

Late List –Planning Committee 13.05.2026

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/25/2027/OP Water Circle Green Street Elsenham	<p>A. Reference to the office cascade mechanism has been duplicated within both the draft Heads of Terms and within the conditions (see condition 55). However officers deem it appropriate to address the potential office cascade mechanism within the s106, although the wording of condition 55 demonstrates how the condition could potentially operate. Addressing the office cascade mechanism within the s106 process will provide opportunities for officers and the applicant to further negotiate the how the mechanism should operate;</p> <p>B. A further demolition plan has been submitted since the April Planning Committee which demonstrates the dwelling within the site boundary that will be demolished. Officers do not consider this a material change since the last application, furthermore, it was indicated at the April Committee meeting and report that this dwelling would be demolished and the subsequent plan now documents this;</p> <p>C. The Principle of Development document has also been uploaded since the April Committee. From prior discussions between the Council and the applicant on the principle of development, this document was submitted earlier this year and officers have now uploaded this document to further expand on the principle of development points raised by members;</p> <p>D. Following the Highways discussions at the April Committee, Takeley Parish Council have now submitted an updated Transport objection that responds to, inter alia, the Transport Assessment Addendum (TAA), the updated Essex County Council and National Highways comments and the subsequent Planning Committee Draft Addendum Material.</p> <p>At the time of writing, Highways (ECC) are currently reviewing its content and the Highway Authority will be present at the next Committee meeting to provide an update;</p> <p>E. Policy DP9, the draft Heads of Terms now features Public Art contributions as required by DP9. This policy requires all major development to contribute to a public art fund to be used to deliver public art projects located either on or offsite.</p> <p><u>Conditions</u></p> <p>F. Notwithstanding paragraph 4.3 of the addendum Committee report, for condition 5 the applicant has requested that the 'Development Specification document' to be secured as part of the condition. However, officers have opted to secure the employment floorspace through a</p>
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		<p>condition, thus, an additional condition will be applied;</p> <p><i>'The development hereby permitted approves a total employment floorspace of 41,680sqm (Gross Internal Area) and 43,918sqm (Gross External Area).</i></p> <p><i>The development shall provide the following employment uses as outlined below;</i></p> <p><i>- 40,180sqm (GIA) / 42,307sqm (GEA) of Use Classes B2 and B8</i> <i>- 1,500sqm (GIA) / 1,611sqm (GEA) of Use Classes E(g)(i), E(g)(ii) and E(g)(iii)</i></p> <p><i>The development shall be implemented in accordance with the approved details.</i></p> <p><i>REASON: For the avoidance of doubt as to the nature of the development hereby permitted and in accordance with the Uttlesford Policy and the Framework.'</i></p> <p><u>Draft Heads of Terms</u></p> <p>G. Essex County Council and UDC Monitoring Fees should be accounted for within the s106.</p>
5	<p>UTT/25/2897/OP</p> <p>Land To The West Of Clatterbury Lane Clavering</p>	TBC
6	<p>UTT/25/2984/FUL</p> <p>Burbank 37 Clarendon Road Little Canfield</p>	<p>Amendment to Proposal Description – The updated Proposal Description read as follows: <i>Demolition of existing building and existing garage and erection of 4 no. new residential dwellings with associated access, parking and landscaping</i></p>
7	<p>UTT/26/0493/FUL</p> <p>Land At Sandons Farm</p>	TBC

	Kates Lane Ashdon	
8		TBC
9		TBC
10		TBC

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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