



**ITEM NUMBER:** 6

**PLANNING COMMITTEE DATE:** 13 November 2024

**REFERENCE NUMBER:** UTT/24/2026/FUL

**LOCATION:** Hotel And Premises Premier Inn, Thaxted Road,  
Saffron Walden, CB10 2SG

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 18 October 2024

**PROPOSAL:** Proposed four storey annex and conversion of existing restaurant to create additional hotel bedrooms. Alterations to car park and all associated works.

**APPLICANT:** Premier Inn

**AGENT:** Walsingham Planning

**EXPIRY DATE:** 18 November 2024

**EOT Expiry Date** n/a

**CASE OFFICER:** Chris Tyler

**NOTATION:** Within Development Limits; Employment Land and part of western site within employment land is safeguarded

**REASON THIS APPLICATION IS ON THE AGENDA:** Major Planning Application

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**1. EXECUTIVE SUMMARY**

- 1.1** Planning permission was granted for a 70-bed hotel, ancillary restaurant and car parking in 2018 (Ref. UTT/18/2366/FUL) and this opened in June 2021.
- 1.2** Premier Inn has identified considerable demand for additional rooms at this location. This application will increase the number of rooms by 40 by building a new 4 storey annex on the adjoining car park (loss of 9 car parking spaces) and by reconfiguring the restaurant (making smaller).
- 1.3** 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 planning application relates to the Premier Inn, Thaxted Road, Saffron Walden, CB10 2SG. 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 is located to the east of Thaxted Road, to the south of Knight Park Retail Park, west of the Saffron Walden Recycling Centre and north of Howden Building Supplies. Access to the site is from Thaxted Road via the road which leads to Knight Park Retail Park to the west and Premier Inn, Howdens and the Recycling Centre in the east.
- 3.3** The site, while within the settlement boundary of Saffron Walden is on the edge of the town in a well-used and popular retail/employment destination. The site is split in two by an access road, the main parcel of land consists of the existing modern Premier Inn (3 storeys) building with the second parcel of land containing a surface car park. The site is flat but is on a higher gradient than the access road which slopes upwards to the east from Thaxted Road. The site is 0.51 hectares in size
- 3.4** In terms of local designations, the site is classified as employment land and the western part of the site is within safeguarded employment land. There are no other site designations on or adjacent the site. The Environmental Agency Flood Risk Maps identifies the whole of the site lying within 'Flood Zone 1'

### **4. PROPOSAL**

- 4.1** Full Planning permission is sought by the Applicant to increase the number of bedrooms on the site to meet considerable local demand for hotel rooms. At present the average occupancy for 2022, 2023 and 2024 (to date) is between 90% and 91%. In effect, the hotel is nearly fully booked apart from on Sundays when there is some capacity.
- 4.2** The proposal includes the following (as demonstrated on Figure 1 below).
- New 4 storey annexe on part of the rear car park (loss of 9 car parking spaces). This will create 30 new bedrooms
  - Reconfiguration of the ground floor restaurant to provide a smaller restaurant with 10 new bedrooms (2 of which will be universal access rooms). This includes minor external elevation changes
  - 2 new and separate refuse/recycling areas to the rear of the existing building
  - New Hard and soft landscaping on the annex car park. This includes new native shrub and mixed planting on the perimeter of the car park with no loss of the existing trees.
  - New plant (2 outdoor condenser units and 1 heat pump unit) at ground level on the north west façade of the annexe

### 4.3



Figure 1 – Demonstrating Proposed Ground Floor Site Plan (Ref 6281-P-010-D)

4.4 Despite the increase in bedrooms the applicant considers that the additional trips generated would be partially offset by the loss of trips to the restaurant. This will be reduced in size and its offering will be focused on hotel customers only. This would not extract external trade and the additional parking demands this brings to the site. Therefore, the applicant considers that existing car park can accommodate the increase trips associated with the additional bedrooms.

4.5 In addition, the applicant considers that the additional bedrooms would not necessarily be for new visitors to Saffron Waldren but would be for people already making pre-determined trips to the local area and therefore this would not necessarily be for new trips and the impact this could have to the local highway network.

