

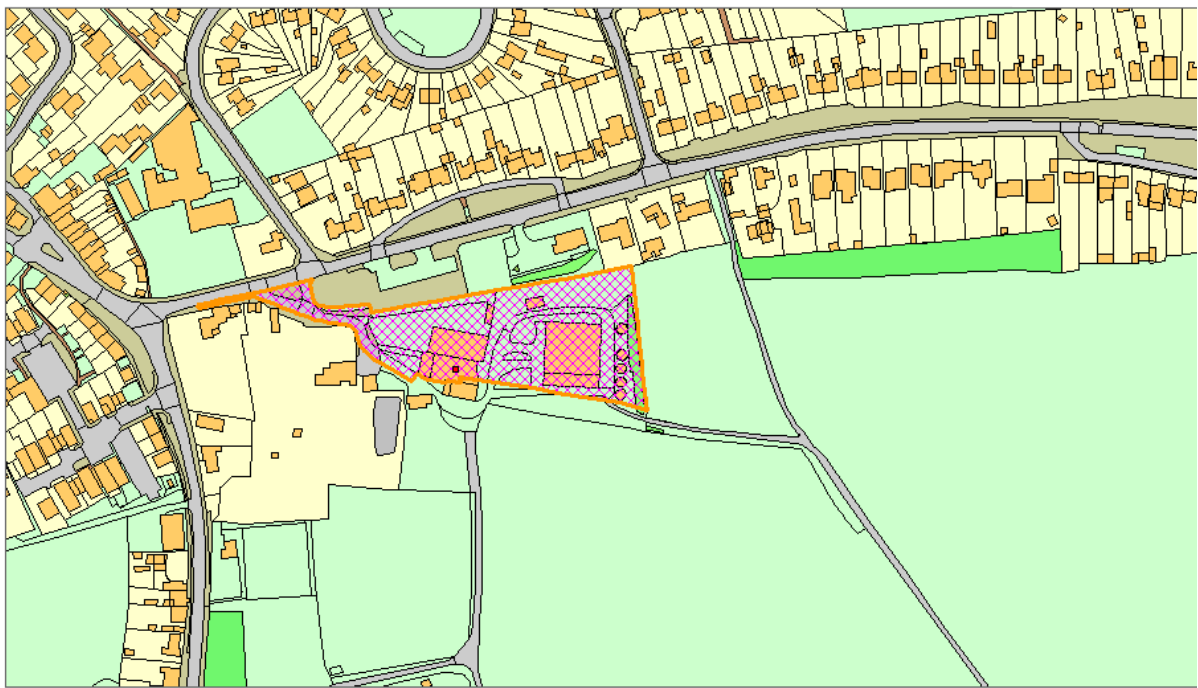
ITEM NUMBER: 8

PLANNING COMMITTEE DATE: 3 April 2024

REFERENCE NUMBER: UTT/23/2601/DFO

LOCATION: Claypits Farm
Bardfield Road
Thaxted
Essex
CM6 2LW

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 19 February 2024

PROPOSAL: Details following outline application UTT/20/2724/OP for 14 no. dwellings - details of appearance, landscaping, layout and scale.

APPLICANT: Salacia Ltd

AGENT: Sworders

EXPIRY DATE: 12.01.2024

EOT Expiry Date N/A

CASE OFFICER: Jonathan Pavey-Smith

NOTATION: ULP: Partly within / partly outside development limits / partly within / partly outside Thaxted Conservation Area / general aerodrome directions / TPO on site.

Thaxted Neighbourhood Plan (TNP): Partly within / partly outside development limits / partly within / partly outside Thaxted Conservation Area / Housing Allocation TX HD5 (Claypits Farm Buildings / TX HD7 (Coach Park site).

