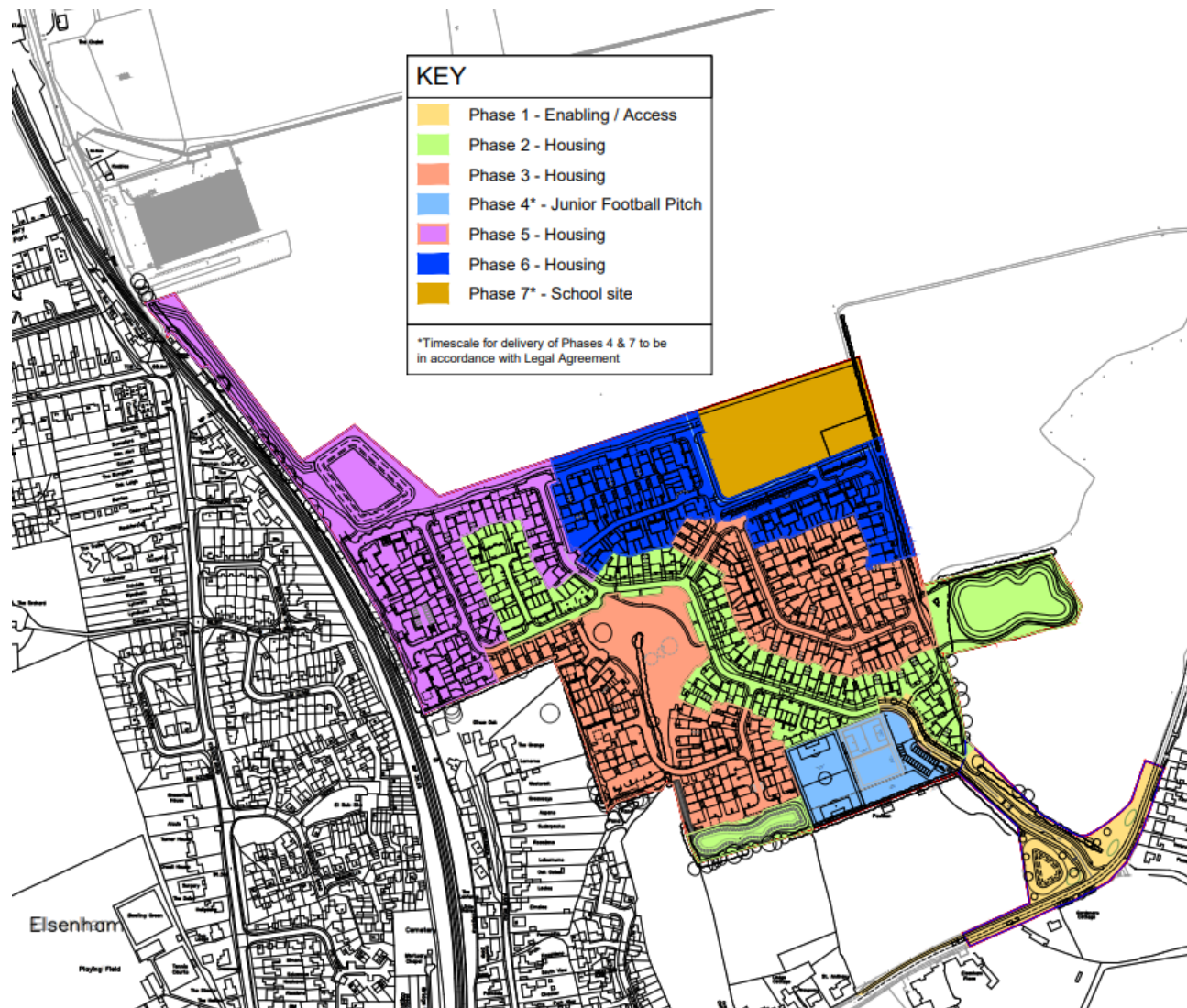
Condition 11



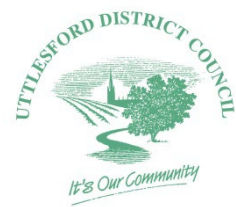
Prior to the commencement of the development, a scheme showing a footway/cycleway of minimum width of 3m, linking the development to Old Mead Road (as shown on the approved Parameter Plan (FFP012-132 Rev J), including details of associated signing and lighting shall be submitted to and approved in writing by the Local Planning Authority. The footway/cycleway shall be constructed in accordance with the approved scheme and made available for use prior to the occupation of the first 80th dwelling hereby permitted.

Safe access from the occupied dwellings to the cycle path should be maintained at all times during the construction of the site.

Agreed Phasing Plan



Summary



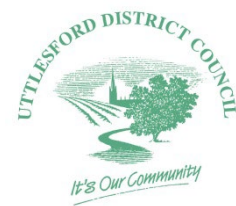
- The proposed variations would bring the outline conditions in line with the access details approved through the reserved matters and are considered necessary for the avoidance of doubt and in the interests of proper planning.
- The ECC Highways Team consider the amendments to the plan drawings acceptable in relation to conditions 2, 9 & 10 and changes to the wording of condition 11 reasonable in relation to the agreed Phasing Plan.
- Recommendation to approve subject to conditions.

UTT/22/2035/FUL

**Land East Of St Edmunds Lane/North of
Tower View**

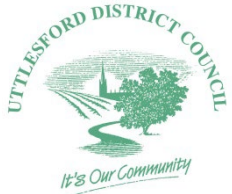
GREAT DUNMOW

Proposal



- Full planning permission is sought for the erection of 30 no. self-build and custom dwellings. Following on from a previously refused application under UTT/20/1744/FUL, dismissed at appeal November, 2022.
- Access to the site would be through the adjoining residential development for custom build dwellings, approved under reference UTT/19/1508/FUL.
- The site would have a net area of approximately 3 hectares, with a density of approximately 10 dwellings per hectare.
- Creation of a public walkway from the development across the open land to the rear of the site, to link into the public footpath to the north.
- A 100m² LAP (Local Area for Play).
- Off-site financial contribution in lieu of the 8 Affordable Rental Properties.

