

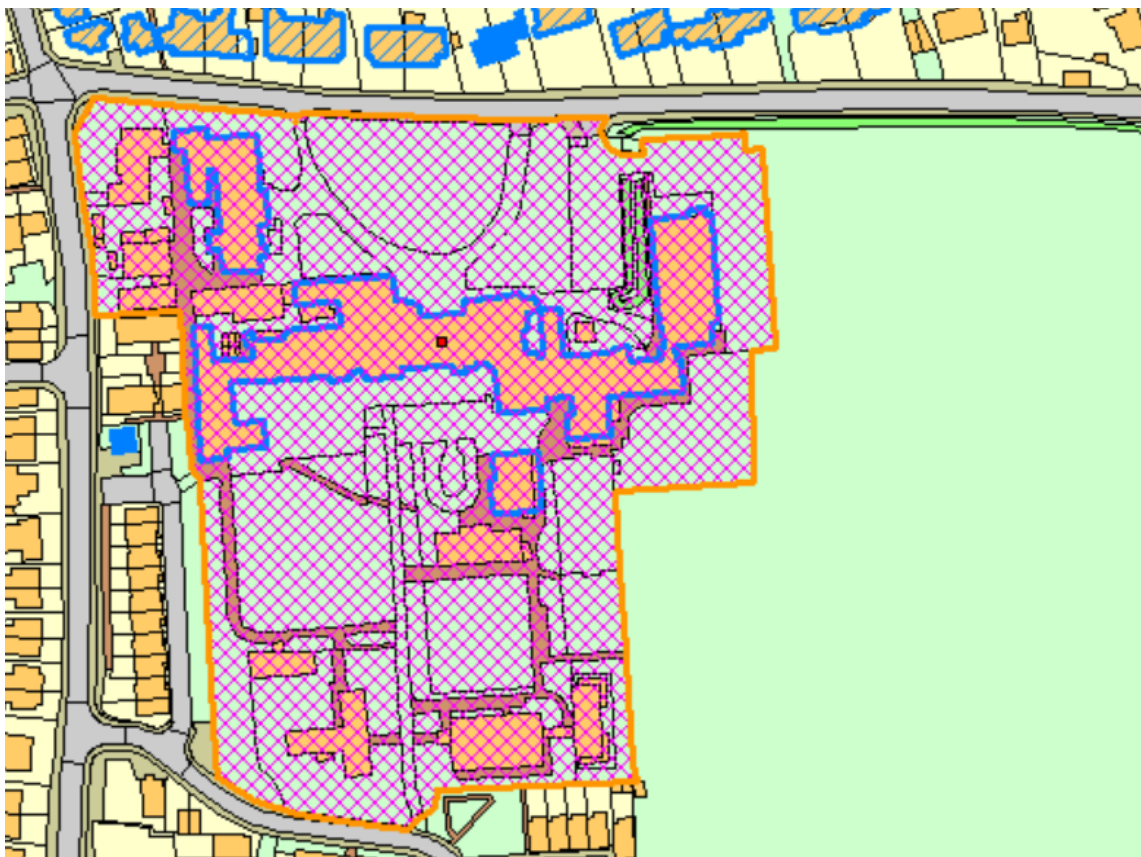
ITEM NUMBER: 10

PLANNING COMMITTEE DATE: 10 January 2024

REFERENCE NUMBER: UTT/23/1853/FUL

LOCATION: Former Friends School, Mount Pleasant Road,
Saffron Walden.

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 2nd January 2024

PROPOSAL: S73 application to vary condition 2 (approved plans) of S62A/22/0000002 (application reference UTT/22/1040/PINS) for conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping.

APPLICANT: Chase New Homes

AGENT: Chase New Homes

EXPIRY DATE: 23rd October 2023

EOT Expiry Date: 12th January 2024

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Within Development Limits, Conservation Area, Adjacent Listed Building, Part Archaeological Site, Tree Preservation Orders, Flood Zone 1.

REASON THIS APPLICATION IS ON THE AGENDA : Major Application

1. EXECUTIVE SUMMARY

- 1.1** Planning permission is sought by the Applicant for a 'minor material' amendment to full planning permission that was granted consent by the Secretary of State under application ref: S62A/22/0000002. This approved permission granted permission for the conversion and demolition of existing buildings on the site to allow for its redevelopment to provide a total of 96 residential dwellings alongside associated infrastructure.
- 1.2** The amendments subject to this application include the demolition and replacement of the building known as the 'Assembly Building'. The new replacement building will be virtually the same size, scale and sited in the same location as to that of which was previously approved. It would also consist of the same number of residential units being 4 no. houses and 2 no. flats.

