

Addendum List–Planning Committee 06/03/2024

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 | UTT REF ADDRESS | Comment |
|-------------|-----------------|--|
| 6 | UTT/23/0878/DFO | <p>Additional comments by neighbouring occupiers were received:</p> <ul style="list-style-type: none"> • Support: <ul style="list-style-type: none"> ○ Demand for housing in the area. ○ Variety of housing styles. ○ Appealing landscaping. ○ Developer taken on board the comments in the revised drawings. • Object: <ul style="list-style-type: none"> ○ No connection to the sewage system. ○ Essex Police have requested more details. ○ Concerns over protected species and biodiversity. ○ Inappropriate design and density. ○ Insufficient parking provision. ○ Lack of services and facilities locally. ○ Traffic increase. ○ The previous decision for the outline permission was flawed. ○ Affordable homes should be offered to local first-time buyers. ○ Out of character. ○ Government bill to stop building on prime agricultural land. ○ Harm to the wellbeing of residents. ○ Over-development. ○ Urbanisation effects. ○ Comparatively large housing estate for the size of the village. ○ Suburban character. ○ Harm to the rural setting of listed buildings. ○ Loss of ancient verge. ○ Harm to the rural character and appearance of the area. ○ Area of outstanding natural beauty. ○ Reconsider outline planning permission. ○ Proposed footpath not appropriate for buggies or wheelchairs. ○ Concerns over foul water management. ○ Previous objections remain. ○ Concerns about security of neighbouring properties. |

| | | |
|---|-----------------|--|
| | | <p>The Parish Council provided the following additional comments:</p> <ul style="list-style-type: none"> • Neutral: <ul style="list-style-type: none"> ○ Debden Parish Council's comments on the original Application (UTT/20/0264/OP) are pertinent to the amended one (UTT/23/0878/DFO) and we would like them to be taken into account on the revised Application. Some points have been addressed – some have not. ○ More details on the pedestrian crossing would be helpful. |
| | | <p>The Parish Council provided additional comments on 01 March 2024:</p> <ul style="list-style-type: none"> • Debden Parish Council would like our concerns raised at the November UDC planning Committee hearing to be dealt with. • The Applicant - Ford Homes, have very recently been in touch on the 27th Feb. and indicated they have reviewed the minutes of the UDC planning committee meeting of 7th Feb. and decided to contact DPC. • A meeting has yet to be arranged between DPC and the applicant and at our meeting on 28th Feb. 2024 we agreed to correspond with Ford Homes, to set up an initial meeting with the parish council to be followed by a village meeting where questions could be asked by the public. • DPC feel it would be a missed opportunity for the whole village if the appeal was to be granted without some interaction. <p>COMMENTS FROM CASE OFFICER: The application has been appealed against non-determination; this means that the power to decide the application is no longer with the planning committee (Uttlesford District Council) but rather with the Planning Inspectorate on behalf of the Secretary of State. The planning committee will only decide on its meeting the way forward on how Members wish to see officer's defend or not defend the appeal. Members should know that interactions in the form of discussions with the third party are outside the scope of the appeal process. The Inspector will have to decide the appeal on its planning merits and will not engage the parish council in any discussions. However, any representations will be considered by the Inspector.</p> |
| 7 | UTT/23/2187/DFO | <p>Section 18 Recommend Approval Subject to the following conditions;</p> <ol style="list-style-type: none"> 1. Prior to the installation of the EV Charging points, sprinklers tanks and cycle storage on each of the commercial units details of their security and management shall be submitted to and approved in writing by the Local Planning Authority and thereafter shall be the development shall be implemented as approved in writing. <p>Reason: In the interest of safety and security of the design of the scheme and the wider area, in accordance with Local Plan Policy GEN2 (adopted 2005)</p> |