### 4.6 Section 106

4.7 A section 106 (s106) was agreed as part of the original planning consent, and it secured financial contribution to provide new bus stops. This application would not affect this s106 agreement, and no amendments are required to this document.

## 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 There has been an extensive amount of planning history to Knight Park Retail Park which was granted planning consent in 2013 (Ref. UTT/13/0268/FUL).

**6.2** The existing Premier Inn was previously vacant land and gained planning consent on 18 February 2019 (Ref. UTT/13/0268/FUL). Following the discharge of the relevant conditions this site opened in June 2021.

**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** From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to conditions (see full response in Appendix 1).

**9. Local Flood Authority – No Objections**

**9.1** 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, subject to conditions. (see full response in Appendix 2).

**9.2 TOWN COUNCIL COMMENTS**

**9.2.1** Saffron Walden Town Council reviewed the proposal at the 12<sup>th</sup> September 2024 Planning meeting and had no objection to this application.

**10. CONSULTEE RESPONSES**

**10.1 UDC Environmental Health – No Objection**

**10.1.1** No objection from the proposal in respect of contaminated land, noise impacts and construction impacts subject to conditions.

**10.2 UDC Economic Development – Supporting**

**10.2.1** From an Economic Development perspective this application is supported. The conversion of the restaurant into accommodation will support the visitor economy which is a key sector for Uttlesford. The Uttlesford Economic Impact of Tourism report 2022 shows that the total value of tourism to the district was £189,541,00. The sector holds 9.3% of all employment in the district.

**10.2.2** There is a lack of visitor accommodation in the district and a very limited accommodation offer in Saffron Walden specifically. Saffron Walden town, with its thriving retail and hospitality offer, and close to key attractions such as Saffron Hall, Audley End House and Gardens and Audley End Miniature Railway is a key driver of the district's tourism.

**10.2.3** The Uttlesford Economic Impact of Tourism report 2022 shows that there were 158,200 overnight stays in 2022. This was 37% up on the previous year but remained 11% down on 2019 (pre-pandemic) levels. Spend per night in 2022 was £83.66. In April 2024 Visit Britain Room Occupancy for countryside locations stood at 66%. Based on the additional 30 rooms at this site achieving this occupancy rate this would equate to an additional £604,000 spend into the local economy (note this will be higher as the proposal is for 40 new bedrooms, not 30 as stated in there response).

### **10.3 UDC Design Officer – No Objection**

**10.3.1** Following my previous comments, the applicant has subsequently revised the design of the annex building reducing the height by approximately 400mm, more closely comparable to the existing building (the architectural language of the annex building is compatible with the existing building). The parapet of the annex is now only 200mm taller, therefore, in my opinion, this small height difference is not materially significant. The linear width of the existing hotel is significantly greater than the proposed annex, which, in itself, creates an innate hierarchy. In summary, the proposed alterations to the existing building and the construction of an annex are considered to be acceptable in design terms, specifically in relation to scale and massing.

### **10.4 Aerodrome Safeguarding (MAG) – No Objection**

**10.4.1** Thank you for consulting with the aerodrome safeguarding authority for Stansted Airport, we have no objections to this development. The applicant is reminded to be mindful of the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

### **10.5 Cadent Gas – No Objection**

**10.5.1** No objection to the proposal.

### **10.6 UK Power Network – No Objection**

**10.6.1** No objection but should excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

### **10.7 Crime Prevention Officer – No objection**

**10.7.1** Further to our previous correspondence date 5th September 2024, we acknowledge the notes that have been added to the revised Site Plan and welcome this additional detail concerning lighting and CCTV which we consider to be important for the security of the annex.

## **11. REPRESENTATIONS**

**11.1** Letters were posted to adjoining and adjacent occupiers, site notice placed on site and a notice placed in the local paper.

**11.2** There have been no responses received from members of the public.

**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.

**12.4 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 21 February 2020)  
Great Dunmow Neighbourhood Plan (made December 2016)  
Newport and Quendon and Rickling Neighbourhood Plan (made 28 June 2021)  
Thaxted Neighbourhood Plan (made 21 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 and Little Chesterford Neighbourhood Plan (made 2 February 2023)

**12.4.2** The Council Regulation 19 consultation closed on 14<sup>th</sup> October 2024 for the emerging Local Plan which will replace the 2005 Local Plan when adopted (forecast in 2026). This document currently has limited weight in determining planning applications, however the evidence base documents are capable of being material considerations.