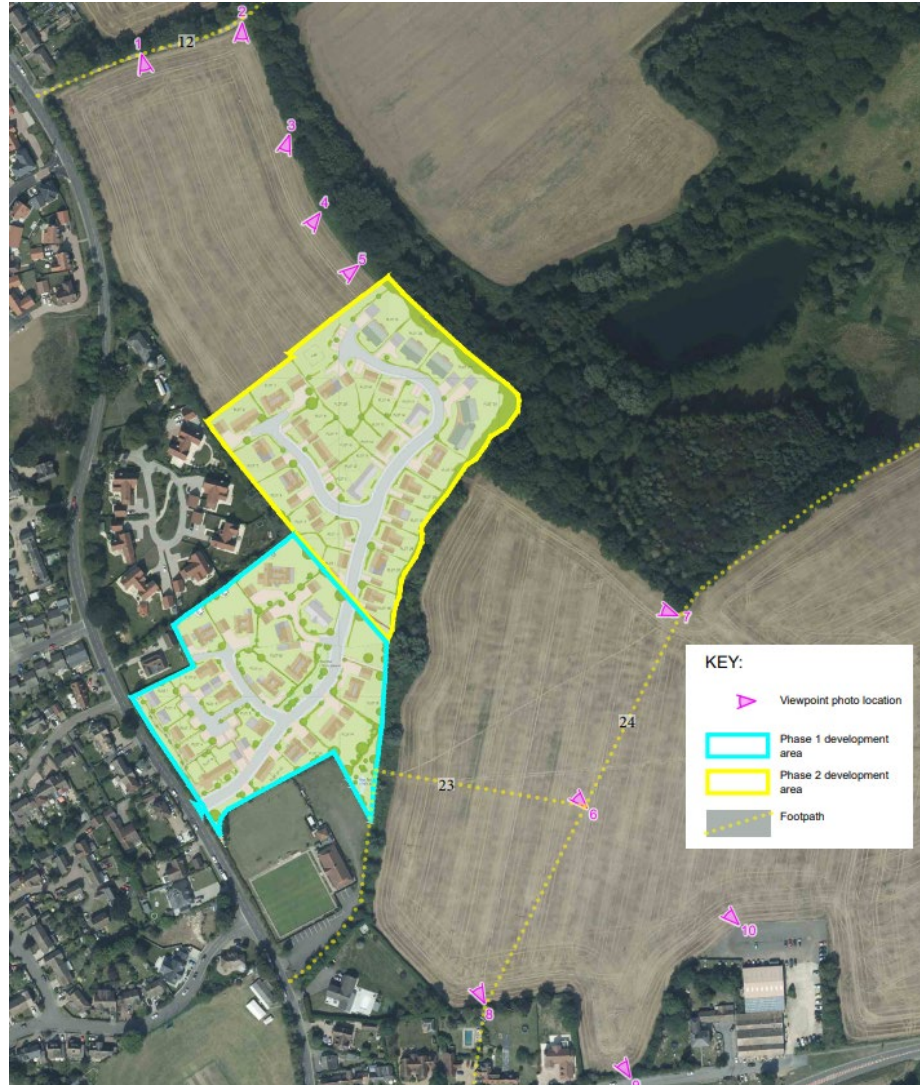
Site Location



Site Access



Site Viewpoints



PROW 24



WIRELINE OVERLAY
Phase 1
Phase 2

PROW 23



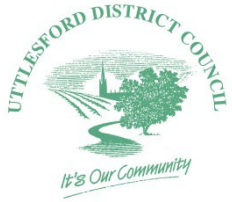
PROW 24



PROW 12



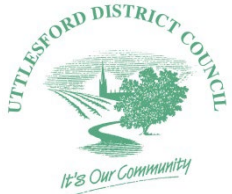
PROW 12



Site Plan



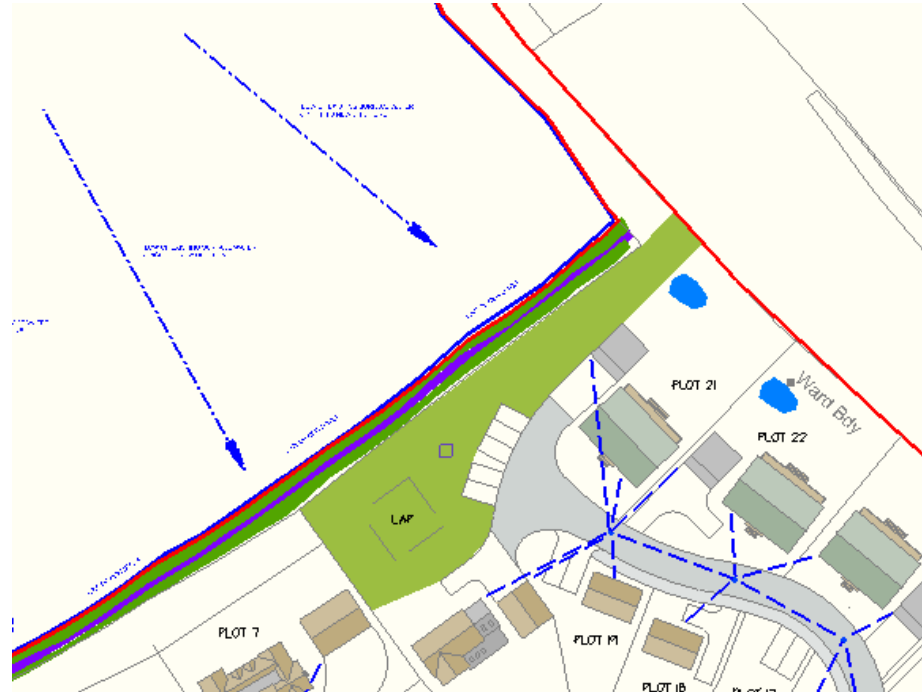
Landscape Plan



Ancient Woodland
 Buffer zone

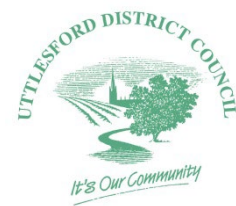
- Key:**
- Grass Margin
 - Public Footpath
 - Ditch
 - Pond
 - Hedgehog Refuge Area
 - G1: Silver Birch G2: Downy Birch G3: Hazel Trees
 - X Swift Brick
 - O Bat Box
 - Bird Box
 - Existing Tree
 - Where external lighting and light

Open Space / LAP



- The open space would equate to 1082m², including a LAP of 100m² in accordance with the minimum size requirements for a LAP as set out by the Fields in Trust guidance.

Design Code



- This sets the maximum dwelling width, depth, eaves height and ridge height as well as the materials palette and adopts a modular approach to the various house types.
- Dwellings would be restricted to no more than 2 ½ storeys.
- The Planning Inspector in considering the design code *'together with the strategy for landscaping on the site, the development would respect the character and appearance of those neighbouring developments and provide a suitable transition to the countryside beyond.'*

Design Code



Front Elevation

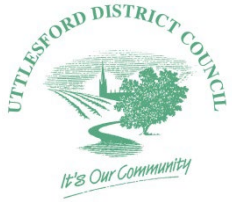


Front Elevation

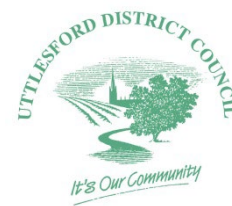


Front Elevation

Design Code



Previous Application



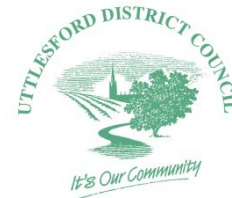
Refused at Committee 09/06/2021 on the following grounds:

1. Harmful to the character of the countryside under Policy S7.
2. Less than substantial harm to the setting of the Grade II listed building at Tower House.
3. Failure to deliver appropriate infrastructure in order to mitigate any impacts and support the delivery of the proposed development.

Appeal dismissed by inspector:

'The absence of a mechanism to secure the custom and self-build homes, or an affordable housing contribution, presents conflict with the Framework, particularly at paragraph 65 where it requires a minimum contribution to affordable housing as part of its objective to deliver a supply of homes for varying groups in the community.' As such, *'the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.'*