| | | |
|--|--|--|
| | | <p>2. The perimeter fencing and associated gates shall be of closed welded mesh, powder coated dark green and of a continuous height of 2.4m as approved.</p> <p>Reason: In the interest of safety and security of the design of the scheme and the wider area, in accordance with Local Plan Policy GEN2 (adopted 2005)</p> <p>3. The development permitted by this planning permission shall be carried out and maintained in accordance with the approved Drainage and SuDS Strategy, ref 078027-CUR-OO-XX-RP-C-921000 and the following mitigation measures detailed within the Strategy:</p> <ul style="list-style-type: none"> • Limiting the discharge from the site to 105l/s • Provide attenuation storage (including locations on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change. <p>The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.</p> <p>Reason</p> <ul style="list-style-type: none"> • To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. • To ensure the effective treatment of surface water runoff to prevent pollution. <p>4. Prior to occupation of the development, cycle routes to units 1, 2 and 3 as shown on drawing no. VD22808-VEC-HGN-FA1-SK-CH-0014 Rev A shall be implemented in accordance with the approved plan.</p> <p>Reason: to ensure safe and suitable access for cyclists, also to ensure the efficiency and safe functioning of the highways network This is in accordance with Policy GEN1 and GEN2 of the Uttlesford Local Plan and the NPPF.</p> <p>5. Prior to occupation of the development or implementation of any Traffic Regulation Order banning cycling on the airport highway network, whichever is earlier, the shared pedestrian and cycle route as shown on drawing no. VD22808-VEC-HGH-CYC-SK-CH-0003 Rev C shall be implemented in accordance with the approved plan.</p> |
|--|--|--|

| | | |
|--|--|--|
| | | <p>Reason: in the interests of reducing the need to travel by car, promoting sustainable development and transport, and ensuring an appropriate walking and cycling network, also to ensure the efficiency and safe functioning of the highways network This is in accordance with Policy GEN1 and GEN2 of the Uttlesford Local Plan and the NPPF.</p> <p>6. No development shall commence until details of the cycle parking, having a minimum number of 76 spaces (distributed as: unit 1, 28 spaces; unit 2, 28 spaces; and unit 3, 20 spaces) as shown in principle in drawing number VD22808 VEC-HGN-FA1-SK-CH-0014 Rev A have been submitted to and approved in writing by the Local Planning Authority. The agreed cycle parking provision shall be secure and covered. The development shall not be occupied until the cycle parking has been constructed and completed in accordance with the approved details and shall thereafter be kept free of obstruction and permanently available for the parking of cycles only.</p> <p>Reason: To ensure the cycle parking will conform to design guidance in LTN 1/20 and give priority to pedestrians and cyclists in accordance with NPPF paragraph 116. Also in accordance with Local Plan Policy GEN1, GEN2 and GEN8 (adopted 2005).</p> <p>7. Details of shower and changing facilities (including lockers) that would help promote cycling as a mode of transport shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground works. As a minimum, the facilities shall comprise 1 shower per 10 cycle spaces and 1 locker per cycle space. The facilities shall be installed and operational prior to first occupation of that part of the development and maintained as such permanently thereafter.</p> <p>Reason: To ensure appropriate facilities are provided and give priority to pedestrians and cyclists in accordance with NPPF paragraph 116. Also in accordance with Local Plan Policy GEN1, GEN2 and GEN8 (adopted 2005).</p> <p>8. The cycle route hereby approved shall have a smooth, sealed and bound surface and appropriate lighting.</p> <p>Reason: To ensure the cycleway/footway will conform to design guidance in LTN 1/20 and give priority to pedestrians and cyclists in accordance with NPPF paragraph 116. Also in accordance with Local Plan Policy GEN1, and GEN2 (adopted 2005).NB: Details of the required surfacing and lighting are not included on the latest drawing.</p> |
|--|--|--|

