

Planning Committee

14 December 2022

UTT/22/1897/PINS

Canfield Moat

High Cross Lane

Lt Canfield

Site Location Plan



Aerial Photo of Site



Proposed Site Plan



UNIT 1
2 FLOORS @ 75.5 sq m = 161 sq m / 1517 sq ft

UNIT 2
2 FLOORS @ 75.5 sq m = 161 sq m / 1517 sq ft

UNIT 3
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft

UNIT 4
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft

UNIT 5
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft

UNIT 6
2 FLOORS @ 38 sq m = 76 sq m / 820 sq ft

UNIT 7
1 FLOOR @ 128 sq m = 128 sq m / 1,384 sq ft

UNIT 8 - Existing
2 FLOORS @ 52 / 58 sq m = 110 sq m / 1,182 sq ft

UNIT 9 - Existing
2 FLOORS AND BASEMENT = 700 sq m / 7,524 sq ft

UNIT 10
2 FLOORS @ 100 sq m = 200 sq m / 2,150 sq ft

UNIT 11
2 FLOORS @ 86 sq m = 172 sq m / 1,852 sq ft

UNIT 12
2 FLOORS @ 107.5 sq m = 215 sq m / 2,314 sq ft

UNIT 13
2 FLOORS @ 75 sq m = 150 sq m / 1,600 sq ft

UNIT 14
2 FLOORS @ 75 sq m = 150 sq m / 1,600 sq ft

UNIT 15
2 FLOORS @ 107.5 sq m = 215 sq m / 2,314 sq ft

UNIT 16
2 FLOORS @ 86 sq m = 172 sq m / 1,852 sq ft

UNIT 17
2 FLOORS @ 100 sq m = 200 sq m / 2,150 sq ft

TOTAL FLOOR AREA TO BE BUILT
2145 sq m / 23,026 sq ft
Includes Unit 7 as a full conversion required.
Garages @ 6.5 x 5.5m = 43 sq m / 463 sq ft

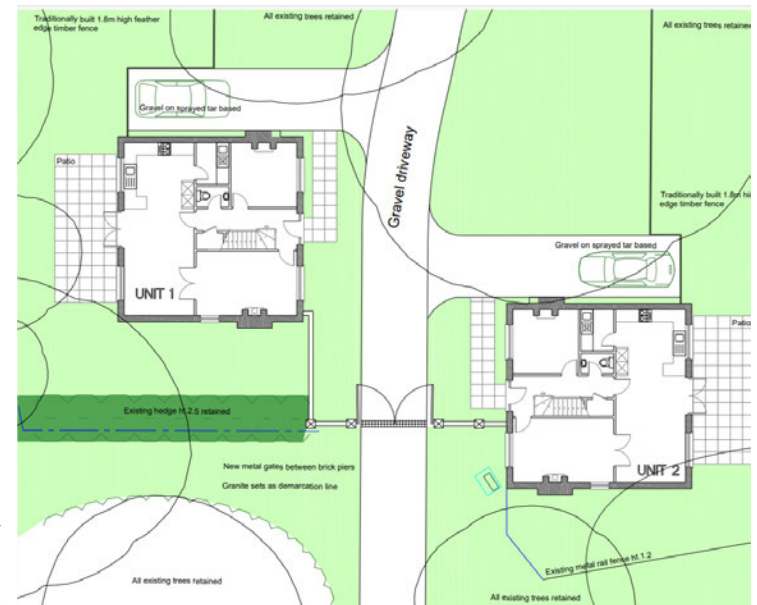
Scale Bar: 0, 10, 20, 30

ANTHONY JANE
ARCHITECTURE + INTERIORS
14-16 New Square, Buntingford, CB10 1JF
t: 01360 522222 e: anthony@antonyjane.co.uk

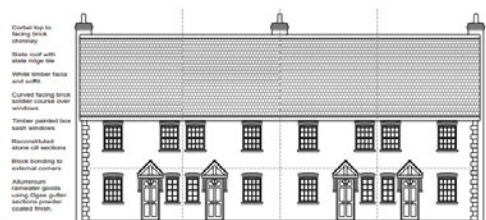
Project: CANFIELD MOYK HIGH CROSS LANE WEST LITTLE CANFIELD CMB LTD