## **13. POLICY**

### **13.1 National Policies**

#### **13.1.1 National Planning Policy Framework (December 2023)**

### **13.2 Uttlesford District Plan 2005**

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

- S1 – Development Limits for the Main Urban Areas
- GEN1 – Access
- GEN2 – Design
- GEN3 – Flood Protection
- GEN4 – Good Neighbourliness
- GEN5 – Light Pollution
- GEN6 – Infrastructure Provision to Support Development
- GEN8 – Vehicle Parking Standards
- E1 – Distribution of Employment Land
- E2 – Safeguarding Employment Land
- E3 – Access to Workplaces
- ENV10 – Noise Sensitive Development and Disturbance from Aircraft
- ENV11 – Noise Generators
- ENV12 – Protection of Water Resources
- ENV13 – Exposure to Poor Air Quality
- ENV14 – Contaminated Land
- LC2 – Access to Leisure and Cultural Facilities
- LC5 – Hotels and Bed and Breakfast Accommodation
- SW5 – Thaxted Road Employment Site

### **13.3 Saffron Walden Neighbourhood Plan**

#### **13.3.1** The Saffron Walden Neighbourhood Plan ('SWNP') was formally made by Council on 11 October 2022. The most relevant policies to consider include:

- SW3 – Design
- SW4 – Parking on new developments
- SW9 – Development of new and existing commercial spaces
- SW10 – High quality communications infrastructure
- SW11 – Ecological Requirements for all new domestic and commercial developments
- SW12 – Promoting Walking and Cycling
- SW13 – Travel Planning
- SW14 – Improving Provision of Public Transport
- SW15 – Vehicular Transport

### **13.4 Supplementary Planning Document or Guidance**

Uttlesford Local Residential Parking Standards (2013)  
Essex County Council Parking Standards (2009)  
Uttlesford Interim Climate Change Policy (2021)  
UDC Developer Contributions (2023)  
Essex Design Guide  
Uttlesford District Wide Design Guide (2024)

## **14. CONSIDERATIONS AND ASSESSMENT**

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

- 14.2**
- A) Principle of Development**
  - B) Design, Scale, Layout & Landscaping**
  - C) Access and Parking**
  - D) Other issues**

### **14.3 A) Principle of Development**

**14.3.1** Policy SW5 and E1 of the Local Plan states that the Thaxted Road employment site will be used for employment uses and that Policy E2 safeguards land for employment uses. Policy SW9 of the Saffron Walden Neighbourhood Plan (SWNP) also supports employment generating proposals.

**14.3.2** Policy LC5 of the Local Plan supports the extension of existing hotels which are located within the settlement boundary and do not harm the character or amenities of the surrounding area.

**14.3.3** The NPPF considers that hotels fall within main town centre uses and paragraph 91 states that a sequential test is required for planning applications which are either in an existing centre nor in accordance with an up to date plan. However, as this proposal is an extension to an existing hotel a sequential test is not required for this application.

**14.3.4** The car park is brownfield land and the NPPF supports proposals which promote an effective use of land in meeting the need for other uses (e.g. Hotels) under paragraph 123. The re-development of brownfield land is strongly supported by national policy given that paragraph 124 of the NPPF states that planning decisions should (c) given substantial weight to the value of using suitable brownfield land within settlements other identified needs.

**14.3.5** UDC Economic Development team are strongly in support of the proposal given the lack of existing visitor accommodation in the district and very limited supply within Saffron Walden. This is especially the case given the number of key local attractions nearby. Saffron Walden Town Council are also in support of the proposal.

**14.3.6** The existing site employs 9 full time and 29 part time members of staff. This proposal will not result in the loss of positions and there will be a small increase in staff numbers up to 10 full time and 31 part time members of staff. While this is a nominal amount this still provides new jobs of which Premier Inn advertises through the local job centre. In addition to the new jobs Premier Inn provides work experience to local 14-16 yr olds, engages with local schools/colleges to promote employment opportunities and has an apprenticeship and management training programme.

