

Late List –Planning Committee 21/June/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/22/2208/FUL Parkside, abbey Lane	Applicant Rebuttal Letter- 12/6/2023 Saffron Walden Neighbour Plan Policy SW3 section 11.

	SAFFRON WALDEN	<p>It is deemed by the applicant that all aspects of the above Policy (including section 11) are complied with.</p> <p>Context</p> <p>The proposed scheme does not include works to listed buildings or heritage assets.</p> <p>Only a small part of the site frontage falls within Zone 3 of the Conservation Area. The site does not contain any features of historic interest with the exception of the non-listed walled eastern boundary.</p> <p>Whilst the site forms part of the setting of the adjacent listed Walden Lodge, the proposals will only have a very slight impact on this and the proposed scheme is not sufficiently close to any other heritage assets to contribute to their setting.</p> <p>Development proposals are positioned further away from the ancient scheduled monument than the existing scheme.</p> <p>The proposal is set back from the road and is screened by the retained existing trees that play an important role in the approach to Audley End Park and the setting of Walden Lodge.</p> <p>Respecting and Complementing the buildings and landscape in the immediate vicinity'</p> <p>It is worth noting that whilst the policy in question states that three storey buildings would not normally be supported, this policy does support development of this number of storeys, if the surrounding buildings and context make them appropriate.</p> <p>To this end, the applicant would stress that the proposals are entirely appropriate, set against this policy and criteria because;</p> <ul style="list-style-type: none"> • The Heritage Statement is fully supportive of the demolition of the vacant outdated existing Parkside sheltered housing scheme and the erection of the three storey 24 apartment proposal. • Any visual impact on buildings to the south have been minimised by the orientation of the building, with the bulk of the proposal moved further away from these properties than the existing scheme. • A buffer zone has been created by the landscaped car park to the east of the site – moving the building significantly further away from this boundary than the existing structure • The proposed mass is in line with the surrounding urban grain
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	<ul style="list-style-type: none"> • Roof pitches are kept to a minimum to lesson any visual impact • Extensive high-quality proposed landscaping to the secured south facing courtyard will add to the soft landscaped setting of the scheme. • All of these factors demonstrate a sensitive neighbourly development <p>Whilst the Saffron Walden Neighbour Plan Policy SW3 came into force after the planning submission, the applicant does acknowledge that this still holds weight. However, for the reasons set out above, and those listed below, we believe that this policy is significantly outweighed by other clear benefits that are clearly demonstrated by the proposed development;</p> <ul style="list-style-type: none"> • The contemporary design aesthetic has been encouraged by the LPA, taking many design cues from various historic buildings in the near vicinity • Proposed materials and detailing echo the heritage of the area <ul style="list-style-type: none"> • The visuals that were produced as part of ‘Verified Views and Comparison Documents’, demonstrate that the proposed mass, scale and materiality of the development, is entirely respectful and complimentary to its surroundings.(see below) <ul style="list-style-type: none"> •The combination of a respectful, contextually relevant built form, good separation and appropriate landscaping will provide a pleasant and attractive outlook for the benefit of residents, enhancing the visual appearance of this site for the benefit of the wider community including surrounding neighbours and passers-by. <p>Moreover, the National Planning Policy Framework (2021) has a presumption in favour of sustainable development – defined in Paragraph 8 as having three objectives – economic, social and environmental. The proposed development meets all of these objectives, as set out in detail with the DAS.</p> <p>Finally, and in conclusion, it must be noted that the Conservation Officer/Heritage Office, Laura Johnson, (Historic Environment Team, Place Services), within her BUILT HERITAGE ADVICE letter of 10.11.22 - who was consulted throughout the development of the design proposals and pre-planning process - concluded that, “due to the nature of the scheme, there is undoubtedly a public benefit which the local planning authority should consider. Elements of the proposal are sympathetic to the setting of the assets, such as the materiality, roof form, positioning and landscaping, and for this reason I feel the harm [to the listed building, registered park and garden, and to the setting of the Conservation Area], has been partially mitigated to the lower end of less than substantial”.</p>
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The application should therefore be weighed against the public benefits within a balanced planning officer recommendation. (NPPF section 202, NPPF 2021).

In conclusion, the applicant strongly believes that the proposed scheme is not at odds with Saffron Walden Neighbour Plan Policy SW3 (and specifically section 11), and indeed fully complies with this by respecting and complementing the buildings and landscape in the immediate vicinity, and actually enhances the character of its surroundings.

Photo Montage Document

The following verified views demonstrate the proposed mass, scale and materiality of the development, this was produced to verify the views and rebut the comments/photos received by an objector.

Please Note that accurate Type 4 AVR Level 3 (LI TGN 06/19) Fully Verified Photomontages have been produced from similar locations to those produced by a 3rd party and are contained at the beginning of this document. The verified photomontages shown below have been manipulated to similar proportions to that of the 3rd party image to allow for a 'side by side' comparison. The production methods and technical equipment used to produce the 3rd party images and the photography equipment used are unknown.



3rd Party Image.



Verified photomontage manipulated to similar proportions to 3rd party image.