| | | |
|--|--|---|
| | | <p>9. The submitted Landscape Maintenance Plan (June 2023) shall be updated and where ‘footpaths’ are cited in the text these are replaced with ‘footways and shared use footway/cycleways’.</p> <p>Reason: To ensure the plan reflects the latest changes and provide certainty that the footway/cycleways will be retained free from vegetation. Also in accordance with Local Plan Policy GEN1, and GEN2 (adopted 2005).</p> <p>10. Remediation Strategy - No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing, by the local planning authority. This strategy will include the following components:</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified: <ul style="list-style-type: none"> o all previous uses; o potential contaminants associated with those uses; o a conceptual model of the site indicating sources, pathways and receptors; o potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved. <p>Reason: To ensure that the development does not contribute to, and is not put at, unacceptable risk from adversely affected unacceptable levels of water pollution in line with paragraphs 174, 183, and 184 of the National Planning Policy Framework. Preliminary Risk Assessment (PRA) prepared by WSP will suffice (1).</p> |
|--|--|---|

| | | |
|--|--|--|
| | | <p>11. Investigative Boreholes - A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the occupation of each phase of development.</p> <p>Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution in line with paragraph 174 of the National Planning Policy Framework.</p> <p>12. Monitoring - The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.</p> <p>Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 174 of the National Planning Policy Framework.</p> <p>13. Verification Report - Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.</p> |
|--|--|--|

| | | |
|---|----------------|---|
| | | <p>14. Unexpected Contamination - If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraphs 174, 183, and 184 of the National Planning Policy Framework.</p> |
| 8 | UTT/23/2964/OP | <p>If approved the conditions recommended by the Suds officers would need to be secured.</p> <p>ECC CONSULTATION RESPONSE 23.2.24 Essex County Council Development and Flood Risk Environment and Climate Action, C426 County Hall Chelmsford Essex CM1 1QH</p> <p>Our Ref: SUDS-007186 Your Ref: UTT/23/2964/OP</p> <p>Dear Ms Jones,</p> <p>Consultation Response – UTT/23/2964/OP - Highwood Farm Stortford Road Great Dunmow Essex CM6 1SJ</p> <p>Thank you for your email received on 20th February 2024 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.</p> <p>As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.</p> |

| | |
|--|---|
| | <p>In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:</p> <ul style="list-style-type: none"> • Non-statutory technical standards for sustainable drainage systems • Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide • The CIRIA SuDS Manual (C753) • BS8582 Code of practice for surface water management for development sites. <p>Lead Local Flood Authority position: Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:</p> <p>Condition 1 No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:</p> <ul style="list-style-type: none"> • Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753 • Limiting discharge rates to 2.6l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated. • Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change. • Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event. • Final modelling and calculations for all areas of the drainage system. • The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. • Detailed engineering drawings of each component of the drainage scheme. • A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. • An updated drainage strategy incorporating all the above bullet points including matters already approved and highlighting any changes to the previously approved strategy. |
|--|---|

| | | |
|--|--|--|
| | | <p>The scheme shall subsequently be implemented prior to occupation.</p> <p>Reason</p> <ul style="list-style-type: none"> • To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. • To ensure the effective operation of SuDS features over the lifetime of the development. • To provide mitigation of any environmental harm which may be caused to the local water environment • Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site. <p>Condition 2</p> <p>Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.</p> <p>Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.</p> <p>Reason</p> <p>To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.</p> <p>Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.</p> <p>Condition 3</p> <p>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.</p> <p>Reason</p> |
|--|--|--|

| | | |
|--|--|--|
| | | <p>To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.</p> <p>We also have the following advisory comments:</p> <ul style="list-style-type: none"> • The detailed consideration of features such as swales will be conditioned. • We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below. https://www.essex.gov.uk/protecting-environment <p>Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.</p> <p>Summary of Flood Risk Responsibilities for your Council</p> <p>We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.</p> <ul style="list-style-type: none"> • Sequential Test in relation to fluvial flood risk; • Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements); • Safety of the building; • Flood recovery measures (including flood proofing and other building level resistance and resilience measures); <ul style="list-style-type: none"> • Sustainability of the development. <p>In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.</p> <p>Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.</p> |
|--|--|--|