**14.3.7** The proposal is not contrary to the employment policies within the Local Plan & SWNP and will make a more efficient use of the site by utilising part of the car park to provide additional hotel bedrooms in area of identified need. This would make an economic contribution to the local area. The UDC Economic Development team assume that if the proposal achieves full occupancy rate this would equate to an additional £604,000 spend into the local economy (noting this is based on 30 rooms, when the proposal is for 40 so the figure should be higher).

**14.3.8** The proposal is considered acceptable against local and national policies and guidance and will deliver much needed hotel accommodation which is in short supply across the district and in particular in Saffron Walden.

**14.4.1 B) Design, Scale, Layout & Landscaping**

**14.4.2** 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. Section 12 of the NPPF highlights that the Government attaches great importance to the design of the built development, adding at Paragraph 131 'The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve'. These criteria are reflected in Policy GEN2 of the Local Plan and within Policy SW3 of SWNP. In addition, the Council has recently adopted a District Wide Design Code SPD to help provide design guidance.

**14.4.3** The existing 3 storey hotel building is a modern high quality design which is consistent with the modern design of the retail units which consist of the Knight Park Retail Park. The proposed annex has the same architectural language of the existing building which ensures it complements the appearance of the site. The applicant has reduced the height of the annex by c200mm which ensures the new building is only marginally taller (c200mm) than the existing building, which is not materially significant. The existing linear width of the existing hotel is significantly greater than the proposed annex which ensures that the main building is the focus. In addition, the majority of the changes to the existing building are internal and the minor external changes will result in a façade that is similar to the existing. UDC Urban Design Officer considers the proposal is acceptable in design terms and specifically in relation to the scale and massing.

**14.4.4** The proposed layout has been designed to have a minimal impact to the layout of the existing site, such as no alternations to the vehicular access points and utilising the existing crossing point between the site parcels of land. There will only be the loss of 9 car parking spaces. New vegetation will be planted around the perimeter of the car park where the annex is located to enhance the existing vegetation and trees. This will help to provide a barrier between the site and its built surroundings. There is no requirement to provide 10% biodiversity net gain as the proposal would affect less than 25sqm of habitat.

**14.4.5** Overall, the revised design of the annex building is acceptable as are the additional minor external changes including revised landscaping. The new annex building is in keeping with the high quality design of the existing building. The proposal complies with national and local policies.

#### **14.5.1 C) Access and Parking**

**14.5.2** Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than a vehicle.

**14.5.3** Policy GEN8 of the Local Plan and Policy SW4 of the SWNP states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the ECC Parking Standards Design and Good Practice (2009) and Uttlesford District Council Local Residential Parking Standards (2013).

**14.5.4** Paragraph 114 (b) of the NPPF states that development should ensure that *'safe and suitable access to the site can be achieved for all users'*, whilst Paragraph 116 (c) states that development should *'create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.'*

**14.5.5** The proposal makes no changes to the existing vehicular or pedestrian access into either parts of the site. The existing site and wider Knight Park Retail Park has footpaths which connect into the shared footway/cycleway which runs along the eastern edge of Thaxted Road into Saffron Walden (there is also a bus stop c200m along this route). Knight Park Retail Park is one of the destinations for APP-BIKE which is a popular local bike sharing rental platform where users can hire bikes and travel across Saffron Walden and to Audley End Train Station.

**14.5.6** The proposed annex will result in the loss of 9 car parking spaces (from 96), bringing the total capacity of the car parking spaces on site to 87 car parking spaces. The parking standards for hotels is 1 car parking space per bedroom which would result in a need for 40 car parking spaces based

on the uplift in bedrooms within this proposal. In addition, 1 cycle spaces is required per 10 bedrooms and the proposal includes 2 Sheffield stands (with a capacity of 4 bikes) which will be located in a convenient location to the hotel entrance.