Self Build / Custom Dwellings



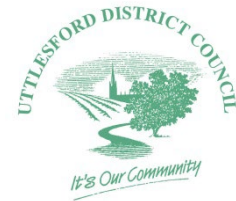
- Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
- The most recent self-build register (2022) shows there is a demand for self-build within the Uttlesford District with 242 entries. 45% requiring a 4 bedroom dwelling and only 0.4% requiring a 1 bedroom dwelling.
- The application would be subject to a legal agreement securing the entirety of the development for custom and self build homes and therefore weighing in support of the development, where the inspector previously found this to cause harm.

NPPF Para 65



- Sets out that planning decisions should expect at least 10% of the total number of homes to be available for affordable home ownership. An exemption to this provision is given where the proposal is to be developed by people who wish to build or commission their own homes.
- The footnote to this paragraph states that affordable home ownership is part of an overall affordable housing contribution, and that the exemption is made therefore in relation to this part.
- As such, it is considered that the Framework is not intended to exempt self-build and custom build housing entirely from the requirement to provide affordable housing, only that it would not be required to provide affordable homes for ownership.
- The applicant has agreed an off-site contribution in lieu of the 8 Affordable Rental Properties (70% requirement for affordable rented units). This would represent a significant public benefit.

Summary



- Council unable to demonstrate a 5-year housing land supply.
- Neighbourhood Plan over 2 years old.
- Visual harm caused to the landscape character of the countryside, albeit limited and *'would not represent a significant encroachment into the countryside when viewed in combination with other developments.'*
- Less than substantial harm to the setting of the Grade II listed building at Tower House.
- Significant public benefits - The provision of up to 30 custom build dwellings including an off-site contribution to affordable housing in lieu of 8 affordable rented dwellings, overcoming the reasons for dismissed appeal.
- Approximately 1000m² of a new public open space, including LAP.
- New footpath linking the proposed houses to the network of public footpaths to the north.
- Recommendation to approve subject to conditions and legal agreement.