Comparison Points

- 3rd Party image has been inaccurately inserted into photography - both the existing trees to the left and right of the photograph should be in front of the building. By misaligning the position of the building to be in front of the right hand trees this leads to the new building appearing overly prominent in the 3rd Party image, when in fact it would be much more screened by existing vegetation - allowing the new building to be more recessive in views from this location.
- 3rd Party image is over bright and not an accurate reflection of material palette or a correct representation of materials in real world conditions.
- 3rd Party image is flat - there is no lighting or shade.
- By presenting a flat image, the 3rd party image does not accurately reflect the articulation of the building.

Please Note that accurate Type 4 AVR Level 3 (LI TGN 06/19) Fully Verified Photomontages have been produced from similar locations to those produced by a 3rd party and are contained at the beginning of this document. The verified photomontages shown below have been manipulated to similar proportions to that of the 3rd party image to allow for a 'side by side' comparison. The production methods and technical equipment used to produce the 3rd party images and the photography equipment used are unknown.



3rd Party Image.



Verified photomontage manipulated to similar proportions to 3rd party image.

Comparison Points

- 3rd party image incorrectly shows building breaking horizon. Verified image accurately demonstrates new building would sit lower maintaining views of wooded horizon.
- 3rd Party image incorrectly identifies position of building. Verified image demonstrates that the position of new building allows views beyond development to properties on Abbey Lane.
- 3rd Party image shows the ridge line to be at an even height across new built form. Verified view accurately demonstrates western extent reaches a lower height relative to eastern gable.
- 3rd Party image is over bright and not an accurate reflection of material palette or a correct representation of materials in real world conditions.
- 3rd Party image is flat - there is no lighting or shade.
- By presenting a flat image, the 3rd party image does not accurately reflect the articulation of the building.

7
UTT/23/0414/FUL
Land Behind Old
Cement Works,
Thaxted Road
SAFFRON
WALDEN

TBC

8
UTT/23/0114/FUL
Land Behind Old
Cement Works,
Thaxted Road

TBC

	SAFFRON WALDEN	
9	UTT/23/0475/OP Land South of Braintree Road GREAT DUNMOW	<p>Comments from Woodland Trust</p> <p>Please find below the Woodland Trust’s comments on the following application:-</p> <p>Reference: UTT/23/0475/OP Proposal: Outline planning application (all matters reserved except for access) for the construction of 20 no. dwellings alongside associated parking, access and landscaping works. Land South Of Braintree Road Dunmow</p> <p>Objection – potential impact on veteran tree</p> <p>The Woodland Trust holds concerns regarding this application on account of potential detrimental impact on a veteran walnut tree (grid ref: TL 63574 22023), registered on the Ancient Tree Inventory (ID number 241421). The tree is identified in the arboricultural report as T4. We note that two properties with gardens are proposed to be located within close proximity to the veteran walnut tree. Our concerns relate to encroachment on the rooting environment of the veteran walnut tree, in addition to increasing pressure to prune the veteran tree, or remove deadwood, because of shade, leaf fall, interference with TV reception or safety considerations. Natural England and Forestry Commission have identified impacts of development on ancient and veteran trees within their standing advice (https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planningdecisions). This guidance should be considered Government’s position with regards to development impacting ancient woodland, although Natural England and Forestry Commission should still be consulted for specific comment on this application. It is essential that veteran trees are not damaged as part of this development. The loss or deterioration of any such trees can have a significant impact on local wildlife, particularly those which depend on the habitat provided by veteran trees.</p> <p>Mitigation for Veteran trees</p> <p>Trees are susceptible to change caused by construction/development activity. As outlined in ‘BS5837:2012 - Trees in relation to design, demolition and construction’ (the British Standard for ensuring development works in harmony with trees), construction work often exerts pressures on existing trees, as do changes in their immediate environment following construction. Root systems,</p>

		<p>stems and canopies, all need allowance for future movement and growth, and should be taken into account in all proposed works on the scheme through the incorporation of the measures outlined in the British Standard. While BS5837 guidelines state that trees should have a root protection area (RPA) of 12 times the stem diameter (capped at 15m), this guidance does recognise that veteran trees need particular care to ensure adequate space is allowed for their long-term retention. It is imperative that Natural England and Forestry Commission’s standing advice on root protection areas for veteran trees is taken into account in planning decisions. This advice states: “For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter. This will create a minimum root protection area. Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone.”The standing advice also includes the following recommendations for buffer zones:</p> <p>“A buffer zone should consist of semi-natural habitats such as:-</p> <ul style="list-style-type: none"> <input type="checkbox"/> woodland <input type="checkbox"/> a mix of scrub, grassland, heathland and wetland <p>You should not approve development proposals, including gardens, within a buffer zone.”</p> <p>Conclusion</p> <p>Veteran trees are irreplaceable habitats, once lost they are gone forever. Any development resulting in deterioration of veteran trees must consider all possible measures to ensure avoidance of adverse impact. The Woodland Trust would like to lodge an objection to this proposal until it can be demonstrated that the veteran walnut tree is appropriately protected from detrimental impact and harm in line with paragraph 180 of the National Planning Policy Framework.</p> <p>We hope these comments are helpful. If you would like clarification or further advice please contact us via campaigning@woodlandtrust.org.uk</p>
10	UTT/23/0574/FUL Land West of Stortford Road CLAVERING	TBC
		TBC
		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.