Client: MR ANDREW SMITH

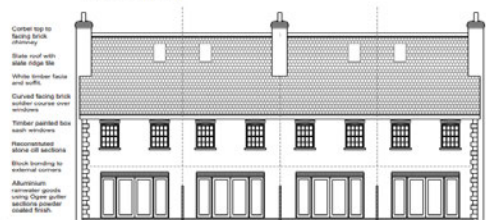
Unit 1 & 2 Proposed Floorplans and Elevations



Units 3-6 Proposed Floorplans and Elevations



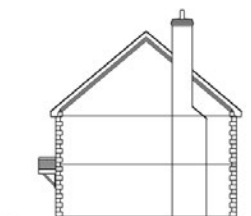
FRONT ELEVATION



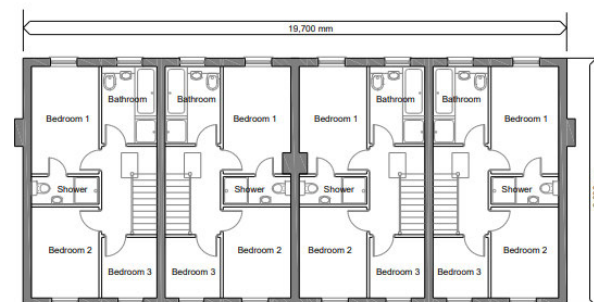
REAR ELEVATION

Corker top to facing brick chimney
Slate roof with shale ridge tile
White timber fascia and soffits
Curved facing brick corner course over windows
Timber painted larch sash windows
Recessed stone sill windows
Block bonding to external corners
Aluminium aluminium doors using 10mm rubber weatherstripping powder coated finish

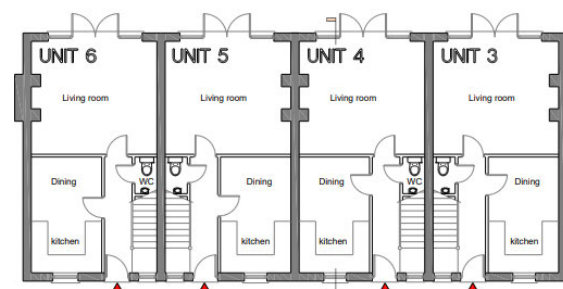
Corker top to facing brick chimney
Slate roof with shale ridge tile
White timber fascia and soffits
Curved facing brick corner course over windows
Timber painted larch sash windows
Recessed stone sill windows
Block bonding to external corners
Aluminium aluminium doors using 10mm rubber weatherstripping powder coated finish



SIDE ELEVATION (other end handed)