UTT/22/1275/OP

**Land at Parsonage Farm, Parsonage
Farm Lane**

GREAT SAMPFORD

Location Plan

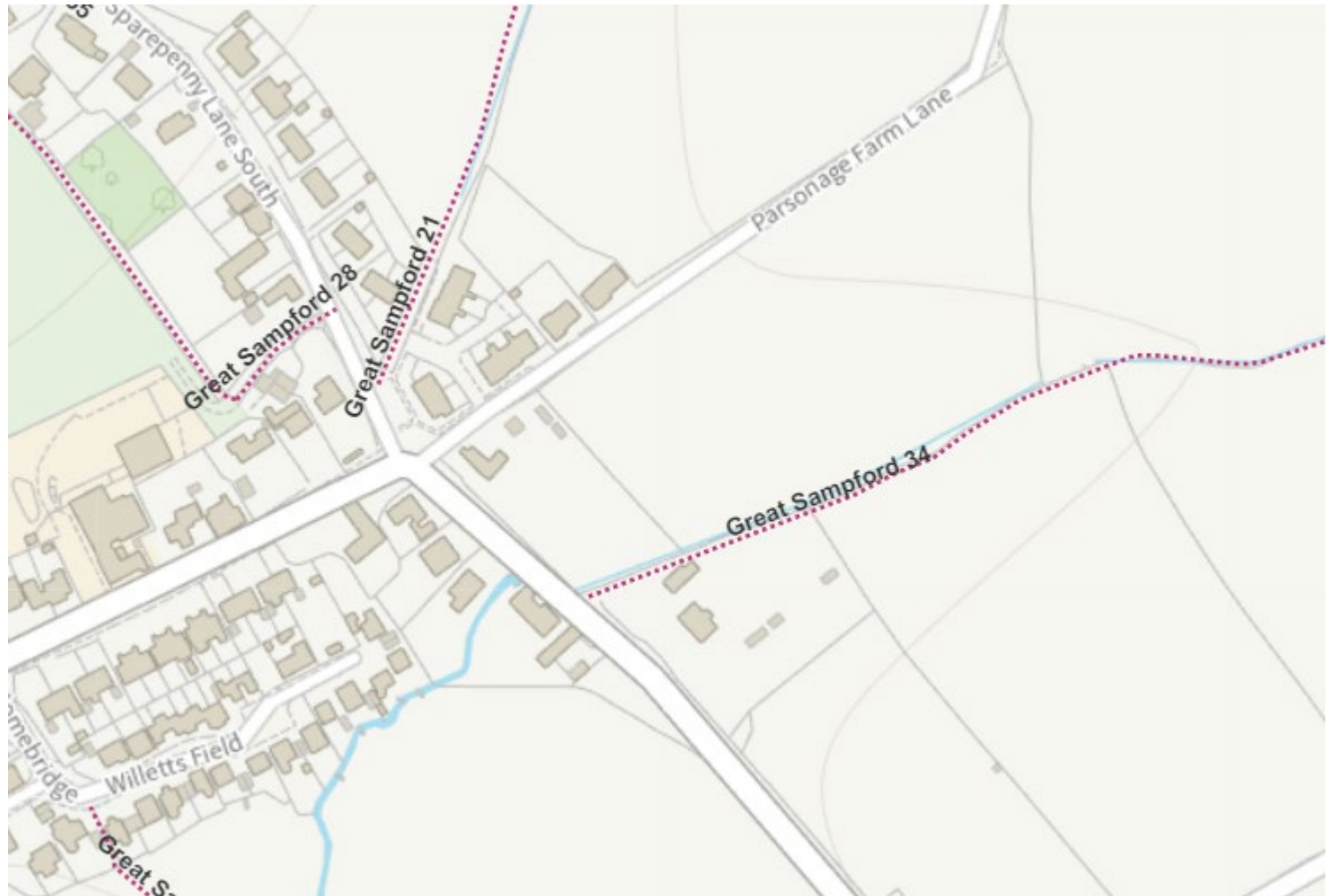


Rock Cars

Heritage Assets



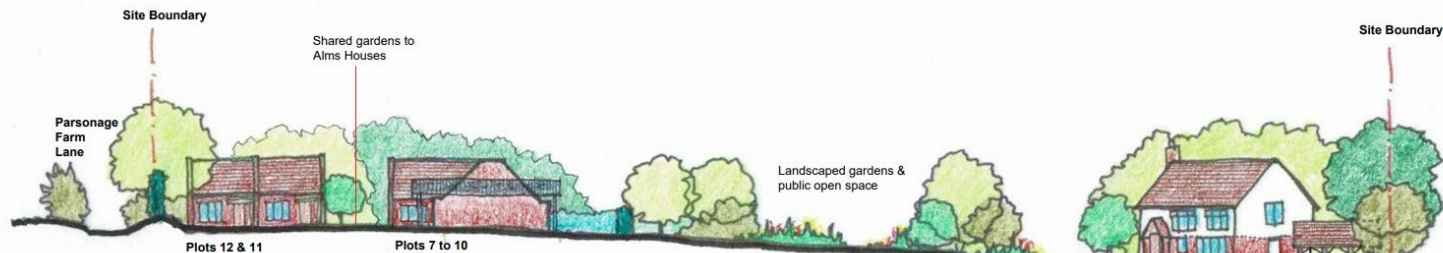
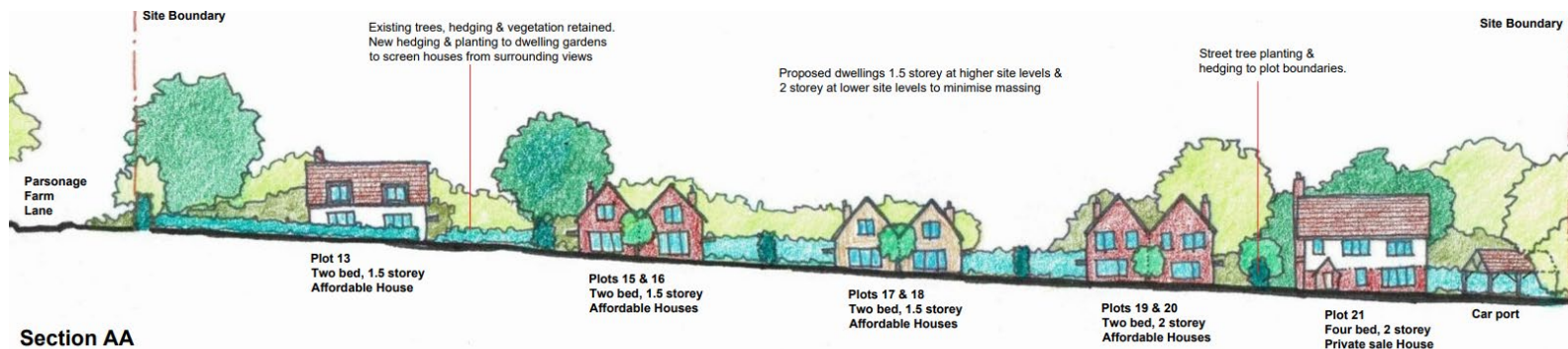
Public Rights of Way



Indicative Site Plan



Indicative Cross Sections



Indicative Visualisation of the Proposals



Proposed Access & Highway Works



View looking east from north western corner



View looking East from north eastern corner.