- 1.3 Further minor revisions are proposed to the building known as 'The Croydon Building'. This involves removing the chimney breasts internally within the building and the insertion of new window openings.
- 1.4 Planning officers and conservation officers of the Council have worked closely with the applicant to ensure an appropriate design solution has been achieved whereby the proposals will preserve and reflect the character of the existing built and natural environment and to ensure a high-quality design suitable for the enjoyment of future residents.
- 1.5 It is concluded that the proposals comply with the relevant policies contained within the Uttlesford District Local Plan 2005 (as Adopted), the Saffron Walden Neighbourhood Plan and the National Planning Policy Framework.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report –

A)Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The area of land subject to this full planning application relates to the land known as 'Former Friends' School, Mount Pleasant Rd, Saffron Walden CB11 3EB.' The extent of the application site is as shown by the land edged in red on the site location plan submitted in support of this application.
- 3.2 The site itself is located on the southern side of Mount Pleasant Road, within the town of Saffron Walden. The site is generally rectangular in shape, relatively level, with just a slight slope falling from east to west and is approximately 3.25 hectares in size.
- 3.3 The site was formally used as private school known as 'Friends School'; however, it has been vacant for approximately 5-6 years since the school went into administration. Currently located on the site are the former school buildings that vary in size and scale. The main school building that fronts Mount Pleasant Road is locally listed. This building has many Tudor embellishments such as large chimney stacks, embattled entrance tower with large corner buttresses and a gothic-arched entrance made from chamfered brick.
- 3.4 The main building has been extended on its eastern side with an indoor swimming pool (early 1900s) and on its southern elevation with a 1980s classroom block. Other buildings have been added on the site over time, with the most recent being the new school building to the south of the site.

- 3.5** A 1980s gym building lies to the front and to the east of the main building. It is a large utilitarian building that is viewed within the context of the main school building and has its own car park.
- 3.6** Also to the front of the site is the interwar assembly building, which has been extended on its northern elevation with flat-roofed single-storey buildings which formerly housed the music department.
- 3.7** Most of the newer buildings lie at the rear of the site. These buildings are situated either side of the avenue of lime trees, which form a strong feature of this part of the site. Also at the rear of the site are former grassed tennis courts, a hard-surfaced tennis court, a MUGA and a playground.
- 3.8** Along the frontage of the site (Mount Pleasant Road) a modest size wall extends the length of the boundary. Behind the wall lies mature vegetation that is protected by tree preservation orders. Further mature vegetation is located throughout the site in which some are also protected tree preservation orders.
- 3.9** The north-western corner of the site has a limited Debden Road frontage whereby a couple of buildings are visible on this frontage. The remainder of the western boundary is mostly obscured from Debden Road by the relatively recent 'The Avenue' re-development, which was granted planning permission in 2011 and has since be completed. This development was permitted on land that formed part of the school site and included 76 new-build homes along with a new junior school and new dwellings located either side of a Grade II listed water tower. Adjoining the site to the east are the former playing fields which do not form part of the application site.
- 3.10** The application site is located and situated within an established built-up area that mainly comprises a mixture of dwelling types and styles.
- 3.11** In terms of local designations, the whole of the site lies within the Saffron Walden Conservation Area. Number 9 Mount Pleasant Road opposite the site and the Water Tower located along Debden Road to the west are both classified as Grade II Listed Buildings. To the front and parts of the rear of the site are designated protected public open space. The rear half of the site also falls within a designated Archaeological site of interest.

There are no other local environmental designations nearby. The site is not adjacent to any statutory or non-statutory landscape designations and the Environmental Agency Flood Risk Maps identifies the whole of the site lying within 'Flood Zone 1'.

4. PROPOSAL

- 4.1** Full planning permission was granted consent by the Secretary of State under application ref: S62A/22/0000002 for the conversion and demolition

of existing buildings on the site to allow for its redevelopment to provide a total of 96 residential dwellings alongside associated infrastructure.

