

**Late List –Planning Committee 05/07/23**

**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.

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AGENDA ITEM NO	Application reference number	Comment
6	UTT/22/0457/OP  Land To The East Of High Lane Stansted	<p>In addition to those conditions suggested in Section 17 of the Committee Report, the following condition is also suggested:</p> <p>Prior to the commencement of the works, details shall be submitted and approved by the local planning authority confirming but not limited to that either:-</p> <ol style="list-style-type: none"> <li>1) Foul water capacity exists off site to serve the development, or</li> <li>2) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation of the dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan, or</li> <li>3) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.</li> </ol> <p>Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with policy GEN3 of the Local Plan 2005 (as Adopted) and the National Planning Policy Framework.</p>
7	UTT/22/2519/DFO  Land To The North Of Stewarts Way Manuden	---
8	UTT/23/0164/FUL  Land At Pound Hill Little Dunmow	<p>There are multiple conditions previously attached to the old app (UTT/19/1789/FUL) that have been discharge and as such, this list of conditions to be altered;</p> <p><b>14.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/23/0435/DOC dated 28.04.2023.</p> <p>or</p>

		<p>No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.</p> <p>REASON: The National Planning Policy Framework paragraph 163 and paragraph 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution. Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore, the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/ disposal of surface water and groundwater which needs to be agreed before commencement of the development. Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed (ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005). Pre-commencement condition justification: To make the development acceptable in terms of flood risk and SuDS.</p> <p><b>17.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/23/1070/DOC dated 28.04.2023.</p> <p>Or</p> <p>No development or preliminary groundworks shall commence until a programme of archaeological trial trenching and excavation has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.</p>
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		<p>REASON: A Desk Based Assessment has been submitted for this application which identifies the proposed development as having moderate archaeological potential for Late Prehistoric and Roman remains, whilst the Historic Environment Record shows that the proposed development lies within an area of known sensitive archaeological deposits (ULP Policy ENV4 of the Uttlesford Local Plan 2005).</p> <p><b>21.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/21/2154/DOC dated 13.01.2022.</p> <p>Or</p> <p>Prior to commencement of development, a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Biodiversity Appraisal and Reptile Survey Reports (Engain, May 2019) and the Revised Ecological Appraisal (Engain, December 2020). The CEMP (Biodiversity) shall include the following.</p> <ol style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of “biodiversity protection zones”.</li> <li>c) Practical measures (both physical measures and sensitive working</li> <li>d) practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> <li>e) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>f) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>g) Responsible persons and lines of communication.</li> <li>h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>i) Use of protective fences, exclusion barriers and warning signs.</li> <li>j) The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.</li> </ol>
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		<p>REASON: To conserve protected and Priority species and 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) in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).</p> <p>Justification for pre-commencement condition: To ensure that the resulting development does not harm protected or priority species and their habitats.</p> <p><b>22.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/21/2155/DOC dated 11.01.2022.</p> <p>Or</p> <p>Prior to slab level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Biodiversity Appraisal and Reptile Survey Reports (Engain, May 2019). The content of the Biodiversity Enhancement Strategy shall include the following:</p> <ul style="list-style-type: none"> <li>a) Purpose and conservation objectives for the proposed enhancement measures;</li> <li>b) detailed designs to achieve stated objectives;</li> <li>c) locations of proposed enhancement measures by appropriate maps and plans;</li> <li>d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;</li> <li>e) persons responsible for implementing the enhancement measures;</li> <li>f) details of initial aftercare and long-term maintenance (where relevant).</li> </ul> <p>The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.</p>
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		<p>REASON: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats &amp; species) in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).</p> <p><b>23.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/21/2156/DOC dated 11.01.2022.</p> <p>Or</p> <p>Prior to occupation, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.</p> <p>The content of the LEMP shall include the following:</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed.</li> <li>b) Ecological trends and constraints on site that might influence management.</li> <li>c) Aims and objectives of management.</li> <li>d) Appropriate management options for achieving aims and objectives.</li> <li>e) Prescriptions for management actions.</li> <li>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li> <li>g) Details of the body or organisation responsible for implementation of the plan.</li> <li>h) Ongoing monitoring and remedial measures.</li> </ul> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity</p>
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		<p>objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</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) in accordance with ULP Policy GEN7 of the Uttlesford Local Plan (adopted 2005).</p> <p><b>26.</b> The development hereby approved shall commence in full accordance with the approved details under application UTT/23/0145/DOC dated 13.03.2023.</p> <p>Or</p> <p>No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the submitted Create Consulting Engineers Ltd report dated May 2019 (ref CB/CC/P17-1319/07 Rev C), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.</p> <p>Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.</p> <p>REASON: To protect human health and the environment in accordance with ULP Policy ENV14 of the Uttlesford Local Plan (adopted 2005).</p>
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		Additionally, the recommendation notes the proposal is subject to s106/condition, however, given this a resubmission following the approval of app (UTT/19/1789/FUL), there has been previously agreed s106 on the application site and as such, it should read as Variation of deed/conditions which would allow for the transfer of the original S106 Agreement with its Heads of Terms over to the new application.
9	UTT/21/1998/FUL  Land South Oxleys Close Stortford Road Clavering	---

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

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