REASON THIS APPLICATION IS ON THE AGENDA: Major Planning Application

1. EXECUTIVE SUMMARY

- 1.1 This planning application is a reserved matters application for 14 dwellings at Claypits Farm, Thaxted, following outline permission originally allowed at appeal under reference UTT/20/0614/OP, and subsequently amended under minor material amendment references UTT/22/1020/FUL and UTT/23/0526/FUL.
- 1.2 Outline consent included detailed access and layout matters. This application therefore seeks reserved matters approval for scale, appearance and landscaping only.
- 1.3 The scale, appearance and landscaping of the development is acceptable. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and GEN8. The housing mix for the development is also considered acceptable (ULP Policy H10). It is considered that the proposed development includes an acceptable impact to the part of site that is within the conservation area.
- 1.4 The landscaping details are considered appropriate internally for the site subject to conditions and therefore accords with ULP Policies S7, GEN2, and ENV3.

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 site lies on the south side of Bardfield Road to the rear of the Thaxted Fire Station on the south-east side of the town centre and comprises for the purposes of the land edged in red a redundant and presently unused farm building complex consisting of 0.71 ha which is accessed from Bardfield Road by a private access road which also serves Claypits Farm (not forming part of the application site). The site rises gradually from its

west (front) to east end consistent with the continuous gradual rise along Bardfield Road situated to the front which consists of a long line of established ribbon development which characterises the residential nature of this road.

3.2 A public footpath leads from Bardfield Road along the site access and then around the southern side of the site (Footpath No.104) where it connects with Footpath No.90 which comes from the south and which then continues eastwards along the southern boundary of the site before continuing eastwards along the edge of a field. Footpath No.105 has had a footpath diversion approved. Footpaths 104 the site's southern boundary leads in a north-easterly direction through the site before continuing along the northern edge of the same field behind residential properties fronting onto Bardfield Road.

3.3 The topography of the site varies, rising up to 10m from west to east, with its lowest point at the vehicular access, and its highest point on the eastern edge of the site, currently comprising the largest former farm buildings and silos. The land drops away from the northern boundary, so that the properties abutting the northern boundary are situated at a lower level than the site itself. Vehicular access is approved via the existing site entrance from Bardfield Road.

4. PROPOSAL

4.1 This reserved matters application includes the details following outline application UTT/20/2724/OP amended under UTT/23/0526/FUL for a scheme of 14 dwellings, including details of appearance, landscaping and scale.

4.2 The principle for development, including the access arrangements into the site from Bardfield Road has already been approved as part of the outline application UTT/20/0614/OP, these aspects do not therefore form part of the considerations with these current reserved matters submission.

4.3 The current reserved matters application seeks approval for the detailed elements of the scheme comprising:

- Elevations, materials of construction.
- House size, types.
- Landscaping.

4.4 Overall, the housing mix is proposed to comprise a mix of 2-, 3- and 4-bedroom houses, with space also provided for home working. The housing mix is detailed below and is identical to that included in the outline proposals:

Bed	Number	Plots
2	4	3, 6, 13, 14
3	7	2, 5, 7, 8, 10, 11, 12
4	3	1, 4, 9

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

6. RELEVANT SITE HISTORY

6.1

Reference	Proposal	Decision
UTT/23/0526/FUL	Application to vary conditions 4 (approved plans) and 5 (vehicular access) attached to UTT/20/0614/OP (approved at appeal APP/C1570/W/21/3269464) - alterations to Plot 1, provision of electricity sub-station	Approved
UTT/22/1020/FUL	Section 73A Retrospective application to vary vehicular access on UTT/20/0614/OP	Approved
UTT/20/0614/OP	Outline application for demolition of existing buildings and erection of 14 no. dwellings with all matters reserved except access and layout (alternative scheme to that approved under planning permission UTT/18/0750/OP)	Refused Allowed on appeal
UTT/18/070/OP	Outline application for demolition of existing buildings and erection of up to 15 dwellings with all matters reserved except access and layout	Approved with conditions

UTT/19/2718/NMA	Non Material Amendment to UTT/18/0750/OP - Insertion of a condition to list approved plan numbers	Approved
UTT/0526/88	Change of use of existing barn and farmyard to form Builder and Undertakers yard and complex with extension to form store Chapel of Rest and garaging	Approved with conditions
UTT/0845/01/LB	Demolition of part of barn & refurbishment of remaining structure & single storey extension	Approved with conditions
UTT/0843/01/FUL	Change of use to offices, research and development workshops, meeting area and supporting accommodation	Approved with conditions
UTT/0022/94/FUL	Change of use of corn storage barn to storage of calcium chloride	Approved with conditions.
UTT/0103/98/FUL	Change of use of builder's yard and undertaker's buildings to B1 light industrial/office use	Approved with conditions
UTT/0262/97/FUL	Retrospective application for the change of use of corn storage barn to storage of calcium chloride	Approved with conditions

