

Late List –Planning Committee 09/04/2025

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 place 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	Application reference number	Comment
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	<p>UTT/25/0151/PINS Land West of High Street, STEBBING</p>	<p>The applicant has provided additional information, BNG Assessment, BNG Matrix in order to resolve the ecology holding objection, these have been submitted to PINs and also the ECC Place Services (Ecology) have been re-consulted.</p> <p>Comments include:</p> <p><u>Mandatory Biodiversity Net Gains</u> The holding objection requires that the BNG assessment information is set out within the Statutory Metric calculation tool rather than the previous Metric 4.0 calculation tool. TMA are currently working to convert the BNG calculation into the Statutory Metric calculation tool and make the necessary changes to the formal BNG assessment report for submission in support of the planning application. Habitat Management and Monitoring Plan (HMMP)</p> <p>As part of the holding objection Place Services have also requested that a Habitat Management and Monitoring Plan (HHMP) is provided. Whilst this document is required as part of the obligations to fulfill the legislative requirements in our experience the local planning authority are normally satisfied to secure the production of this document via an appropriate planning condition. Given the timescales for submission of the planning application, production of the HMMP to accompany the planning application is not feasible. Taking these factors into account we believe the provision of the HMMP can be conditioned without compromising the legislative requirements of the BNG process.</p> <p>Further ecological works to be secured via planning conditions. There are also a number of other elements of ecological work that Place Services mention should be secured via planning condition these include:</p> <ul style="list-style-type: none"> • District Level Licencing for great crested newts – Place Services have recommended securing a copy the DLL via planning condition. This is a standard practice and ensures that appropriate mitigation is in place to address the constraints associated with GCN. • Precautionary Working Method Statement (PWMS) – While I don't have copies of the reports written by SLR Consulting Ltd the production of a PWMS is a reasonable recommendation given that trees with features classified as PRF-I are present on site.
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		<ul style="list-style-type: none"> • Bat-sensitive lighting plan – Given the scale of the development and the nature of the habitats both within the site and the wider landscape a bat sensitive lighting is a standard recommendation. • Reptile Mitigation Strategy/Translocation – As a low population of grass snake and slow worm has been found on site a reptile mitigation strategy would be required, and this usually involves a translocation. • CEMP - Given the scale of the development and the nature of the habitats both within the site and the wider landscape the production of a CEMP is a standard recommendation.
		<p>Paragraph 2.3- correction</p> <p>Between the two separate sections of land is Stebbing Park and a Schedule Monument (The Mount: a motte castle in Stebbing Park). The nearby by property of Stebbing Park is a grade II* Listed building and to the south of the site is the Conservation Area. There are also a number of public footpaths throughout the site.</p>
	<p>UTT/24/2242/OP Land West of Station Road, Takeley HATFIELD BROAD OAK</p>	<p>The applicant has submitted a Transport Technical Overview that summarises the highway proposals and provides commentary in relation to Takeley Parish Council's detailed comments.</p> <p>This document does not provide any new information. It clarifies the proposals in the context of the conditions requested by ECC Highways and the comments submitted by Takeley Parish, in order to provide clarity and assurance to members.</p> <p>Paragraph 14.4.20 of the Committee Report should read:</p> <p>The allowance of land for early years education would provide jobs for those in the community, supporting local economic activity, as well as additional school places for young children of both existing residents and future occupiers. In line with paragraph 100 of the NPPF, great weight should be attributed to proposals that acknowledge and create space for early years places.</p> <p>measures proposed.</p>

		<p>Paragraph 14.8.11 of the Committee Report should read:</p> <p>5% of the scheme as a whole is designed to M4(3) (Wheelchair User Dwellings) standard. Approximately 12.5% of the Affordable are M4(3) (five units in total), all to be provided as bungalows.</p> <p>Paragraph 14.13.2 should read:</p> <p>The applicant has confirmed the proposals adopt a 'fabric first' approach to maximise the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. The development would incorporate air source heat pumps as a main source of renewable energy. A 75% reduction in carbon emissions is expected compared with the minimum requirements of Part L (2021) as a result of the sustainable design</p> <p>Condition 3 – to be removed as Condition 4, which requires approval of RMs within three years whilst enabling the first phase of the development under the full application to be implemented without waiting from RM approval.</p>
	<p>UTT/25/0579/PIP The Croft, Smiths Green, Smiths Green Lane TAKELEY</p>	<p>Historic England provided the following additional comments – the statutory consultee confirms the likely harm to the significance of the heritage assets (i.e. Grade II* Moat Cottage and Smith's Green Conservation Area) would be 'less than substantial' with the degree of harm within the spectrum of 'less than substantial' unknown at this stage "<i>due to the nature of the application</i>" (see full response below), which is in line with comments from in-house and Place Services Conservation officers:</p>