- 4.2** The above application was submitted directly to the Planning Inspectorate (PINS) for determination because Uttlesford District Council has been designated by Government for poor performance in relation to the quality of decisions making on major applications.
- 4.3** As part of the above consented development, it was proposed to convert the 'Croydon' Building' at northwest corner of the site into 4 no. apartments. Furthermore, permission was granted to convert the interwar 'Assembly Hall' which formally housed the music room and lies immediately east of Croydon building to 4 no. houses and 2 no. flats.
- 4.4** Planning permission is sought by the Applicant for a 'minor material' amendment under Section 73 of the Town and Country Planning Act 1990 (which allows changes to the conditions applying to existing permission).
- 4.5** Condition 2 imposed on the decision notice for application ref: S62A/22/0000002 states that the development hereby permitted shall be carried out in accordance with the approved plans.
- 4.6** The amendment proposed is to substitute the approved plans relating to the 'Assembly Building' and the 'Croydon Building' with new revised plans. This is due to the fact that revisions are deemed to be necessary following further investigations on site in preparation of commencing works and undertaken further structural surveys.
- 4.7** If there is no change to the basic principle of the approved development, then the substitution of plans is allowable within the scope of the Section 73.
- 4.8** The plans substitutions proposed in this application do not affect the description of development. The Council can therefore reasonably consider the alterations proposed in this submission.
- 4.9** Assembly Building:
- 4.10** This building was originally to be retained, however, now that the building has been stripped back and asbestos removed, the Applicant stipulates that the building is in a poor state of repair and its conversion to residential is not practical.
- 4.11** A structural survey has been submitted in support of the proposals that concludes:
- Roof upgrade would place additional load on the steel 'A' frames placing excessive force upon it, thereby requiring strengthening.

- The frame is likely to be in a very poor condition and may need replacing.
- The amount of brick work removed to allow for inspection of the frame and the inspection/replacement of lintels is significant and may result in little of the original building remaining.
- There is a significant level of work required which in all likelihood will de-stabilise the existing structure.

4.12 The survey confirms that given the above it is highly likely that there will be very little of the original building remaining, with significant repair or replacement required, which in turn almost completely diminishes any visual worth in retaining what's left of the original building. It is therefore considered that demolition and replacement would provide a far better and cohesive outcome for this part of the site.

4.13 Croydon Building:

4.14 The Croydon Building will continue to be retained but intrusive investigations have shown the chimneys to be in a poor state of repair.

4.15 It is proposed to retain the external elements of the chimneys, however, it is proposed to remove the chimney breasts to allow for a much-improved internal layout for the apartments.

4.16 In addition, two new windows will be introduced on the west elevation.

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The proposal falls within 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regs). However, the proposal is for a relatively modest residential-led development. There would be localised effects on the site and surrounding area, but these would not likely result in significant effects on the environment, either alone or cumulatively with other development. Therefore, an Environmental Impact Assessment was not required as part of this reserve matters application.

6. RELEVANT SITE HISTORY

6.1 There has been an extensive amount of planning history to the site which are not particular relevant to the proposals, however, they demonstrate the extensive work that has taken place over a considerable amount of time. The application that is most relevant to these proposals is as follows:

- UTT/22/1040/PINS - Consultation on S62A/22/0000002 for the conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access, and landscaping.

6.2 The Inspector granted planning permission subject to conditions and a unilateral undertaking on 11th October 2022.

6.3 Following the above decision, several applications have been submitted and approved by the Council approving the details of specific post commencement conditions. Works on the above application had subsequently commenced on site.

7. PREAPPLICATION ADVICE

7.1 No pre-application discussion took place between the Applicant and the Council prior to the submission of this application.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority – No Objections

8.1.1 The highway authority has no comments to make in relation to this application, the proposed variation to the approved plans will have no impact on the highway network. Please note that our response to the original permission (UTT/22/1040/PINS) remains relevant, and we ask that all highway related conditions and obligations remain unchanged.

9. Local Flood Authority – No Objections

9.1 The amendments shown on the attached plans will have no or negligible impact on the drainage provision of the site, and so we would not wish to comment in this instance.

9.2 Sports England – No Objections

9.2.1 Sport England has not provided a detailed response in this case but would wish to give advice and guidance to aid the assessment of this application if the proposals include the removal of addition of playing pitches.

9.3 TOWN COUNCIL COMMENTS

9.3.1 Saffron Walden Town Council objects to the Application for the following reasons:

- There is a lack of evidence demonstrating why the Assembly Building and chimney breasts should be removed.
- The inspector noted the both the buildings have intrinsic value and it is important they are retained when assessing the original application.

10. CONSULTEE RESPONSES

10.1 UDC Housing Officer – No Comments

10.1.1 I have no comments as they are not delivering any affordable housing on site in view of the viability assessment & vacant building credit.