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 N/A

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 The highway authority has no comments to make in relation to these reserved matters application as the details of access and layout are already approved. We have no comments on appearance, landscaping or scale. Please note that our response to the previous permissions remain

relevant, and we ask that all highway related conditions and obligations remain unchanged.

8.2 Environment Agency

8.2.1 In our previous letter, written in response to the outline application (referenced AE/2020/125069/01 and dated 15 April 2020), I refer to our comments on Foul Drainage.

In this letter, we reference the Foul Drainage Hierarchy – in which we specify the preferred option for Foul Drainage is always a connection to mains unless it is not possible. In the case of major applications, we take this particularly seriously.

8.2.2 The proposal is now at the detailed reserved matters stage and, the applicant has still not specified their intended method of Foul Drainage (ticking ‘unknown’ on the application form). Until the applicant has confirmed their intended method of Foul Drainage, with a supplementary Foul Drainage Strategy, we cannot remove our objection.

8.2.3 Non - mains connection

As a realistic and available connection, this should be the applicant’s first option. If the applicant proposes to treat foul water by a method other than mains sewer connection, a suitable assessment, justification and study which evaluates the risks of pollution to the water environment should be provided. Any stand-alone treatment facility will require an environmental permit under the Environmental Permitting Regulations (England and Wales) 2016. Consideration of an application for an environmental permit will apply the Foul Drainage Hierarchy and it should not be assumed that this would be granted unless exceptional circumstances preventing connection to the main sewer exist.

8.2.4 Overcoming our objection. The applicant should provide us of details of the intended method of foul drainage for the site. This information must satisfactorily demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures.

8.2.5 This information should include details of further additional treatment that would be necessary to make discharges to ground or watercourse acceptable.

8.2.6 Groundwater Protection

Application UTT/23/2601/DFO looks at varying conditions 4 and 5 relating to appearance, landscaping and scale - none of which were recommended by the Environment Agency. Therefore, we have no comments with respect to this application. It is noted that section 8.1 of the Planning Statement in this application states:

"Given that access and layout have already been approved, this application only considers the detail of scale, appearance, and landscaping. Full details of ecology, flood risk, drainage, highways, trees, and contamination have been assessed, and controlled where necessary, through the outline and minor material amendment consents. The majority of pre-commencement conditions have already been discharged."

We note that we have not been consulted on any discharge of conditions/reserved matters for any of our 5 recommended planning conditions in our letter of AE/2020/125069/01-L01 in the original application. Note that works should not commence until we (the Environment Agency) have recommended the discharge any of our pre-commencement conditions. We trust you find this advice useful.

8.3 Local Flood Authority

8.3.1 Having reviewed the documents which accompanied the planning application, we would recommend the issuing of a **holding objection** on the basis of the following:

The information provided does not allow us to assess the flood risk to the development.

No information has been submitted relating to drainage of the site.

9. PARISH COUNCIL COMMENTS

9.1 Thaxted Parish Council

-Resolved to Support.

10. CONSULTEE RESPONSES

10.1 (Conservation and Heritage)

10.1.1 Thank you for reconsulting me on application UTT/23/2601/DFO following comments submitted 16 February 2024 and 7 November 2023, regarding heritage and conservation. The details for the proposed footway that crosses into the Conservation Area (CA) are acceptable. However, I would like to highlight the following points. The visualisations provided to support the drawings are not labelled. The two images from Bardfield Road looking towards the CA (01), and towards the development (02) are recognisable. However, the third image is from an unidentified viewpoint therefore I have not commented on this image.