View looking west from south eastern corner



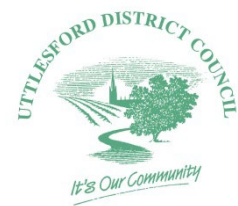
Photos of Junction of Parsonage Farm Lane & B1053



UTT/22/2744/FUL

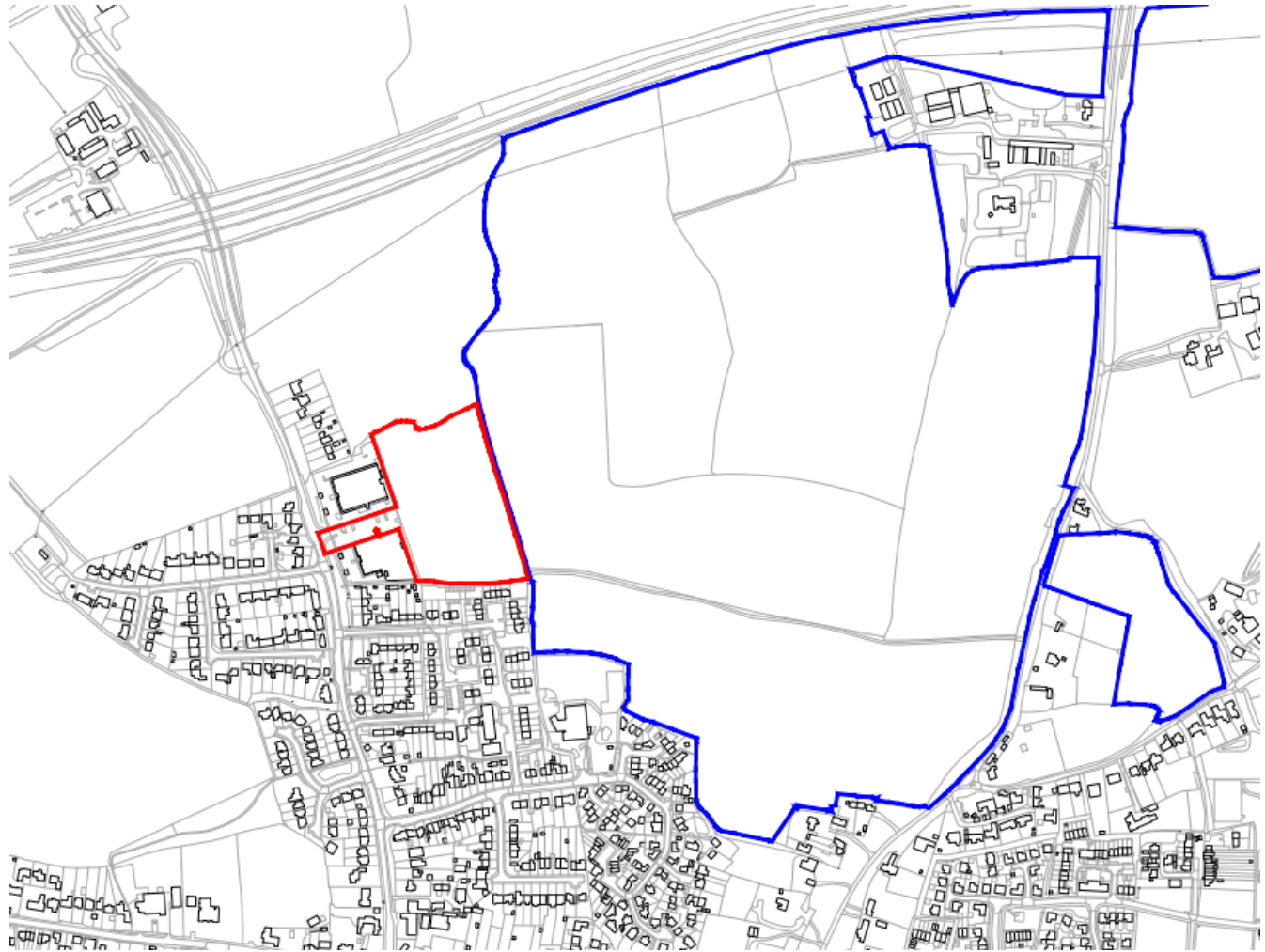
**Land Known as 7 Acres, Warish Hall
Farm, Parsonage Farm
TAKELEY**

Proposal



- Full planning permission is sought for the erection of 4 no. industrial/flexible employment (Use Class E) buildings (3568 sq metres) with associated landscaping and parking. Following on from a previously refused application under UTT/21/1987/FUL, dismissed at appeal August, 2022.
- Access to the site would be through the adjoining employment site to the west, through an extended estate road, off Parsonage Road.
- The proposed buildings would provide 3568sqm of flexible employment space, including a 581sqm building dedicated for use as a Medical Centre.
- The development site would feature a 15m buffer zone to the Ancient Woodland of Prior's Wood and an outdoor amenity space for employees within the estate.