10.2 UDC Environmental Health – No Objections

10.2.1 The variation of the originally approved drawings is not likely to have any effect on pollution control matters and does not affect original comments. As such, I have no objection to the variation of condition 2

10.3 UDC Conservation Officer – No Objection

10.3.1 The principle of a new build to replace the existing Assembly Hall is acceptable, due to the condition of the existing structure and requirements to satisfy current Building Regulations for residential use.

10.3.2 The current proposal results in some loss of architectural value due to the removal of the distinctive entrance portal. However, reuse of this aspect would not be efficient for the new residential use.

10.3.3 In line with NPPF Paragraph 209, although the proposal directly affects the non-designated heritage asset, the proposal seeks to optimise use of the site (existing footprint). In balance, I consider the harm to be less than substantial and at the low end of the scale.

10.4. Place Services (Ecology)

10.5 Aerodrome Safeguarding (MAG) – No Objections

10.5.1 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no objection to this proposed Variation to development.

10.6 NATS Safeguarding (NATS) – No Objections

10.6.1 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal

10.7 Anglian Water – No Objections

10.7.1 Thank you for your consultation. Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

11. REPRESENTATIONS

11.1 Letters were posted to adjoining and adjacent occupiers, site notices placed on site and a notice placed in the local paper. A single representation has been received that neither supports of objects to the proposals but make comments to ensure that roosting bats are taking into consideration when assessing the proposals.

11.2 This has been considered with full details provided in the main assessment of this report to the protection of roosting bats.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- A. The provisions of the development plan, so far as material to the application, (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- B. any local finance considerations, so far as material to the application, and
- C. any other material considerations.

12.3 Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.

12.4 The Development Plan

12.4.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)

Stebbing Neighbourhood Plan (made July 2022)
Saffron Walden Neighbourhood Plan (made October 2022)
Ashdon Neighbourhood Plan (made December 2022)
Great & Little Chesterford Neighbourhood Plan (made February 2023)

3. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (December 2023)

13.2 Uttlesford District Plan 2005

Below is a list of the most relevant Development Management Policies in relation to this proposal:

- S7 – Settlement Boundaries for the Main Urban Areas
- GEN1 – Access
- GEN2 – Design
- GEN3 – Flood Protection
- GEN4 – Good Neighbourliness
- GEN5 – Light Pollution
- GEN6 – Infrastructure Provision
- GEN7 – Nature Conservation
- GEN8 – Vehicle Parking Standards
- ENV1 – Design of Development within Conservation Areas
- ENV2 – Development Affecting Listed Buildings
- ENV3 – Open Spaces and Trees
- ENV4 – Ancient Monuments and Sites of Archaeological Interest
- ENV7 – Protection of the Natural Environment
- ENV8 – Other Landscape Elements of Importance
- ENV10 – Noise Sensitive Developments
- ENV11 – Noise Generators
- ENV12 – Groundwater Protection
- ENV14 – Contaminated Land
- H9 – Affordable Housing
- H10 – Housing Mix
- LC1 – Loss of Sports Fields and Recreational Facilities
- LC2 – Access to Leisure and Cultural Facilities

13.3 Saffron Walden Neighbourhood Plan

The Saffron Walden Neighbourhood Plan was formally made by Council on 11 October 2022. The most relevant policies to consider include:

- SW5 – Affordable Housing
- SW7 – Design
- SW8 – Parking on new developments

- SW19 – Ecological Requirements for all New Domestic and Commercial Development
- SW20 – Promoting Walking and Cycling
- SW21 – Travel Planning
- SW23 – Vehicular Transport
- SW27 – Opens Space for Informal Recreation
- SW29 – Land Value to the Natural Environment

13.4 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)
 Essex County Council Parking Standards (2009)
 Accessible homes and Play Space Homes
 Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

14.1 The issues to consider in the determination of this application are:

- 14.2**
- A. Design and Appearance**
 - B. Heritage**
 - C. Other Issues**

14.3 A. Design and Appearance:

14.3.1 In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. These criteria are reflected in Policy GEN2 of the adopted Local Plan and SW3 of the Saffron Walden Neighbourhood Plan which also requires that development is compatible with the scale, form, layout, appearance, and materials of surrounding buildings.

14.3.2 As highlighted in Section 4 of this report, due to the poor state of repair of the existing building referred as the 'Assembly Building', rather than converting this building to contain 4 no. houses and 2 no. flats, it is now proposed to demolish it and replace it with a new building similar in size and scale.