10.1.2 For completeness, it would have been beneficial for the proposed street lighting detailed on drawing IT143/HD/110 to be included in the visualisation that looks towards the development (02). The proposed location of the new lighting column could clash with the existing tree canopy, but I assume this interface has been considered by relevant parties. The revised information does not include a materials schedule, as noted in two previous rounds of commentary. If the Application is to be approved, I suggest a Condition associated with materiality and design quality are attached. Suggested text for Condition:

10.1.3 1. Before work begins, a schedule detailing the materiality of all external finishes shall be approved in writing by the Local Planning Authority.

10.2 Place Services (Ecology)

10.2.1 No objections.

10.3 Anglian Water

10.3.1 No Comments

10.4 BAA- Aerodrome Safeguarding

10.4.1 No Objections

11. REPRESENTATIONS

11.1 Site notice/s were displayed on site and 55 notifications letters were sent to nearby properties. The application was also advertised in the local press.

11.2 Support

11.2.1 N/A

11.3 One Neighbour has objected to the proposal

11.3.1

- The plans include the construction of a footway 1.5m. wide alongside our property (Mill Hatch) opposite the Thaxted Primary School (Plan

IT1431/SK/04) both of which are in the Thaxted Conservation Area. It is clear to us that substantial excavations will be required to bring the present level of the grass verge down to below the road level.

- The North wall of Mill Hatch adjacent to the proposed footway is a flint wall of considerable antiquity. This flint wall has very limited foundations (given its age) and we are concerned that there is no requirement for the developers to adequately protect this wall with a substantial retaining wall and that, absent such support, major subsidence will occur. It is also clear to us that the construction of the proposed footway will be extremely complex since the following six utilities pass under the grass verge.
- We are therefore concerned that the developers will need a formal requirement to take account of the considerable problems which they will undoubtedly encounter. The six utilities passing under the verge, all connected to our property,

Finally, there does not seem to be any concern for the environmental aspect of the current plan given that the verge and our house are as stated in a conservation area. Over the 50 or so years which we have owned our property, we have taken great pains to preserve this very pleasing approach to the village, mowing the grass verge and planting vines and flowering trees alongside the road; some of this work has now been adopted by the Thaxted Parish Council.

- There can be no doubt that the construction of a 1.5m footway will detract from this pleasing aspect and therefore should only be mandated if there was seriously no alternative for pedestrian safety.
- An alternative as the foot flow of pedestrians from the new development will necessarily be crossing the Bardfield Road to get to the school or to the shops adding to the existing flow of pedestrians taking their children to and from the Primary School. That is the construct a pedestrian crossing off the proposed footway between the car/coach park and the access road to the development.

11.4 Comment

- 11.4.1** This planning application is for the consideration of reserved matters including, details of appearance, landscaping, layout and scale. The principle of the development has been approved under planning application UTT/20/2724/OP. All planning matter associated with the reserved matters will be considered in the following report.

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) 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.

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 Feb 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 19 July 2022)
Saffron Walden Neighbourhood Plan (made 11 October 2022)
Ashdon Neighbourhood Plan (made 6 December 2022)
Great & Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford District Plan 2005

S7 – The countryside

GEN1- Access

GEN2 - Design

GEN3 - Flood Protection

GEN4 - Good Neighbourliness

GEN7 - Nature Conservation

GEN8 - Vehicle Parking Standards

H9 - Affordable Housing,

H10 - Housing Mix

ENV1 - Design of Development within Conservation Areas

ENV2 - Development affecting Listed Buildings

13.3 Thaxted Neighbourhood Plan

13.3.1 The adopted Thaxted Neighbourhood Plan (NP) also forms part of the Neighbourhood Plan, with Policy HD5 'Claypits Farm Buildings' allocating this site for residential development, "provided that the design and layout respect the sensitivities of the site as identified in the suitability considerations." These considerations make particular reference to the issues of access, the preservation of views of the church, landscaping, housing mix, and the setting of Claypits Farmhouse.