- 14.5.7** The applicant has provided survey data within the Transport Assessment which found that c68 car parking spaces were in use for a room occupancy of close to 100%. With the reconfiguration of the restaurant and number of car parking spaces required for external (non-hotel staying visitors) the applicant considers that the anticipated parking accumulation would peak at 85 car parking spaces, leaving 2 car parking spaces unoccupied.
- 14.5.8** In addition to this the applicant has provided a travel plan which identifies measures which will be implemented by Premier Inn to promote and facilitate sustainable travel to the site (e.g. discourage car usage for staff and visitors).
- 14.5.9** The applicants Transport Assessment includes the existing and proposed trip generation to the site. This reinforces the position that the reconfiguration of the restaurant would have an impact on trip generation which would offset the increase in trip generation from the increase in bedrooms. The proposal would have a net increase of 5 two way movements across the morning peak times and net decrease of 15 two way movements across the afternoon peak times and reduction of 168 two way movements across a typical day.
- 14.5.10** The existing operations of the site are served by 14 servicing vehicles a week. The increase in bedrooms will not require an increase in size or frequency of the servicing vehicles and any additional demand will be met through existing visits. There would be no changes to how delivery and service vehicles access the site.
- 14.5.11** ECC Highways have raised no objection to the proposal and thus the proposal is in accordance with local and national policies and guidance.

## **14.6 D) Other Issues**

### **14.6.1 Flooding**

- 14.6.2** Policy GEN3 of the Local Plan requires development outside flood risk to avoid increasing the risk of flooding through surface water run-off.
- 14.6.3** The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 14.6.4** The Environmental Agency's website and the Councils policy maps has identified the site is within a fluvial Flood Zone 1 where there is a minimal risk of flooding.

**14.6.5** The applicant has submitted a Drainage Statement report which states that the existing surface water drainage network for the main building will remain as existing, while a new surface water/foul drainage network will be provided to parcel of land containing the new annex building. There will be no increase to flood risk from the proposal to either this site or adjoining sites. ECC Flooding having reviewed the document and consider it to be acceptable.

**14.6.6** Sustainability Noise

**14.6.7** Policy GEN2 of the Local Plan seeks to ensure that the design of new development helps to minimise water and energy consumption. Uttlesford Interim Climate Change Policy sets out a list of Policies of note a demonstration of how developments demonstrate the path towards carbon zero. The NPPF seeks to ensure that new development should avoid increased vulnerability arising from climate change. More so, developments should help to reduce greenhouse gas emissions.

**14.6.8** The applicant has submitted an Energy Statement setting out all of the energy saving methods that Premier Inn undertake across its estate. This proposal will specifically provide:

- All electric building services strategy which will ensure lower carbon emissions
- Heat pumps for bedroom heating and hot water
- Low external envelope u-values
- Low air permeability
- Low energy LED lighting
- Mechanical ventilation with passive heat recovery
- Zero waste to landfill
- Overall carbon emissions reduction of 4.6% below Part L 2021 baseline

**14.6.9** In addition to the above Premier Inn have a number of estate wide goals such as looking to reduce water use by 20% per sleeper by 2030 (vs 2019/2020 base year). They also look to incorporate locally sourced materials and recycled products where possible, in addition to using local labour.

**14.6.10** UDC Environmental Health have raised no objection to the proposal and overall, the proposal in accordance with Local Policy and guidance.

**14.6.11** Air Quality

**14.6.12** Policy ENV11 of the Local Plan states that noise generating development will not be permitted if it would be liable to affect adversely the reasonable occupation of existing or proposed noise sensitive development nearby, unless the need for the development outweighs the degree of noise generated.

- 14.6.13** Policy ENV13 of the Local Plan states that proposals that would involve users being exposed on an extended long-term basis to poor air quality outdoors near ground level will not be permitted. Policy GEN4 states that the installation of plant will not be permitted where dust, fumes, exposure to other pollutant would cause material disturbance or nuisance to occupiers of surrounding properties.
- 14.6.14** The application has submitted a Noise Impact Assessment which states that the proposed new plant on the annex will have noise levels which are well below of the existing background noise levels and therefore are low impact. In addition, the proposed glazing meets the required specification.
- 14.6.15** UDC Environmental Health have raised no objection to the proposal and overall, the proposal in accordance with Local Policy and guidance.
- 14.6.16** Contamination
- 14.6.17** Policy ENV14 of the Local Plan states that any proposal on contaminated land needs to take proper account of the contamination. Mitigation measures, appropriate to the nature and scale of the proposed development will need to be agreed.
- 14.6.18** UDC Environmental Health have no reason to believe the site is contaminated and are not aware of any previous contamination uses. The proposal in accordance with Local Policy and guidance.