14.3.3 Layout:

14.3.4 The proposed layout the new building, will be constructed in the same location as that of the existing building approved as part of application ref: UTT/22/1040/PINS. As such, there would not be a material difference by way of which the new building is orientated and situated in relation to other buildings and the open spaces within the site to that of which has already been approved.

14.3.5 Scale:

14.3.6 The applicant has applied consideration in the design rationale behind the scale of the replacement building considering the constraints of the site, the surrounding buildings, and the natural environment. Scale relates to the height, width, and length of the proposals and how this relates both to the overall size and massing of individual building and spaces in relation to their surroundings.

14.3.7 Drawing ref: 23 0066-2103 E and as shown in part on Figure 1 below, the proposed replacement building would be no larger than the building that it would be replacing. In fact, it would be slightly smaller than the existing building in respect to its footprint, massing, and scale.

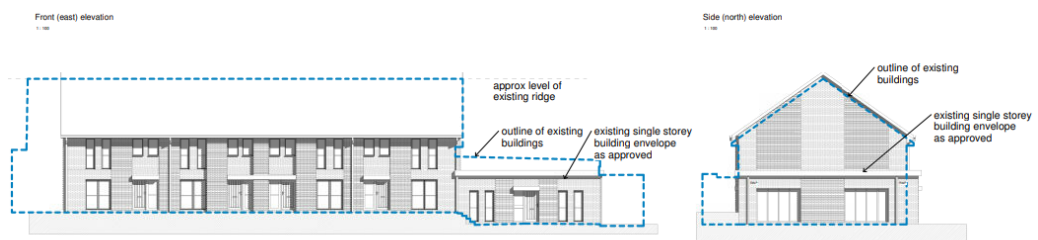


Figure 1: Proposed Elevations of new building. Existing building outline and dotted in blue.

14.3.8 The scale of the building is appropriate in relation to the character and appearance of the surrounding area. The building has been sensitively integrated within the tradition-built context using proportions, roof forms and details that would be typical of residential building and like surrounding buildings ensuring a subservient and well-proportioned building.

14.3.9 The proposals generally adopt typical building forms, composition, articulation, and proportions as per the existing building that it is to replace and those buildings in the locality. Thus, the scale and form of the proposals are deemed to be appropriate.

14.3.10 Appearance:

14.3.11 The Assembly Building is in a prominent location on the site and should be a key addition in the collection of modern buildings that edge the main former school building.

14.3.12 Figure 2 below provides an illustration of the building that was approved as part of application ref: UTT/22/1040/PINS portraying its finish detailing and external materials.



Figure 2: Illustration of proposed Assembly Building approved under application UTT/22/1040/PINS (Rear Elevation)

- 14.3.13** Figure 3 as per below provides an illustration of the proposed replacement building forming this application depicting the finishing details.



Figure 3: Illustration of proposed building (Rear Elevation)

- 14.3.14** The relationship between the single and double storey elements of the converted building was unbalanced in respect to its treatments and detailing, particular along the front façade and had little visual interest when viewed from the street scene.
- 14.3.15** The applicant with officers of the Council have worked closely together in respect to the final detailing and appearance of the new replacement building. The proposals now represent a more simple and harmonious form of development whereby its detailing takes inspiration from key elements of the existing building and the surrounding buildings to help progress a better-quality design.
- 14.3.16** The buildings will utilise materials and finishes which can be found in the surrounding locality. External materials will include Atherstone Red Multi brickwork for the walls, Eternit Thrutone Fibre Slate roof tiles in Blue/Black and all windows, porches and rainwater goods finished in dark grey.
- 14.3.17** Window and door openings have been arranged to emphasise the visual strength of the facades by allowing as much as possible wide solid piers

as between openings and to help provide a symmetrical and balanced appearance.

14.3.18 The architectural treatment has been designed to provide a cohesive development, whilst creating individuality to the building and interest in the local area and is considered to comply with existing policy. The scheme proposes to interpret the Essex vernacular in a modern way, using contemporary building forms and materials.

14.3.19 The vernacular, architectural detailing and features will respond and contribute to local character.

14.3.20 With regards to the alterations to the 'Croydon Building' these will result in some minor external and internal amendments. These will consist of:

- A single window removed, and the wall made good on the western elevation.
- Two new window openings inserted on the western elevation.
- Two existing windows on the eastern elevation blacked out.
- Existing internal partitions and chimney breasts to be demolished on both the ground and first floors.

14.3.21 The above alterations are deemed to be minor that will not significantly deter from the design and appearance of the existing building and will help to enhance the living conditions of future occupiers.

