

Late List –Planning Committee 02/07/2025

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 placed on the website by 5.00pm on the Monday prior to Planning Committee. This is a public document and it is published with the agenda papers on the UDC website.

Item Number	Application reference number	Comment
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4	UTT/25/1343/PINS Former Friends School Field Mount Pleasant Road Saffron Walden	<p>Amendments to include in planning committee report:</p> <p>Paragraph 5.1 - UTT/22/1040/PINS - S62A/22/0000002 for conversion of buildings and demolition of buildings to allow redevelopment to provide 96 dwellings, swimming pool and changing facilities, associated recreation facilities, access and landscaping. Approved with Conditions 20.05.2022</p> <p>Paragraph 13.5.4 - The accommodation mix is as follows, which is 45 units out of a total of 75 units would be private market:</p> <ul style="list-style-type: none"> • 2 beds – 4 units (8%) • 3 beds – 23 units (30%) • 4+ beds – 18 units (24%) <p>Paragraph 13.5.9 - The proposal includes the provision of 30 affordable housing dwellings which is 40% of the total number of dwellings (at 75 units). The accommodation schedule does provide a split between affordable rent and shared ownership the applicants draft heads of terms states this will be 70% affordable rent and 30% shared ownership. The overall mix is as follows noting that all the 1 and 2 beds are flats, and the 3 and 4 beds are houses. The units are split between affordable rent and shared ownership.</p>
5	UTT/24/0543/OP Land North Of Bedwell Road And East Of Old Mead Road Ugley And Henham	<p><u>Applicant response to UDC Environmental Health Comments- 24/06/2025</u></p> <p>None of the criticisms made by 24 Acoustics are valid in SAL opinion. The additional information requested has been provided. The findings of our assessment, presented in our report of 26th January 2024 are reliable and unaffected by any of the comments made by 24 Acoustics.</p> <p>We produced a report dated 26th January 2024 which considered the likely effects of existing noise and vibration sources on future occupiers of the following proposed development, this included:</p> <p>All external areas would be below 58dB, LAeq,16h, Many would be below 55dB, LAeq,16h, which is the preferred target. At the weekend, virtually all parts of all gardens would be below 55dB, LAeq,16h.</p>

	<p>The assessment shows that it would be possible to provide noise mitigation to ensure that internal noise would achieve levels recommended in guidance as “desirable” at all times</p> <p>Noise mitigation required for the majority of the site would be no higher than a “low” rating with a few of the dwellings closest to the road and rail line needing a “medium” level of noise mitigation.</p> <p>A small number of rooms would require “high” noise mitigation. Such noise mitigation is readily available and in common use throughout the UK in urban areas or where dwellings are placed near to road, rail or aircraft noise sources.</p> <p>During the day, 80% of living room windows around the site could be opened with a negligible or low likelihood of an adverse effect. Of the remaining 20% of living room windows which would result in either a medium or high likelihood of an adverse effect, if opened, these rooms would also have windows on the opposite façade which could be opened, so ventilation or cooling could be provided by these open windows with a negligible or low risk of any adverse effects</p> <p>At night, approximately two thirds of bedroom windows could be open with a negligible or low risk of adverse effects on sleep; a quarter would result in a medium risk an adverse effect, if open; and the remainder (approximately 8%) would need to remain closed to avoid a high risk of adverse effects on sleep.</p> <p><u>Applicant response to appeal decision for Land to the South of Bedwell Rd (Appeal Ref: APP/C1570/W/22/3311069)- 24/06/2025</u></p> <p>The Land south of Bedwell Road decision relates to a site which is very close to the application site and which is exposed to similar levels of noise from road traffic on the M11.</p> <p>The two schemes are very similar in terms of both noise levels and noise mitigation approach. The Inspector in the decision relating to the land to the south considered that the appropriate noise controls could be secured by condition and SAL consider that the same applies to the Gladman application site. The same controls could be applied with the same outcome.</p>
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		<p>At the Gladman site the majority of gardens would be below the target 55dB level during the day (and all would be below this at the weekend), whilst some would exceed this by between 1 and 3dB. At the appeal site, some plots would also exceed the 55dB target by 1dB. At the south of Bedwell Road appeal site, the Inspector found that a marginal exceedance: "... would only have a limited impact on the living conditions of potential future occupiers and would therefore be at a level that would be acceptable."</p> <p>The situations are extremely similar. Dwellings on the Gladman application site which would be exposed to higher noise levels on one façade would all have another façade where levels are below 55dB, LAeq,16h during the day. SAL know of no reason why the same condition could be readily applied to the Gladman application site.</p> <p><u>Additional Ecology Information 18/06/2025</u></p> <p>The additional information submitted seeks to address ecology and biodiversity comments made by a consultee in respect of outline planning permission with all matters reserved except access for the erection of up to 240 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point (ref: UTT/24/0543/OP).</p> <p>Ecological comments across a range of topics have been raised, with all being addressed or contested herein such that there are no reasonable grounds upon which to object to the proposed development in respect of ecology and biodiversity.</p> <p>Of those comments that need further action, all can either be dealt with by appropriate planning condition or obligation or are a matter for the detailed design stage.</p> <p><u>UDC Planning Case Officer Comments</u></p> <p>The additional comments from UDC Environmental Health, received on 12 June 2025, were provided after reviewing the Noise Assessment submitted by the Parish Council.</p> <p>Following the submission of the above additional information the Council has re-consulted UDC Environmental Health and the Council's Ecology Consultant (ECC). The committee will be provided with an update if further comments are received.</p>
6	UTT/25/0871/FUL	-----

	The Coal Shed Site Linton Road Hadstock	
7	UTT/25/0720/FUL Saffron Walden County High School Audley End Road Saffron Walden	-----
8	UTT/25/0652/FUL The Darwin Laboratory Building 900 Chesterford Park Little Chesterford	-----
9	UTT/25/1223/HHF Barley House Dunmow Road Thaxted	-----

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

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