## **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 principle of this land use is considered acceptable as it is located on an employment designed site. In addition, as it is an extension to an existing hotel within a settlement boundary this is supported. The UDC Economic Development team are strongly in support given the lack of hotels specifically in Saffron Walden and the increased level of spend they bring to the town.
- 16.2** The applicant has made minor changes to the design of the scheme in conjunction with the design officers comments. There are no other objections from consultees and SWTC are in support.
- 16.3** The proposal complies with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), relevant supplementary planning documents, the SWNP and the National Planning Policy Framework. It is thereby recommended that this application is GRANTED planning consent.

## **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.

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.

### **Prior to commencement conditions**



- 3** No development shall commence on site (including demolition) until such time as a Construction and Environmental Management Plan in accordance with the Uttlesford Code of Development Practice has been submitted to and approved in writing by the local planning authority. As a minimum the plan shall cover: -
- (a) Dust mitigation and management measures.
  - (b) Measure to reduce demolition and construction noise
  - (c) Hours of operation
  - (d) Other site specific Environmental Protection issues as requested on a case by case basis
  - (e) The development shall be undertaken in full accordance with the details approved under Parts a-d

REASON: In the interests of the amenity of surrounding locality business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005)

- 4** The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

REASON: To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site.

Failure to carry out the required maintenance 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.

- 5** Prior to commencement of the development hereby approved, measure of renewable energy/climate control and water efficiency measures associated with the development shall be submitted to and approved in writing by the local planning authority. Thereafter, all approved measures shall be implemented prior to the occupation of the development and thereafter retained unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with Policies ENV13 and GEN2.

**Prior to above ground works conditions**

- 6** Kitchen Extract
- (i) Prior to commencement of above ground works hereby approved (new build excluding demolition or change of use) details of a scheme showing the specification and performance of the kitchen extract system shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to alleviate noise, vibration, fumes, and

odours, incorporating carbon filters, silencer(s) and anti-vibration mountings and shall show the arrangements for replacing the air extracted.

(ii) The kitchen extract system shall be installed in full accordance with the details approved under Part (i); and on completion a verification report shall be submitted to the Local Planning Authority for written approval. The Report should include photographs and measurements where necessary and shall be produced by a suitably qualified person to confirm that extract system has been installed in accordance with the approved scheme.

(iii) The use hereby approved shall not commence until written approval has been granted under Part (ii) of this condition. Thereafter the approved scheme shall be permanently maintained in an efficient working manner and no changes to the installed system shall be made without the prior approval in writing by the Local Planning Authority.

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework

- 7** Prior to commencement of above ground works details of a scheme of noise mitigation measures in full compliance with all recommendations of the submitted acoustic report (prepared by Scotch Partners dated 21st June 2024) shall be submitted to the Local Planning Authority for written approval. The noise from fixed plant associated with the development shall meet specifications as detailed in the report. Once approved the scheme shall be implement in full prior to the use commencing and permanently maintained thereafter and shall also be permanently maintained thereafter and replaced in whole or in part as often is required to ensure compliance with the noise levels.

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework

**Prior to occupation conditions**

- 8** The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.

- 9** Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity

- 10** 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 on each parcel, has been submitted to and agreed, 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 appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

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.

### **Other conditions**

- 11** If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority 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: In the interests of safety, residential amenity and proper planning of the area, in accordance with Policy ENV14 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 12** All planting, seeding or turfing and soil preparation comprised in the approved landscaping details must be carried out in the first planting and seeding seasons following the completion of the development, and any plants which within a period of five years from completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works must be carried out in accordance with

the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure compatibility with the character of the area, in accordance with Policy S1 and Policy GEN2 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 13** Noise resulting from the use of the plant, machinery or equipment in connection with this development must not exceed a level of the existing background level when measured or calculated according to BS4142:2014

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 14** Deliveries by commercial vehicles must only be made to the site between 0700 hours and 2300 hours.

REASON: To protect the amenity of existing sensitive receptors and any future occupiers, in accordance with Policy GEN4, Policy ENV10 and Policy ENV11 of the Uttlesford Local Plan (adopted 2005) and the National Planning Policy Framework.