14.4 B. Heritage

14.4.1 Policy ENV1 (Design of Development within Conservation Areas) allows for development where it preserves or enhances the conservation area. ENV2 (Development affecting Listed Buildings) seeks to protect the historical significance, preserve, and enhance the setting of heritage assets. The guidance contained within Section 16 of the NPPF, 'Conserving and enhancing the historic environment', relates to the historic environment, and developments which may have an effect upon it.

14.4.2 The main building on the site is locally listed. The site lies within the Saffron Walden Town Centre Conservation Area. Furthermore, site lies within the setting of several listed buildings including:

- Water Tower – Debden Road, Saffron Walden. (List Entry 1205709)
- 9 Mount Pleasant Road, Saffron Walden (List Entry 1196227)

14.4.3 Annex 2 of the Framework defines setting as: *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

- 14.4.4** The significance of a heritage asset is defined in the NPPF as its value to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Significance may be harmed by a development, and it is necessary to determine the degree of harm that may be caused.
- 14.4.5** The proposals for a new build rather than a conversion as previously approved provides the opportunity to re-think this part of the scheme as a whole and enhance the appearance of the building.
- 14.4.6** The application was consulted to Uttlesford District Conservation Officer who confirmed that they had no objections to the proposals. Throughout the assessment of the scheme, successful negotiations between officers and the applicant ensured that the proposals were appropriately design. The appearance would preserve and reflect the architectural quality of the former school building and the surrounding built and historical environment.
- 14.4.7** The proposals would conform to the relevant policies contained within the Uttlesford District Local Plan and the Saffron Walden Neighbourhood Plan in respect to heritage and conservation.

14.5 C. Other Issues:

- 14.5.1** All other issues such as housing mix and tenure, highways and transportation, biodiversity, flooding and drainage and neighbouring amenity were thoroughly considered by the Inspector as part of the full application whereby it was concluded that all these matters were deemed to be appropriate. The revisions forming part of this application will not materially alter those conclusions already made by the Inspector.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.
- 15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster

good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised

15.2 Human Rights

- 15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

16. CONCLUSION

- 16.1** Planning permission is sought by the Applicant for a 'minor material' amendment to full planning permission that was granted consent by the Secretary of State under application ref: S62A/22/0000002.

- 16.2** The proposals as described in Section 4 of this report are minor in nature, not alter the description of the original planning permission of conflict with any of the imposed conditions and thus can be assessed as a Section 73 application as per the Act.

- 16.3** The revisions to both the Croydon Building and Assembly Hall Building are appropriate. The layout, size and scale of the proposals are acceptable to reflect the character and appearance of the characteristics of the site and its wider context. It would integrate well with the surrounding built form and the natural environment whilst at the same time meeting the required needs of future occupiers.

- 16.4** The proposals comply with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), relevant supplementary planning documents, the Saffron Walden Neighbourhood Plan, and the National Planning Policy Framework. It is thereby recommended that this application seeking the required revision be approved subject to the conditions outline below.

17. CONDITIONS

The original planning permission will continue to exist whatever the outcome of the application under section 73. The conditions imposed on the original permission still have effect unless they have been discharged. In granting permission under section 73 the local planning authority may also impose new conditions – provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning

permission. For the purpose of clarity, decision notices for the grant of planning permission under section 73 should set out all of the conditions imposed on the new permission, and restate the conditions imposed on earlier permissions that continue to have effect.

- 1** The development hereby permitted shall be begun before the expiration of 3 years from the date issued of the original planning application reference UTT/22/1040/PINS and S62A/22/0000002.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2** The proposed development hereby approved shall be constructed in accordance with the approved plans as impose in condition two of the original planning application reference UTT/22/1040/PINS and S62A/22/0000002 and those listed below unless otherwise agreed in writing by the Local Planning Authority.

- Location Plan Ref: 20 0066 2101
- Existing Assembly Hall Pland Ref: 20 0037 224
- Assembly Hall Replacement Site Plan Ref: 20 0066 2100
- Proposed Replacement of Assembly Hall Floor Plans Ref: 23 0066-2102 F
- Proposed Replacement of Assembly Hall Elevations Ref: 23 0066-2103 E
- Proposed Croydon Building Floor Plans Ref: 23 0066-10 B
- Proposed Croydon Building Elevation Plans Ref: 23 0066-11 B

REASON: To ensure the development reflects and maintains the character of the surrounding locality and the street scene in accordance with Policies GEN2, ENV1 and the NPPF.

