

Late List –Planning Committee 08/03/2023

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		Comment
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6	UTT/22/2624/PINS	<p><u>Manuden Parish Council:</u></p> <p>Following the completion of the Committee Report, officers can confirm that Manuden Parish Council have sent their formal comments to the Secretary of State confirming that they Object to the proposals.</p> <p><u>ECC Place Services Conservation Officer:</u></p> <p>Formal comments have also been sent directly to the Secretary of State from ECC Place Services Conservation Officer who concludes that the proposals are considered to result in a low level of less than substantial harm to several designated heritage assets and at the lowest end of the spectrum for Rose Garth and Brick House. The proposals are not considered to result in harm to the significance of the Scheduled Monuments.</p> <p><u>Specialist Archaeological Advice:</u></p> <p>As per the previous refused application, the Historic Environment Consultant suggests that Archaeological trial trenching evaluation in advance of a planning decision should be undertaken as a result of a high potential for previously unknown significant archaeological deposits to be identified within the development area as identified by the supporting documentation.</p>
7	UTT/23/0246/PINS	TBC
8	UTT/22/2744/FUL	<p>The following correspondence to be included:</p> <p>Comments from NHS Hertfordshire and West Essex:</p>

From: KNIGHT, Jennie (NHS HERTFORDSHIRE AND WEST ESSEX ICB - 06K) [REDACTED]
Sent: 06 February 2023 13:32
To: Laurence Ackrill <LAckrill@uttlesford.gov.uk>
Subject: RE: [External] RE: UTT/22/2744/FUL | Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking | Land Known As 7 Acres Warish Hall Farm Parsonage Road Takeley

Hi Laurence

I have met with a couple of the General Practice managers now and reviewed the local situation which indicates we do require more space to deliver to the population, we therefore do not want to pass up an opportunity if the application is approved.

As 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.

I will be planning a meeting next week with all practices in the South Uttlesford area to explore this further and try and get some more detail.

If in the meantime this development is unlikely to go ahead please let me know as we will need to explore other options to meet the estate gap.

Kind regards,
Jennie

From: Laurence Ackrill <LAckrill@uttlesford.gov.uk>
Sent: 03 February 2023 15:02
To: KNIGHT, Jennie (NHS HERTFORDSHIRE AND WEST ESSEX ICB - 06K) [REDACTED]
Subject: RE: [External] RE: UTT/22/2744/FUL | Erection of 4 no. industrial/flexible employment (Use Class E) buildings with associated landscaping and parking | Land Known As 7 Acres Warish Hall Farm Parsonage Road Takeley

Hi Jennie,

Thank you for getting back to me.

Apologies for not responding to your previous email, I must have missed that. I'm available this afternoon, if you wish to discuss?

There would be a legal agreement alongside any approval of the application, with a clause to ensure that the site is offered to the CCG and this option would be open for 12 months.

Laurence Ackrill
Principal Planning Officer
Development Management

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex

		Updated Comments / Clarification from ECC Highways:
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		<p>UTT/22/2744/FUL</p> <p>Land Known As 7 Acres Warish Hall Farm Parsonage Road Takeley</p> <p>Highways Briefing Note</p> <p>At committee more information was asked concerning the highways aspects of the application UTT/22/2744. These concerned the required highway infrastructure to improve connections for pedestrians and cyclists on Parsonage Road that would provided by the development to west of Parsonage Road and details of the mitigation required at Takeley junction.</p> <p>Committed Improvements on Parsonage Road</p> <p>A roundabout junction is required to form the access for Land East of and West of Parsonage Road. This to the north of the north of the Weston Homes site and includes an extension of the 30mph speed limit to include the roundabout. As well as acting as a junction with the new development it will also slow down traffic coming into Takeley from the north, this also has island crossing points around it for pedestrians and cyclists.</p> <p>To the immediate north of proposed roundabout will be a pedestrian/cycle parallel crossing and widening of footways to provide the start of a shared used cycleway to connect to Stansted Airport and connect the two sites for cyclists.</p> <p>The Land West of Garnetts has to provide a zebra crossing of Parsonage Road and upgrades to the bus stops South of Chestnut Way.</p> <p>Contributions have also been taken to extend this cycle route up to the airport and improve bus services. The cycleway is a longer term project that all new developments in Takeley are required to contribute to.</p> <p>Four Ashes Junction</p> <p>This application, and previous applications, have all had to assess the cumulative impact on the Four Ashes junction. This has been done by undertaking taking traffic counts, adding background traffic growth to understand future flows in 2027 the opening year (TEMPRO is the industry standard method for this) , and then adding specific committed development flows from approved applications.</p> <p>As you would expect the assessment of this junction has shown that the junction is forecast to be over capacity, which is the justification for the requirement of the upgrading of the signals as well as the other sustainable transport mitigation.</p> <p>As part of planning application UTT/19/0393 – Land West of Parsonage Road, the developer was required to fit MOVA (Microprocessor Optimised Vehicle Actuation) onto the signals prior to first occupation. MOVA is a system that detects queues and maximises the capacity of the junction by reacting to the flows. When this junction was being assessed in 2018/19 it was thought that providing MOVA would be sufficient. However, more recent assessments of later applications suggest that an updating of the whole junction with modern equipment, a method to vary clearance timings after the pedestrian green when the crossings are clear and any required signing and lining would provide a more efficient junction and build on the optimisation of the MOVA system. Therefore this development and Northside have been required to contribute to the upgrading of the junction.</p>
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9	UTT/22/3013/OP	No late list items
10	UTT/22/1947/FUL	WITHDRAWN
11	UTT/21/2922/FUL	TBC
12	UTT/21/2927/FUL	TBC
13	UTT/22/2863/DFO	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.