Site Location



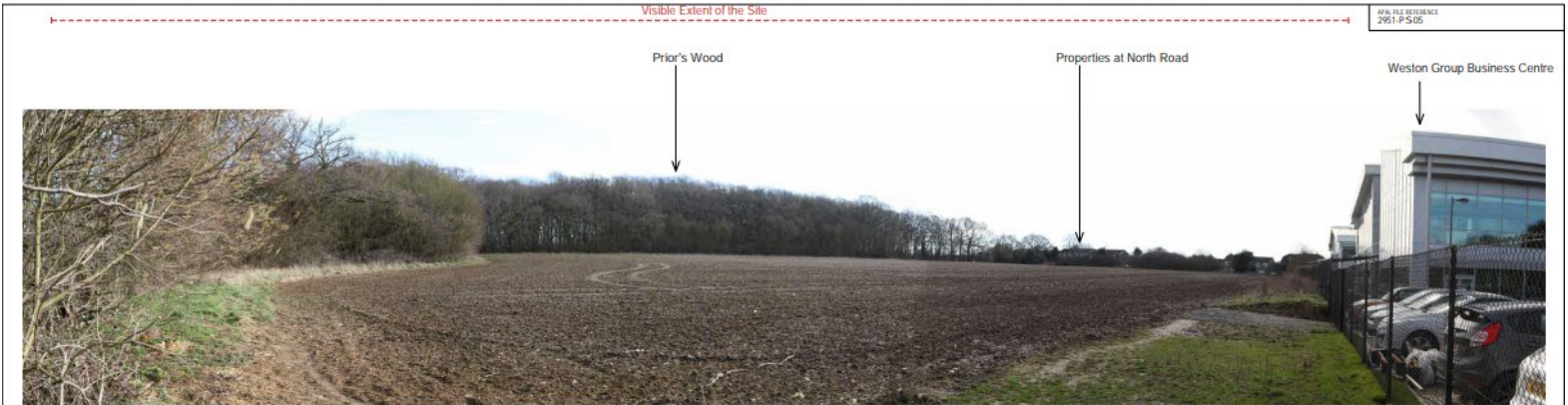
Site Location



Site Views



Site Views

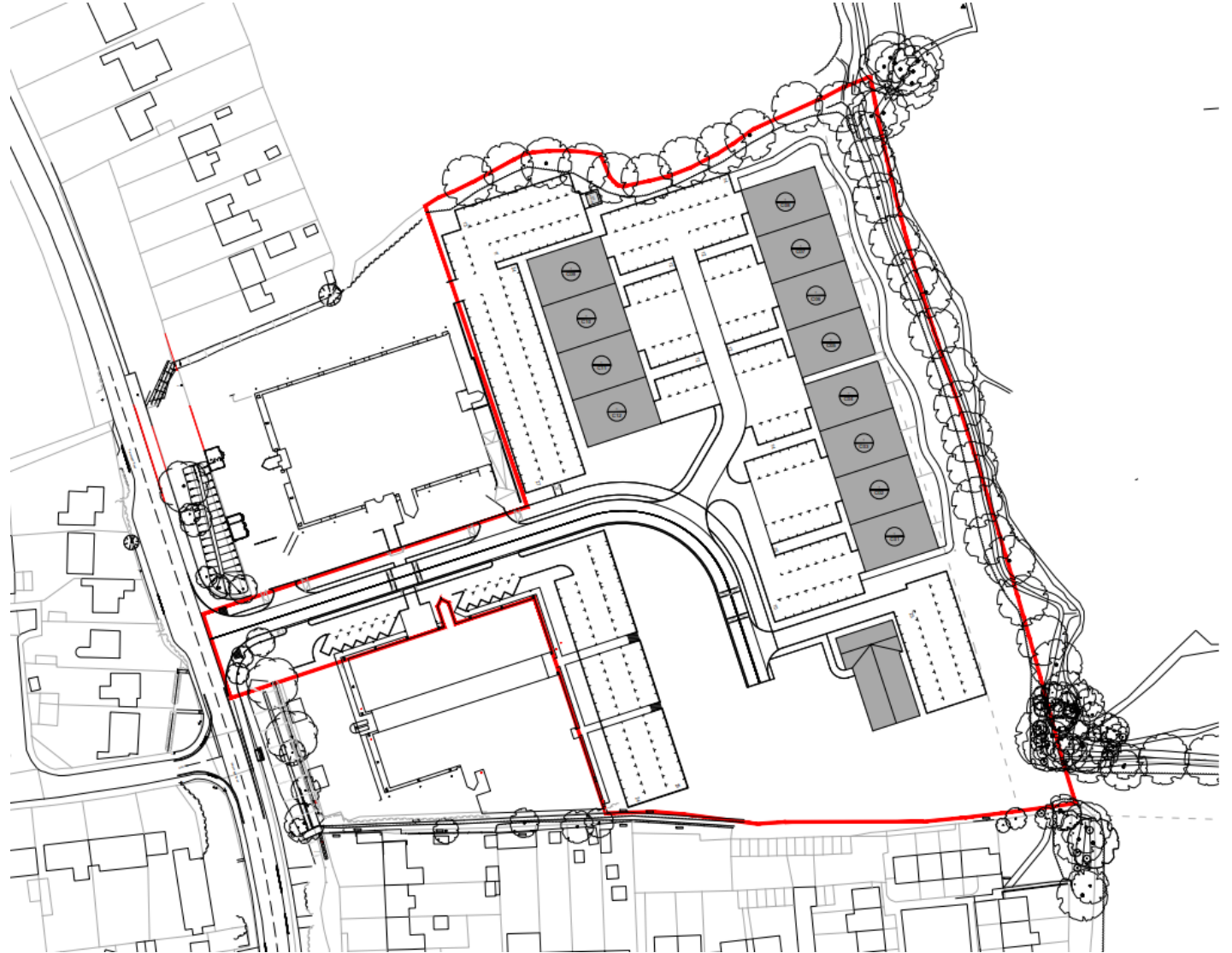


VIEW 1 - View from the north western corner of the 7 Acres Site, looking south towards Prior's Wood.