| | | |
|--|--|---|
| | | <p>INFORMATIVES:</p> <ul style="list-style-type: none"> • Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk. • Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office. • Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note. • It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners. • The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise. • We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information. <p>Yours sincerely,</p> <p>Anna Murphy Development and Flood Risk Officer Team: Development and Flood Risk Service: Waste & Environment Essex County Council Internet: www.essex.gov.uk Email: suds@essex.gov.uk</p> <p>Appendix 1 - Flood Risk responsibilities for your Council The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.</p> |
|--|--|---|

| | | |
|--|--|---|
| | | <ul style="list-style-type: none"> • Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements) <p>You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.</p> <p>We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.</p> <ul style="list-style-type: none"> • Flood recovery measures (including flood proofing and other building level resistance and resilience measures) <p>We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.</p> <p>Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.</p> <p>Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.</p> <p>Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and 'Improving the flood performance of new buildings'.</p> <ul style="list-style-type: none"> • Sustainability of the development <p>The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.</p> |
|--|--|---|

| | | |
|--|--|---|
| | | |
| | | <p>Agents request: I would refer you to para 11 of the appeal decision</p> <p>11. "Overall, I consider that the proposed development would cause less than substantial harm to the setting of Highwood Farmhouse. The harm to the setting of the listed barn would be negligible." We would respectfully ask for officers to assess the planning balance again before forming their final opinion, if the committee are provided incorrect information an application for costs may be sought as this would be unreasonable behaviour.</p> |
| | | <p>GREAT DUNMOW TOWN COUNCIL Foakes House 47 Stortford Road Great Dunmow Essex CM61DJ</p> <p>Monday, 05 December 2022</p> <p>REF: UTT/22/3013/OP - Highwood Farm, Stortford Road, Great Dunmow, CM6 ISJ</p> <p>Dear Sirs,</p> <p>Great Dunmow Town Council's Planning Committee Chairman and Vice Chairman met on 2nd December 2022 to consider this application and wishes to object. The proposals would fail to preserve the special interest of the listed buildings, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, because of excessive development within their setting. These proposals are therefore considered contrary to the implementation of Policy ENV2 of the adopted Uttlesford Local Plan 2005.</p> <p>Regards,</p> |

| | |
|--|--|
| | <p>James Sheehy Town Clerk</p> <p>Great Dunmow Town Council</p> <p>Great Dunmow Town Council Foakes House 47 Stortford Road Great Dunmow Essex CM6 1DG</p> <p>201h March 2023</p> <p>Ref: APPEAL REF 22/00063/REF - Highwood Farm. Stortford Road. Great Dunmow.</p> <p>Dear Sirs</p> <p>Great Dunmow Town Council are writing this letter to object to the appeal, application reference UTT/22/0391/OP, outline application with all matters reserved except for access for a residential development comprising 14 no. self builds dwellings together with access from and improvements to Buttleys Lane.</p> <p>Great Dunmow Town Council believes that the nature of the proposed access is access is inadequate and potentially unsafe. Great Dunmow Town Council has previously commissioned a report on the traffic on the B1256 (attached, points 2.02, 2.03, 3.01, 3.02, 3.04, 3.05, and 3.09 apply) which indicates that the road will be at least 170% capacity by 2030. Whilst this is a B road it serves as a main access road for Great Dunmow and is also the main access road for lorries travelling from south of the district to Saffron Walden. The access to the B1256 from</p> |
|--|--|