From: Teira Paz, Rosa [REDACTED]
Sent: 26 March 2025 09:29
To: Avgerinos Vlachos [REDACTED]
Cc: East of England Region [REDACTED]; Robinson, Joanne [REDACTED]
Subject: >> RE: Consultation - LPA ref UTT/25/0579/PIP

Good morning Avgerinos,

Thanks for your follow up email,

Apologies if my response was not entirely clear. I agree that the application could have included a better assessment of impacts (by recognising the proximity of the grade II* listed Moat Cottage, for example); but the nature of the PIP application makes it difficult to assess the impacts on the setting of the grade II* listed and character of the conservation area, as information on massing, appearance, etc, is lacking.

It is likely that the proposals would result on harm to the significance of these assets, and this harm would fall under the less than substantial category, as considered in the NPPF. The degree of less than substantial harm however, cannot at present be ascertained due to the nature of the application.

I hope the above helps,

With kind regards,

Rosa

Rosa Teira Paz (she/her)
Inspector of Historic Buildings and Areas | East of England Region
landline: [REDACTED] mobile [REDACTED]

Advance notice of leave: 28th March – 4th April



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		<p>Interested parties provided additional comments that should be considered for the determination of this application – the following comments were received in addition to the ones in the officer’s report:</p> <ul style="list-style-type: none"> • Object: <ul style="list-style-type: none"> ○ Site is part of the Smith’s Green Conservation Area put in place to protect heritage assets, its environment, landscape and to stop encroachment to existing boundaries. ○ Recent self builds on adjoining land – good example why this area is a buffer. ○ The Croft has been delisted but still a house of interest within the Conservation Area. ○ Harm to the setting of Grade II* Moat Cottage next door. ○ Hard surfaces not allowed on the village green. ○ Shared access with neighbours. ○ Piggeries not in use for around 50 years. ○ Two applications for housing have been refused on this site. ○ Within the CPZ where housing is discouraged so as not to cause coalescence with the airport. ○ Conflict with policies. ○ Outside development limits. ○ Harm to the historic character of the area. ○ Impact on the visual character of the area. ○ Inconsistent with local heritage protection policies. ○ Traffic and access issues. ○ Wildlife and environmental impacts. ○ Great weight should be given to the conservation of listed buildings. ○ Environmental impact assessment necessary. ○ Highway safety concerns. ○ Static caravan delivered to the existing dwelling that had to be abandoned on the green due to the constricted access. ○ Changes to the green would require third party approval. ○ Development will triple the traffic using the green crossing from 2 to 6 no. dwellings. ○ Impact on the Smith’s Green Conservation Area. ○ Smith’s Green has coalesced into Takeley in recent years but remains distinct and legible. ○ Special interest of the Conservation Area found also on all of the open spaces between its buildings, the quality of the green, the landscaping and its agrarian setting. ○ Loose grain of built development in the area. ○ The White House referenced in the planning statement is accessed from Dunmow Road.

		<ul style="list-style-type: none"> ○ No environmental impact has been considered. ○ Emerging Local Plan supports the unique values surrounding Smith's Green and the CPZ. ○ Alternative route to access necessary. ○ Removal of leylandii welcome but replacement trees would take years to mature. ○ Front hedge should be protected. ○ Given the number of ponds and moats nearby, an assessment of Great Crested Newts would be necessary. ○ Backland development. ○ Shared access would need to be improved.
	UTT/24/2700/OP Land at Holders Green Lane LINDSELL	TBC
	UTT/25/0352/HHF Brook Farm, Chelmsford Road BARNSTON	<p>a) As per paragraph 14.8.4 of the Committee report;</p> <p>A late consultation response has been received from Place Services (Ecology) and have maintained a holding objection due to insufficient information in relation to bats. Thus, it has been recommended that further survey results along necessary mitigation/enhancements are required.</p> <p>On this basis, Officers are of the view an additional reason for refusal should be added on Ecology grounds.</p> <p>b) Place Services Conservation comments;</p>

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FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/25/0353/LB & UTT/25/0352/HHF
Date: 07/03/2025

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Brook Farm, Chelmsford Road, Barnston, Essex CM6 3NX

Built Heritage Advice pertaining to an application for Proposed conversion of Barn and Stables to form residential annexe.