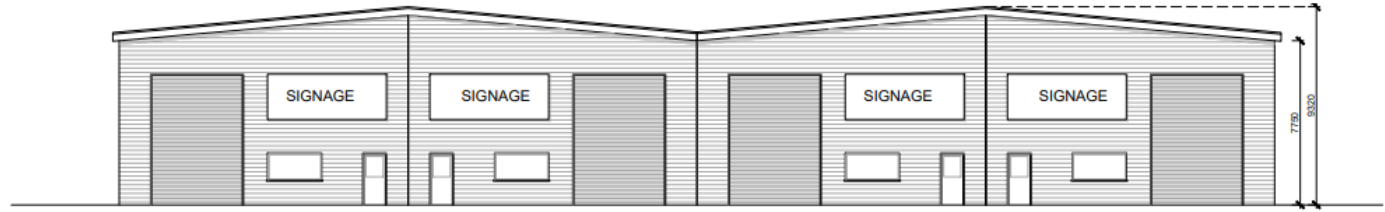


VIEW 2 - View from PROW 48_40 to rear of properties at North Road, at south western corner of the Site.

Site Plan



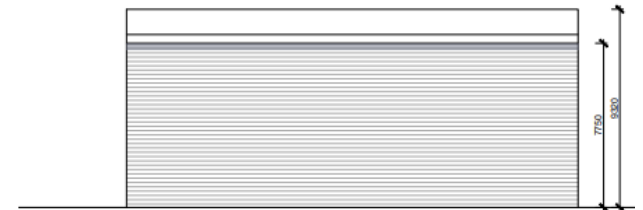
Elevation Drawings



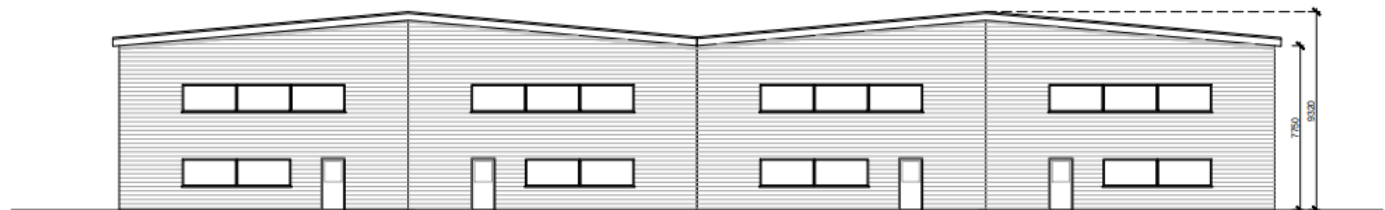
A Proposed Front Elevation



B Proposed Side Elevation

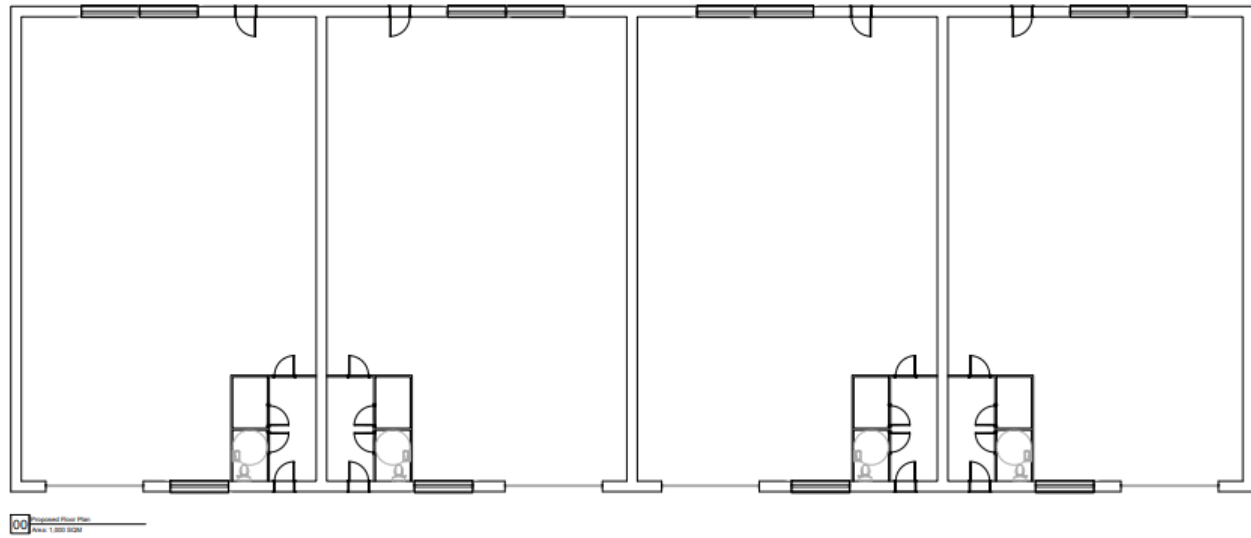
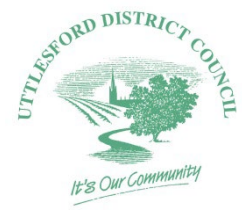


C Proposed Side Elevation



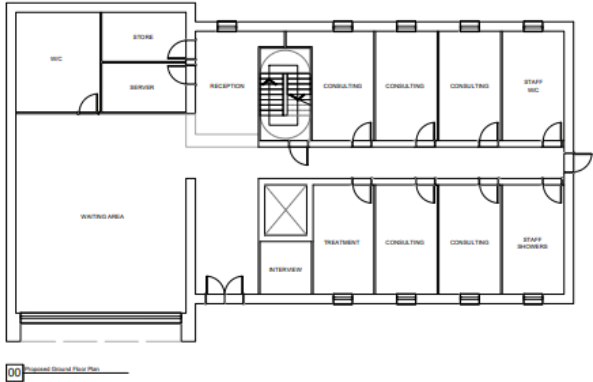
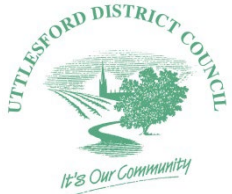
D Proposed Rear Elevation