| | | |
|----|-----------------|--|
| | | <p>Buttleys Lane is left in, left out and is close to the roundabout providing access to the A120 eastbound, so whilst the number of dwellings in the proposed development is not high, the additional traffic will have a disproportionate effect on the useability and accessibility of the B1256, with risk of increased congestion on the roundabout. Access to the proposed development is along an unmade up section of Buttleys Lane that is not suitable for the additional traffic.</p> <p>The proposed application is outside of development limits defined in the Great Dunmow Neighbourhood Plan, has poor pedestrian access and would have a significantly adverse effect on the Flitch Way Public Park, which is a conservation area, therefore the proposed development is considered contrary to Policy ENV2 of the Uttlesford Local Plan and Policy DS I of Great Dunmow Neighbourhood Plan, which seeks to preserve our rural setting.</p> <p>Kind regards Great Dunmow Town Council</p> |
| | | <p>Conservation Officer</p> <p>I would be happy to defend this at appeal but I think it is important to be clear that the Inspector previously identified less than substantial harm to the setting of Highwood Farmhouse (NB they should have said less than substantial harm to its significance rather than setting!) and it was this harm only (and not to the listed barn) that they used in weighing harm versus public benefits (para 39 of the Appeal Decision Notice). On this basis, I was careful to only name the listed farmhouse in the concluding paragraph of my advice:</p> <p><i>In conclusion, I remain unable to support the proposed scheme in principle. In my opinion, the proposed development of dwellings will fail to preserve the special interest of the listed farmhouse, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the National Planning Policy Framework (December 2023) the level of harm to significance is considered less than substantial (at the middle part of the scale) making paragraphs 205, 206 and 208 relevant .</i></p> |
| 9 | UTT/23/1718/FUL | None |
| 10 | UTT/23/0654/FUL | <p>PLACE SERVICES revised ecology Comments</p> <p>15th February 2024</p> |

| | | |
|--|--|--|
| | | <p>Madeline Jones Uttlesford District Council London Road Saffron Walden CB11 4ER By email only</p> <p>Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Uttlesford District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.</p> <p>Application: UTT/23/0654/FUL Location: Golf World Stansted Ltd Hall Road Elsenham Essex CM22 6FL Proposal: Erection of temporary marquee, with associated catering facilities, toilets and services, and 80 dedicated parking spaces, plus 20 overflow spaces, drop-off bay and service area vehicle turning head</p> <p>Dear Madeleine, Thank you for re-consulting Place Services on the above application.</p> <p>Recommended Approval subject to attached conditions X</p> <p>Summary Following on from our comments dated 3rd January 2024, we have reviewed the Ecology Response letter from FPCR dated 1st February 2024, relating to the likely impacts of the proposed drainage strategy (see Drainage Layout, drawing no. PC3576-RHD-DE-SW-DR-D- 0500 Rev P05 (Royal Haskoning DHV, October 2023)) on grassland, woodland and the banks of a ditch, habitats that could be used by protected species such as bats, Great Crested Newt, Otter, reptiles and Water Vole. This area was not covered by The Ecological Appraisal (FPCR, November 2022).</p> <p>We are now satisfied that there is sufficient ecological information available for determination of this application. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.</p> |
|--|--|--|

| | | |
|--|--|--|
| | | <p>The applicant has looked into the Great Crested Newt (GCN) District Level Licensing (DLL) option for the site but has found it is not feasible at this time and they are opting for the</p> <p>traditional licensing route instead. Although the population class size assessment for GCN at the site is considered out of date, recent eDNA surveys have shown GCN are still present. The LPA therefore have enough certainty of impacts and that appropriate mitigation can be provided. The applicant can therefore use licensing Policy 4 in this instance. The submission of a copy of a Natural England mitigation licence for Great Crested Newt should be secured by a condition of any consent.</p> <p>The mitigation measures identified in the Ecological Appraisal (FPCR, November 2022), Great Crested Newt – Mitigation Requirements (FPCR, July 2023) and Ecology Response letter from FPCR dated 1st February 2024 should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.</p> <p>We recommend a Wildlife Sensitive Lighting Strategy should be delivered for this scheme to avoid impacts to foraging and commuting bats, especially on the northern and western boundaries and around the existing pond. This must follow the Guidance Note 8 Bats and artificial lighting (The Institute of Lighting Professionals & Bat Conservation Trust, 2023). In summary, it is highlighted that the following measures should be implemented for the lighting design, which could be informed by a professional ecologist:</p> <ul style="list-style-type: none">• Do not provide excessive lighting. Use only the minimum amount of light needed for safety;• All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;• LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;• A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;• Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012); |
|--|--|--|