Brook Farm is a Grade II listed timber framed and plastered house of two storeys plus attic with a jettied crossing wing that has been dated to the sixteenth century and a wing with staircase on the north side that has been dated to the seventeenth century (List entry number 1166333). The timber framed and weatherboarded barn and associated outbuilding directly to the east of the barn which are the subject of this application are located in close proximity to the west of the house and are what survive of the historic farmstead. They are considered to be curtilage listed structures. Aerial photographs in possession of the applicants from the 1960s show that the outbuilding was once thatched but now has a clay tiled roof. The barn appears to have had a corrugated sheet metal roof at this point which remains today. These photographs also show other thatched outbuildings to the north and east of the barn which were in a state of dilapidation and no longer survive. The remains of a flint and brick wall to an outbuilding which once adjoined the barn at the north end and some roof timbers remain in situ on site. A Historic Building Report has been provided to support the applications and this dates the barn to circa 1800 but with a twentieth century roof structure and other localised areas of twentieth century framing, and dates the stable range to the 1930s.

The current applications follow pre-application advice, and previous applications (UTT/24/1826/LB and UTT/24.1825/HHF) which were refused. The principle of the conversion was considered acceptable by this office but a greater level of information was requested in order to confirm that only modern fabric is proposed for removal/and or replacement. Greater clarity has now been provided.

Based on the current application, I am able to support the proposal, however I would request that the roof to the stable range should be finished in traditional clay tile rather than a standing seam metal roof to differentiate it from the main barn as a later phase of development. This, along with all proposed external materials, can be agreed by a suitable condition.

		<p>If you are minded to approve the applications, I would suggest the following conditions are applied:</p> <ul style="list-style-type: none"> • Details of the location, extent and nature of the necessary repairs to the timber framing and brick plinth and accompanying method statements shall be submitted to and approved in writing by the local planning authority prior to any repairs taking place, and the repairs shall then be carried in accordance with the approved details. • Samples of the materials to be used on the external finishes shall be submitted to and approved in writing by the local planning authority prior to their first use on site. The development shall be implemented in accordance with the approved details and permanently maintained as such. • The timber frame shall be exposed internally and retained in this condition thereafter unless otherwise agreed in writing by the local planning authority. • Details of proposed new staircase, windows, rooflights, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the local planning authority prior to their first installation or construction on site . Works shall be implemented in accordance with the approved details and shall be permanently maintained as such. • Internal works shall not be commenced until a schedule of all new, internal surface materials including walls, ceilings and floors and a schedule of all internal and external joinery indicating the proposed finish and decoration to be used has been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such. • All new or replacement rainwater goods shall be black painted metal unless otherwise agreed in writing by the local planning authority. • Prior to the installation of any exterior fixtures and fittings including lighting, satellite dishes, signage, details of their location, design and materials shall be submitted to and approved in writing by the local planning authority. Development shall be implemented in accordance with the approved details and shall be permanently maintained as such. • No soil ventilation pipes, air extraction pipes, boiler flues or ducting shall be fixed to the fabric of the building unless otherwise agreed in writing. • Details of the proposed types and methods of insulation to walls, floors and roofs (including drawn details of proposed build ups) shall be agreed in writing with the local planning authority prior to its first use on site, and once agreed the development shall be carried out in accordance with such details. <p>c) In the event Members wish to approve the application;</p>
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		<p>Officers suggest the conditions as per the Conservation officer above and additional conditions relating to the following;</p> <ul style="list-style-type: none"> i. Prior to commencement for Phase 1, 2 and 3 contamination condition, as requested by the Environmental Health Officer in the previous application ii. Construction works compliance conditions iii. Prior to installation, external lighting conditions iv. The annexe hereby approved shall remain ancillary to the residential use of the dwelling <p>d) The wording of the reason for refusal ought to be changed to;</p> <p>‘...fails to represent <u>ancillary</u> development within the curtilage of Brook Farm, Chelmsford Road’</p> <p>e) Paragraph 7.1 states that the applicant had not undertaken pre-app advice;</p> <p>However, pre-application advice was undertaken prior to the previous applications (refs UTT/24/1825/HHF and UTT/24/1826/LB).</p>
	UTT/23/3239/FUL Lang Meadows, Bartlow Road ASHDON	
	UTT/25/0001/LB 4 Common Hill SAFFRON WALDEN	
	UTT/25/0794/TCA Saffron Walden Museum, Museum Street	

	SAFFRON WALDEN	
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Note – The purpose of this list is to draw Members attention to any late changes to the officer report or late letters/comments/representations. Representations are not reproduced in full they are summarized

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