Floor Plan Drawings

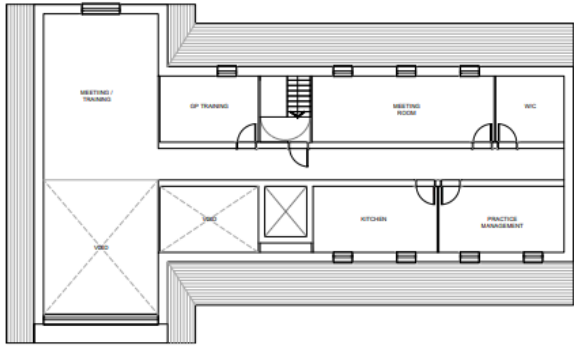


00 Proposed Floor Plan
Area: 1,000 sqm

Medical Centre



00 Ground Floor Plan



01 First Floor Plan



A Front Elevation



B Side Elevation



C Rear Elevation



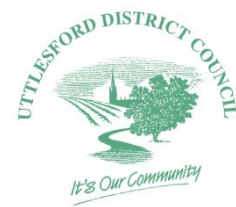
D Front Elevation

Elevations



A Commercial Area Street Scene

Previous Application

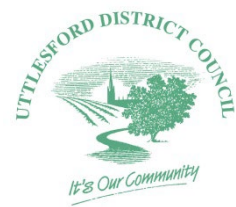


Including the development plus 126 dwellings on Bulls Field, south of Prior's Wood: 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes

Refused at Committee 15/12/2021 on the following grounds:

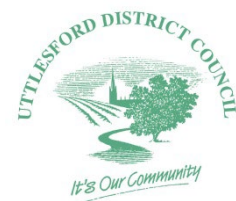
1. Harmful to the character of the countryside under Policies S7 & S8, would result in significant overdevelopment of the site, particularly to the eastern side of the site at Smiths Green Lane/ Warish Hall Lane, and Jacks Lane.
2. Adverse impact upon the setting of several designated and non-designated heritage assets.
3. Insufficient mitigation in terms of its impacts upon the adjacent Ancient Woodland at Priors Wood.
4. Failure to deliver appropriate infrastructure in order to mitigate any impacts and support the delivery of the proposed development.

Previous Application



Application dismissed at appeal 09/08/2022, under reference APP/C1570/W/22/3291524. Appeal inspector concluded *'that the proposal would be harmful to the character and appearance of the area in terms of its adverse effect on landscape character and visual impact, would reduce the open character of the CPZ and would cause less than substantial harm to 11 no. designated heritage assets that would not be outweighed by the public benefits.'*

Inspector Comments



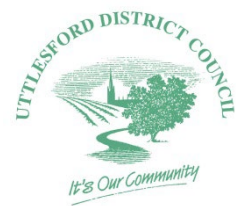
- *'the longer-term employment provision from the business park extension are significant public benefits and attract significant weight.'*
- *'7 Acres has planting around the boundaries... While the appeal site contributes to the character and appearance of the countryside to the south of the airport, and the CPZ as a whole, it is separated from the airport by the A120 dual-carriageway and sits in close proximity to development in Takeley, Smiths Green and Little Canfield.'*
- *'in terms of coalescence with the airport, I acknowledge that the proposal would further increase built development between the airport and Takeley, in a location where the gap between the airport and surrounding development is less than in other areas of the CPZ. However, the open countryside between the airport and the A120, along with Priors Wood would prevent the proposal resulting in coalescence between the airport and existing development.'*
- *7 Acres 'is enclosed by mature boundary planting and existing development. This sense of enclosure means that these areas of the appeal site are largely separate from the wider landscape and the LVIA identified visual receptors. Accordingly, I consider the proposal would have minimal effect in terms of landscape character and visual impact in respect of these areas.'*
- *'content from the submitted written evidence and what I heard at the Inquiry, that neither the proposed road or cycleway within the buffer or proposed housing in the vicinity, would lead to indirect effects on the ancient woodland as identified in the Standing Advice.'*

Employment Use

Local Plan Evidence Base Uttlesford Employment Needs & Economic Development Evidence (Iceni - November 2021) highlights:

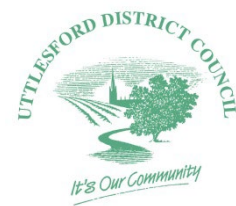
- The potential extension of this site (Weston Business Centre) should be considered subject to market demand and decisions regarding residential growth at the settlement, with careful consideration given to provision of suitable access and parking arrangements.
- The site of the Weston Group Business Centre provides high quality employment space at an accessible location.
- The Council's Economic Development Team strongly support an increase in commercial / industrial units in the area surrounding the airport.

Medical Centre Use



- NHS Hertfordshire and West Essex have met with local General Practice managers and, having reviewed the local situation, indicate there is a requirement for more space to deliver to the population, and therefore do not want to pass up an opportunity if the application is approved.
- Takeley is in the middle of our current surgeries there is potential that we have this as a joint venture for the South Uttlesford PCN (Primary Care Network) as opposed to a whole practice take over in the area.
- A clause would be included to ensure that the site is offered to the CCG and there would be 12 month period for this option to be taken up.

Summary



- As the proposals cannot be tested against a fully up-to-date Development Plan, paragraph 11 of the National Planning Policy Framework (NPPF) is engaged (Tilted Balance).
- Would result in a reduction of the open characteristics of the countryside around the airport.
- It *'would have minimal effect in terms of landscape character and visual impact.'*
- Significant public benefits - the longer-term employment provision from the business park extension and the provision of a medical facility.
- The proposal would not result in harm to any designated or non designated heritage assets, where the inspector previously found the previously proposed wider development to cause harm.
- Recommendation to approve subject to conditions and legal agreement.