13.4 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)

Essex County Council Parking Standards (2009)

Supplementary Planning Document- Accessible homes and play space homes Essex Design Guide

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) Scale and appearance**
 - B) Heritage**
 - C) Landscaping**
 - D) Noise sensitive development and disturbance**
 - E) Other Issues**

14.3 A) Scale and appearance

14.3.1 Policy GEN2 considers the design of the development to ensure the development is compatible with its surroundings. Given that the layout is approved (including parking provision, footprint, and gardens), the scale and unit sizes have already been largely dictated by the outline consent. In accordance with the pre-text to Policy HD5 of the NP, the proposal comprises two storey dwellings, although some provision has been made for second floor accommodation in the roofs of Plots 1, 2, 3, 4, 5 and 6. This additional accommodation is fully contained within the roof, such that the eaves and ridge height remain at two storey level. Modest flat roof dormers and conservation style rooflights are proposed for these units.

14.3.2 NP Policy HD2 requires “a significant proportion of one- and two-bedroom properties and single storey dwellings which accommodate the needs of the elderly”. In this case, approximately one third of the proposal is for 2-bed units, but regard should also be had to the Council’s Strategic Market Housing Assessment (SHMA), which supersedes Local Plan Policy H10, and requires a need for dwellings of 3 or more bedrooms. Uttlesford has previously advised that the number of 3+ bed units should account for approximately 50% of new dwellings.

14.3.3 The proposed mix is therefore considered to provide a balance between the identified need for both larger and smaller dwellings in accordance with the SHMA and NP respectively. The unit footprints have also already been dictated by the approved layout and did not make any provision for single storey dwellings that require larger footprints and plots. Proposed building heights range from 8.5-9.5m, which is quite standard for two storey dwellings in the area. The lower heights have been incorporated at the higher, eastern end of the site, with no provision in these plots for second floor accommodation. This ensures that the development respects the changes in topography, and the landscape and visual character of the area, in accordance with Local Plan Policy GEN2 and NP Policy HD10. This also ensures that the scheme respects the setting of

the adjacent Conservation Area and listed farmhouse in accordance with Local Plan policies ENV1 and ENV2 and NP Policy HC1.

14.3.4 Modest sized garages are also proposed for Plots 1, 2, 4, and 7-11, as shown on the approved layout drawings. These garages will comprise simple gable pitched roofs, with internal dimensions of at least 7m by 3m to accord with the Essex Design Guide. Plots 3, 5, 6, and 12- 14 will have sheds for secure storage of garden equipment and bicycles.

14.3.5 In terms of neighbour impact, the proposed scale is not considered to cause any adverse impacts. The layout has been previously amended to enhance the amenity and setting of Claypits Farmhouse by shifting the access to Plot 1 further north. To the immediate north is the fire station, and adjacent to it is Swallows, a detached two storey dwelling.

14.3.6 Particular regard has been had to the relationship between Plot 9 and Swallows given the objections previously raised, and the difference in land levels. Layout has already been approved, with a minimum distance of 29 metres between buildings, in accordance with the Essex Design Guide.

14.3.7 The design approach has been informed by local vernacular, and includes a mix of gable projections, bay windows, first floor jetties, and modest porches. Fenestration is proposed to comprise a mix of white painted timber sashes and casements, with glazing bars, apart from Plots 12-14 which are proposed with plain casements. Simple, gable pitched roofs are proposed for the garages.

14.3.8 The palette of materials includes light painted render, red brick, and a mix of plain tile and slate tiled roofs. Flint panelling is also proposed for Plots 2, 3, 5 and 6, along with some flint panel and red brick walls. It is proposed to make use of high-quality materials to respect the setting of the adjacent Conservation Area and setting of the Grade II listed Claypits Farmhouse in accordance with NP Policies HC1 and HD1.

14.3.9 As such taking due consideration of the above it is considered the proposed development includes an acceptable scale and appearance and is in accordance with ULP Policies S7, GEN2, NP Policies HC1 and HD1 and the Essex Design Guide and the NPPF.