- 15** The Development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (Drainage Statement Report by Simpson/tws, Ref P24-0319 Rev3, 27<sup>th</sup> September 2024) and the following mitigation measures detailed within the FRA:

- Limiting the discharge from the site to 4.9l/s
- Provide attenuation storage (including location on layout plan) for all storm events up to and including the 1:100 year storm event inclusive of climate change

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.

REASON:

- 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.

- 16** The planting proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the council. All planted materials shall

be maintained for five years, and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

REASON: To ensure that the appearance of the development is satisfactory in accordance with Local Policy GEN2

## Appendix 1 – ECC Highways

Your Ref: UTT/24/2026/FUL  
Our Ref: 13087  
Date: 24<sup>th</sup> September 2024



Essex County Council

Director for Highways  
and Transportation

To: Uttlesford District Council  
Assistant Director Planning & Building Control  
Council Offices  
London Road  
SAFFRON WALDEN CB11 4ER

County Hall  
Chelmsford  
Essex CM1 1QH

### Recommendation

Application No. UTT/24/2026/FUL  
Applicant Premier Inn Hotels Limited  
Site Location Hotel And Premises Premier Inn Thaxted Road Saffron Walden Essex CB10 2SG  
Proposal Proposed four storey annex and conversion of existing restaurant to create additional hotel bedrooms. Alterations to car park and all associated works.

**From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following measures:**

1. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority. **Reason:** To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety.
2. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times. **Reason:** To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

**The above conditions are required to ensure that the development accords with the National Planning Policy Framework (NPPF) 2023 and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.**

#### Informative:

- i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The

applicants should be advised to contact the Development Management Team by email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org) or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.

- ii. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- iii. There shall be no discharge of surface water onto the Highway.
- iv. Knight Park is a private road.



pp. Director for Highways and Transportation  
Enquiries to Eirini Spyratou

## Appendix 2 – ECC Flooding

Essex County Council  
Development and Flood Risk  
Environment and Climate Action,  
C426 County Hall  
Chelmsford  
Essex CM1 1QH



Tim Cakebread  
Uttlesford District Council  
Planning Services

Date: 15<sup>th</sup> October 2024  
Our Ref: SUDS-007708  
Your Ref: UTT/24/2026/FUL

Dear Mr Cakebread,

Consultation Response – UTT/24/2026/FUL - Hotel And Premises Premier Inn  
Thaxted Road Saffron Walden Essex CB10 2SG

Thank you for your email received on 02/10/2024 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

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 15<sup>th</sup> April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- 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.

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:

### Condition 1

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:

- Limiting the discharge from the site to 4.9l/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.

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.

Reason

- 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.

Condition 2

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 on each parcel, has been submitted to and agreed, 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.

Reason

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.

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.

Condition 3

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 as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Condition 4

The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.

Reason

To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site.

Failure to carry out the required maintenance 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.

We also have the following advisory comments:

- 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>
- Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures [Flood risk assessments: climate change allowances](#) - GOV.UK ([www.gov.uk](http://www.gov.uk))
- Please note that where discharge is to a public sewer, consent from the relevant authority will be required. The links can be found below.  
<https://www.anglianwater.co.uk/developing/drainage-services/sustainable-drainage-systems/>  
<https://www.thameswater.co.uk/developers>
- Any works to a ditch may require a S23 Ordinary Watercourse Consent. Please see the below link for more information and how to apply.  
<https://flood.essex.gov.uk/maintaining-or-changing-a-watercourse/>

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.

#### Summary of Flood Risk Responsibilities for your Council

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.

- 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);
- Sustainability of the development.

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.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

INFORMATIVES:

- 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](mailto: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 15<sup>th</sup> 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.

Yours sincerely,

Anna Murphy  
Development and Flood Risk Officer  
Team: Green Infrastructure and Sustainable Drainage  
Service: Climate Action and Mitigation  
Essex County Council

Internet: [www.essex.gov.uk](http://www.essex.gov.uk)  
Email: [suds@essex.gov.uk](mailto:suds@essex.gov.uk)

## 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.

- Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

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.

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.

- Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

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.

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.

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.

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](#)'.

- Sustainability of the development

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.