| | |
|--|--|
| | <ul style="list-style-type: none"> • Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards; • Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01; • Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt; • Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow; • Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely. <p>A Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) should be produced to detail how surrounding retained habitats, including Priority habitats, will be protected during the construction phase of the development. This CEMP: Biodiversity should be secured by a condition of any consent. We support the proposed reasonable biodiversity enhancements including the enhancement of rough grassland areas, creation of new pond habitat and creation of native scrub habitat,</p> <p>which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 180d of the National Planning Policy Framework (December 2023). The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent. This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006. Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.</p> <p>Recommended conditions</p> <p>1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS “All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal (FPCR, November 2022), Great Crested Newt – Mitigation Requirements (FPCR, July 2023) and</p> |
|--|--|

| | | |
|--|--|---|
| | | <p>Ecology Response letter from FPCR dated 1st February 2024 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.</p> <p>This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”</p> <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 & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).</p> <p>2. PRIOR TO COMMENCEMENT ACTION REQUIRED: SUBMISSION OF A COPY OF NATURAL ENGLAND MITIGATION LICENCE FOR GREAT CRESTED NEWT</p> <p>“Any works which will impact the breeding or resting place of Great Crested Newt, shall not in in any circumstances commence unless the local planning authority has been provided with either:</p> <p>a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or</p> <p>b) a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or</p> <p>c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.”</p> <p>Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.</p> <p>3. PRIOR TO COMMENCEMENT: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY</p> <p>“A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.</p> <p>The CEMP (Biodiversity) shall include the following.</p> <p>a) Risk assessment of potentially damaging construction activities.</p> <p>b) Identification of “biodiversity protection zones”.</p> |
|--|--|---|

| | | |
|--|--|---|
| | | <p>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) to include protection measures of surrounding Priority habitats.</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>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” 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 & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).</p> <p>4. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY “Prior to any works above slab level, a Biodiversity Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of the Ecological Appraisal (FPCR, November 2022), and shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:</p> <p>a) Purpose and conservation objectives for the proposed enhancement measures;</p> <p>b) detailed designs or product descriptions to achieve stated objectives;</p> <p>c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);</p> <p>d) persons responsible for implementing the enhancement measures; and</p> <p>e) details of initial aftercare and long-term maintenance (where relevant).</p> <p>The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.” Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species).</p> <p>5. PRIOR TO BENEFICIAL USE: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME</p> |
|--|--|---|

| | | |
|--|--|--|
| | | <p>“Prior to beneficial use, a “lighting design strategy for biodiversity” in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”</p> <p>Reason: To allow the LPA 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).</p> <p>Please contact us with any queries. Yours sincerely, Ella Gibbs ACIEEM BSc (Hons) Senior Ecological Consultant placeservicesecology@essex.gov.uk Place Services provide ecological advice on behalf of Uttlesford District Council Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.</p> |
| | | <p>Environmental Health Officer: Additional comments</p> <p>The farm and campsite were considered in the noise assessment, although the distance used was 115-200m rather than 60m. If some of the campsite is closer, then there would be a slightly larger impact on it from music, the car park and plant than considered in the assessment. The noise assessment showed that the music noise from the marques would be below the typical background level, so wouldn't be that noticeable, but I suspect that it could be possible for music noise to be audible in certain conditions later in the evening when background levels are lower. There would also be noise from car doors and engines and general hubbub from people leaving and going to their cars, which it is not possible to control.</p> <p>The plant noise has been assessed and also requires mitigation, for which they have recommended a screen.</p> |

I think that, although the assessment shows there will not be much impact, the reality is that it will be hard to avoid some residual noise impact from the development on the campsite in the evening. If the development is given permission to go ahead, it might be prudent to recommend a restriction on the hours of use, or the number of events allowed? I believe the current function room hours are midnight on Fridays and Saturdays, 9 pm Monday to Thursday, and until 8 pm on Sundays, so a condition could restrict the marque to the same hours.