- 3** The approved works shall be carried out in accordance with the 'Site Logistics Plan' ref: CNH005/SLP/01 1, the 'Construction Management Plan' prepared by Chase New Homes submitted 14th March 2023, and the 'Schedule of Works' dated 9th December 2022 as approved under planning application Ref: UTT/23/0668/DOC.

All works shall be carried out in accordance with the approved CMP thereafter.

REASON: To minimise any adverse effects on air quality, in accordance with policy ENV13 of the LP and the Framework.

- 4** The approved works shall be carried out in accordance with the written scheme of investigation prepared by Colchester Archaeological Trust (February 2023) as approved under planning application Ref: UTT/23/0602/DOC and the Archaeological Evaluation Report prepared by

Colchester Archaeological Trust (May 2023) as approved under planning application UTT/23/1521/DOC.

REASON: To ensure the appropriate investigation of archaeological remains, in accordance with policy ENV4 of the LP and the Framework.

5. The approved works shall be carried out in accordance with the 'Historic Building Recording Report' prepared by ACD Environmental (January 2023) as approved under planning application Ref: UTT/23/0382/DOC and UTT/23/1716/DOC.

REASON: To ensure the locally listed building has a record of preservation proportionate to the proposed works, in accordance with paragraph 205 of the Framework.

6. The approved works shall be carried out in accordance with drawing 'Surface Construction Details' 1162/CNH005/D3/3605 (August 2023), the 'Detailed Surface Water Drange Scheme Issue 4' prepared by Infrastructure Design Limited (July 2023), the 'Surface Water Management Plan (SWMP)' prepared by Infrastructure Design Limited (April 2023), the 'Geotechnical and Geo-environmental Interpretative Report' prepared by CGL Proving Ground Solutions (February 2023), further Drainage Details providing different Scenarios (August 2023), the 'Oil Filtration & Pathogen Reduction Products' prepared by Naylor Environmental and the 'Additional Soakaway Check With Made Ground Levels' and the 'Additional Exploratory Hole Records Table' both submitted August 2023 as approved under planning application Ref: UTT/23/0445/DOC.

The scheme shall subsequently be implemented prior to first occupation of the development.

REASON: To ensure an adequate level of surface water and drainage scheme is provided to minimise the risk of on and off-site flooding in accordance with policy GEN3 of the LP and the Framework.

7. The approved works shall be carried out in accordance with the 'Surface Water Management Plan (SWMP)' prepared by Infrastructure Design Limited (April 2023) as approved under planning application Ref: UTT/23/0445/DOC.

REASON: To ensure an adequate level of surface water and drainage scheme is provided to minimise the risk of on and off-site flooding in accordance with policy GEN3 of the LP and the Framework.

8. The approved works shall be carried out in accordance with the updated Construction Environmental Management Plan: Biodiversity prepared by ADC Environmental June 2023 and the Clarification Addendum prepared by Chase New Homes September 2023) as approved under planning application Ref: UTT/23/0782/DOC.

REASON: To conserve protected and priority species and allow the Council to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021 and in accordance with policy GEN7 of the LP and the Framework.

9. The approved works shall be carried out in accordance with the 'Biodiversity Enhancement Plan Rev 1' prepared by ACD Environmental (May 2023) as approved under planning application Ref: UTT/23/0887/DOC.

The CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To enhance protected and priority species & habitats and allow the Council to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy GEN7 of the LP and the Framework.

10. Prior to commencement of development above slab level, full details of both hard and soft landscape works shall have been submitted to, and approved in writing by, the local planning authority. The landscaping details shall include:

- a) proposed finished levels;
- b) means of boundary enclosures;
- c) hard surfacing, other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained (unless since removed);
- e) planting plans, including specifications of species, sizes, planting centres, number and percentage mix;
- f) details of planting or features to be provided to enhance the value of the development for biodiversity and wildlife;
- g) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- h) location of service runs; and,
- i) management and maintenance details.

The works shall be implemented in accordance with the approved details prior to first occupation of the development, and shall be retained in that manner thereafter.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted in accordance with policies GEN2 and ENV8 of the LP and the Framework.

- 11.** The approved works shall be constructed in accordance with the noise assessment completed by Cass Allen, 27th June, Reference: TN01-22514-R1 as approved under planning application Ref: UTT/23/0783/DOC.

REASON: To ensure future occupiers enjoy a good acoustic environment and to protect their living conditions, in accordance with policy ENV10 of the LP.