14.4 B) Heritage

- 14.4.1** Policy 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 Conservation Officer has stated *'The details for the proposed footway that crosses into the Conservation Area (CA) are acceptable. However, I would like to highlight the following points. The visualisations provided to support the drawings are not labelled. The two images from Bardfield Road looking towards the CA (01), and towards the development (02) are recognisable. However, the third image is from an unidentified viewpoint therefore I have not commented on this image.'*
- 14.4.3** *For completeness, it would have been beneficial for the proposed street lighting detailed on drawing IT143/HD/110 to be included in the visualisation that looks towards the development (02). The proposed location of the new lighting column could clash with the existing tree canopy, but I assume this interface has been considered by relevant parties. The revised information does not include a materials schedule, as noted in two previous rounds of commentary. If the Application is to be approved, I suggest a Condition associated with materiality and design quality are attached.*
- 14.4.4** A materials condition has been added to the scheme. It is considered that the proposed development includes an acceptable impact to the part of site that is within the conservation area. The Heritage impact is in accordance with ULP Policies S7, GEN2, ENV2, NP Policies HC1 and HD1 and the Essex Design Guide and the NPPF.
- 14.5** **C) Landscaping**
- 14.5.1** Detailed hard and soft landscaping proposals are shown on the submitted drawings. Essentially this includes a tarmac access road and driveways, with brick paved pathways, and block paved patios, softened with grass and shrub frontages, feature street trees, and native mixed hedging to the boundaries. Private rear gardens will be screened by 1.8m high close boarded fencing, whilst frontage retaining walls will comprise a mix of brick and flint panelling.
- 14.5.2** A rain garden is proposed at the entrance to the site, in front of Plot 1 to provide attenuation in the event that storm flows are exceeded. Planting

in this area is proposed to be damp resistant, and will provide a high quality, well-landscaped entrance to the site. The NP identifies the need for a new screen of planting to the north boundary in place of previous unsightly cypress trees. A new native mixed hedge is therefore proposed, with feature trees within rear gardens and public areas further west. Full details are set out in the accompanying drawings.

14.6 D) Noise sensitive development and disturbance

14.6.1 No comment, objections or further recommendations have been raised by the Environmental Health Officer. However, it is noted the condition imposed on the outline planning permission for the submission of further noise monitoring survey and the use of specific glazing and ventilation will still need to be addressed. As such it is considered that subject to the condition imposed on the outline planning permission the development is not considered to be harmfully impacted from noise and disturbance to the detriment of the residential amenity of the future occupiers and is therefore in accordance with ULP Policy ENV10.

14.7 E) Other Issues

Full details of ecology, flood risk, drainage, highways, trees, and contamination have been assessed, and controlled where necessary, through the outline and minor material amendment consents. The majority of pre commencement conditions have already been discharged.

The holding objection from the Lead Local Flood Authority has been noted. However, through the course of the application, approval was gained for the discharge of the drainage condition on the outline application (Condition 10).

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 The scale, appearance and landscaping of the development is acceptable. No significant loss of residential amenity will arise from the proposals. The amenity areas and parking provision are appropriate and complies with Policies GEN2 and GEN8. The housing mix for the development is also considered acceptable (ULP Policy H10)

16.2 It is considered that the proposed development includes an acceptable impact to the part of site that is within the conservation area.

16.3 The landscaping details are considered appropriate internally for the site subject to conditions and therefore accords with ULP Policies S7, GEN2, and ENV3

16.4 The submitted layout plan shows that impacts on residential amenity are not likely to be significant and therefore accords with ULP Policies GEN2 and GEN4.

17. CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

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 development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3** Prior to works above ground level of the development hereby approved, a schedule of the types and colours of the materials (including photographs) to be used in the external finishes shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be implemented strictly in accordance with the approved materials and shall be maintained as such in perpetuity.

REASON: In the interests of clarity, to preserve the character and appearance of the area, to make a positive contribution to local character and distinctiveness, to preserve or enhance the character or appearance of the Conservation Area, and to protect the setting of the designated heritage assets nearby, in accordance with the adopted Uttlesford Local Plan Policies S7, GEN2, ENV1, ENV2, the Essex Design Guide, s66(1) and s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (2021).

- 4** The development hereby permitted shall be carried out in accordance with the approved Street Lighting Scheme dated 28 February 2024).

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 5** The development hereby approved shall be in accordance with the submitted Landscape Master Plan and Plant Schedule (223121 RM 00 101 B). The works shall be carried out as approved unless agreed in writing with the Local Planning Authority.

REASON: The planting and landscaping schedule 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 ULP Policies S7 and GEN2 of the Uttlesford Local Plan (adopted 2005).