We could also recommend a condition to hold them to the noise limit they have specified in table 10 of the noise assessment to ensure the noise is not higher than expected, although this will be difficult to control once the development is there.

i.e. Music noise in the marque shall not exceed the levels set out below:

Table 10 Noise limits (with mitigation)

| | | Noise Limit Leq, 15min (dB) at Octave band centre frequency (Hz) | | | | | | | |
|-----------------------------------|--------------------------|--|-----|-----|-----|------|------|------|------|
| Locations | Period | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 |
| Inside Marquee at dancefloor edge | Daytime (07:00-23:00) | 85 | 99 | 110 | 109 | 112 | 113 | 112 | 107 |
| | Night-time (23:00-01:00) | 84 | 98 | 108 | 107 | 110 | 108 | 108 | 105 |
| | Daytime (07:00-23:00) | 59 | 63 | 71 | 88 | 81 | 81 | 81 | 76 |

| | | Noise Limit Leq, 15min (dB) at Octave band centre frequency (Hz) | | | | | | | |
|----------------------------|--------------------------|--|-----|-----|-----|------|------|------|------|
| Locations | Period | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 |
| Inside Marquee at boundary | Night-time (23:00-01:00) | 58 | 62 | 69 | 76 | 79 | 76 | 77 | 74 |

It might be getting into the realms of licensing and conditions they would put on, but we could also ask for the below:

Times for Putting Refuse and Bottles etc

| | | |
|----|-----------------|--|
| | | <p>The placing of refuse - such as bottles - into receptacles outside the premises shall only take place between the hours of 8.00am and 7.00pm.</p> <p>Boundary Noise Patrol</p> <p>(i) Periodic observation of the noise level and the likelihood that it will cause disturbance shall be undertaken throughout the entertainment period by a member of staff at the boundary at reasonable and regular intervals and logged. This log must be made available for inspection by an Authorised Officer.</p> <p>(ii) The log book must set out: time and date of observation; observer; observation of noise level i.e. either A: satisfactory level of noise unlikely to cause disturbance, or B: unsatisfactory level of noise likely to cause disturbance; and if the level of noise is unsatisfactory, the action taken to resolve situation.</p> <p>No Use of External Speakers</p> <p>No music or speech shall be relayed via external speakers</p> |
| 11 | UTT/23/3147/FUL | NONE |
| 12 | UTT/23/3189/HHF | NONE |
| 13 | UTT/23/2867/HHF | <p>Comment: We note that the most recent plan is unchanged except for the removal of electric gates. The principal objections we have raised remain, namely:</p> <p>1) Parking. There has been loss of one garage space, and there is no provision made for additional parking associated with the change of use of the building. Parking is already very constrained in the neighbourhood (see previous comments). The original application stated that parking would "not be affected".</p> <p>2) Omission of existing tall hedges on block plans (including most recent) also incorrectly stated as "will not be affected" on original application. These hedges are fundamental to obscuring this building in the significant views of the listed (2*)Thaxted Windmill and listed (2)Folly from the listed (2) Aldboro House . (please see attached photo sent to case officer)</p> <p>In addition we share the concerns of another near neighbour who commented that there appears</p> |

| | | |
|--|--|--|
| | | <p>to be no provision in this application for the connection of sewage from the proposed WC in the annex.</p> <p>Sewage outflow from neighbouring properties is precarious.</p> <p>Please find attached photo of the garden of Aldboro House, showing the garage of Aldboro house, and how it is at present obscured by a tall hedge. This hedge appears to have been missed off plans submitted with UTT/23/2867/HHF.</p> <p>We feel it is important in the inter-relationship between the three listed buildings shown, namely Thaxted Windmill, Aldboro House itself and the Folly in the garden of Oakhurst. This view is all within the Conservation Area. We are very grateful for your consideration.</p> |
|--|--|--|

| | | |
|----|----------------|--|
| | |  <p>1/3 extension to building will also impact on views</p> <p>Existing tall hedge omitted from all plans, obscuring garage in views of Thaxted Windmill (listed 2*) and Folly (listed 2) from Aldboro House (listed 2). It is impossible to contend that this hedge would not have to be removed. In addition this is a conservation area.</p> |
| 14 | UTT/23/2868/LB | None |

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 summarised

Late items from **STATUTORY CONSULTEES** are reproduced in full.