- 12.** The external finishing materials of the 'The Lime Townhouse', Maple Apartments' and 'The Oak House' shall be constructed with the 'Schedule of Materials' submitted 25th July 2023 as approved under planning application UTT/23/1887/DOC.

Prior to construction of the relevant part of the remaining development, details of all materials to be used in the external finishing of the proposed buildings shall be submitted to, and approved in writing by, the local planning authority.

Thereafter the development shall be constructed in accordance with the approved details.

REASON: To ensure the appearance of the proposed development will reflect with the character of the surrounding locality in accordance with policy GEN2 of the LP.

- 13.** Prior to installation of the relevant works, a lighting design scheme for biodiversity shall be submitted to, and approved in writing by, the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, and maintained thereafter.

REASON: To allow the Council to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 14.** Prior to first occupation of the development, a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements, of the surface water drainage system, shall have been submitted to, and approved in writing by, the local planning authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided. The applicant or any

successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the local planning authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development so that they continue to function as intended to ensure mitigation against flood risk, in accordance with policy GEN3 of the LP and the Framework.

- 15.** Prior to first occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:

- a) description and evaluation of features to be managed;
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) appropriate management options for achieving aims and objectives;
- e) prescriptions for management actions;
- f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) details of the body or organisation responsible for implementation of the plan; and,
- h) ongoing monitoring and remedial measures.

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 biodiversity objectives of the originally approved scheme. The approved plan shall be implemented in accordance with the approved details.

REASON: To allow the Council to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- 16.** The parking area relevant to each proposed dwelling shall be provided prior to first occupation of the relevant dwelling. The parking areas for visitors' spaces shall be provided prior to the first occupation of the relevant part of the development. The parking areas shall thereafter be maintained free of obstruction for the parking of residents and visitors' vehicles.

REASON: In the interests of highway safety in accordance with policy GEN8 of the LP and the Framework.

- 17.** Prior to first occupation of the relevant dwelling or sports facility, cycle parking shall be provided in accordance with details first to have been submitted to, and agreed in writing by, the local planning authority.

REASON: To ensure appropriate modes of sustainable transport is achieved in accordance with the adopted Essex County Council Parking Standards (2009), policy GEN8 of the LP and the Framework.

- 18.** Prior to first occupation of the relevant dwelling(s), details demonstrating that appropriate outdoor amenity space is provided for each residential unit shall have been submitted to, and agreed in writing by, the local planning authority.

REASON: To ensure appropriate amenity is provided for future residents in accordance with the Essex Design Guide, Policy GEN2 of the LP and the Framework.

- 19.** Prior to first occupation of the development, the eastern access onto Mount Pleasant Road shall be provided as shall the southern access onto The Avenue Road. In addition, the following shall also be provided:

a) for the Mount Pleasant Road access, clear to ground visibility splays with dimensions of 2.4 metres by 43 metres in both directions, which shall be retained clear of obstruction at all times thereafter;

b) for The Avenue access, clear to ground visibility splays with dimensions of 2.4 metres by 25 metres in both directions, which shall be retained clear of obstruction at all times thereafter;

c) a 5.5 metre carriageway with a 2 metre wide footway on the western side and appropriate verge/margin on the eastern side to provide intervisibility with pedestrians using the footway adjacent Mount Pleasant Road passing across the eastern access;

d) any required regrading of the embankment to maximise visibility and the width of the existing footway along Mount Pleasant Road; and,

e) removal of the school zigzag lines on Mount Pleasant Road and replacement with any necessary parking restrictions, first to have been agreed with the local planning authority.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner in a forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway, in the interests of highway safety in accordance with policy DM1 of the LP.

- 20.** Prior to first occupation of the development, a Residential Travel Plan shall have been submitted to, and approved in writing by, the local planning authority. The Travel Plan shall include a Residential Travel Information Pack for each dwelling, to include six one day travel vouchers for use with the relevant local public transport operator. The Travel Plan shall thereafter be implemented in accordance with the approved details.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10 of the LP.

- 21.** If during any site investigation, excavation, engineering, or construction works evidence of land contamination is identified, the local planning authority shall be notified without delay. Any land contamination identified, shall be remediated to the satisfaction of the local planning authority to ensure that the site is made suitable for its end use.

REASON: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990 and in accordance with the policy ENV14 of the LP and the Framework.

- 22.** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Prepared by CSA Environmental (December 2018) and the Ecological Impact Assessment Prepared by CSA Environmental (August 2021).

REASON: To conserve and enhance protected and Priority species and allow the Council to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy GEN7 of the LP and the Framework.