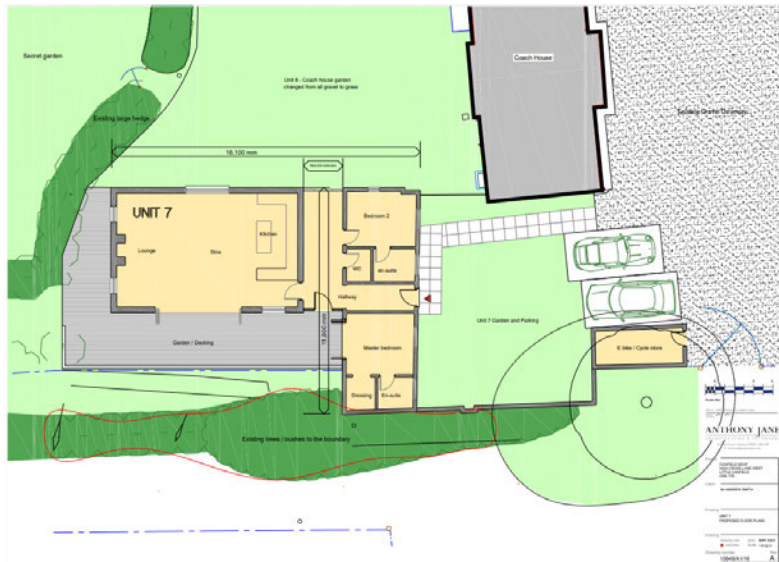


FIRST FLOOR PLAN - 38m²

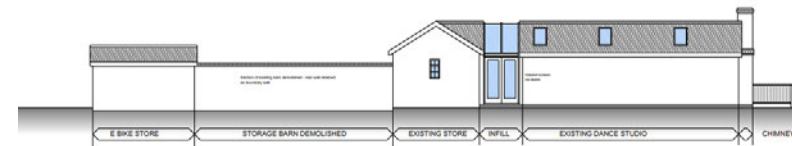


GROUND FLOOR PLAN - 38m²

Units 7 Proposed Floorplans and Elevations



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

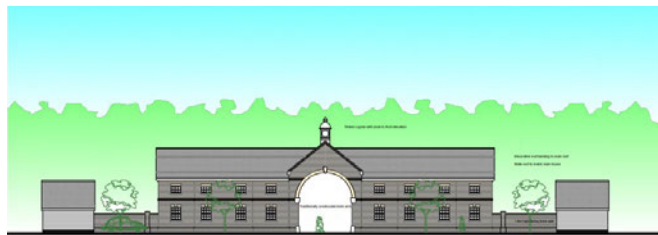
Units 10-17 Proposed Floorplans and Elevations



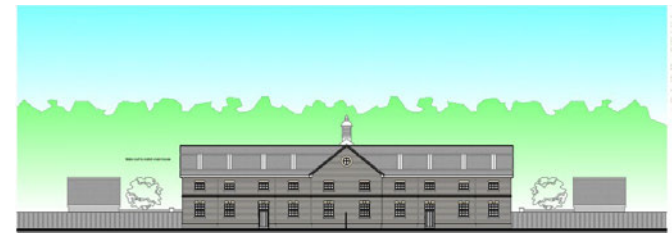
GROUND FLOOR PLAN



FIRST FLOOR PLAN



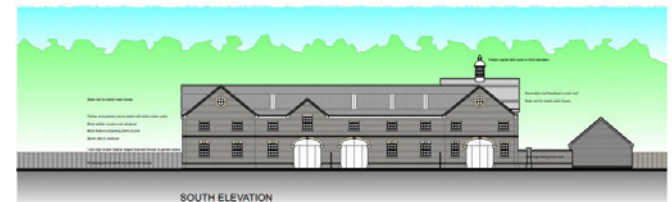
WEST ELEVATION



EAST ELEVATION

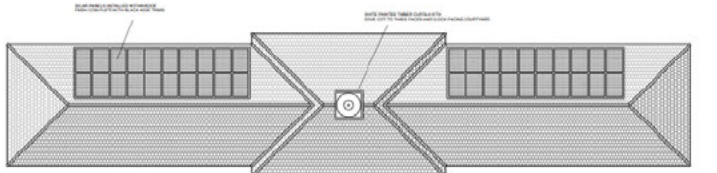


NORTH ELEVATION

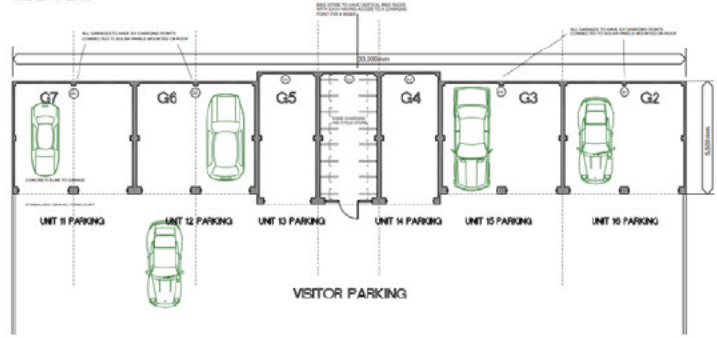


SOUTH ELEVATION

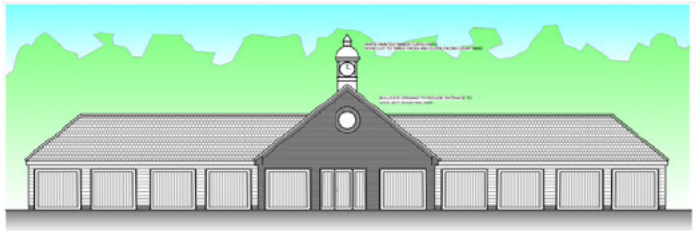
Garage Block Plans



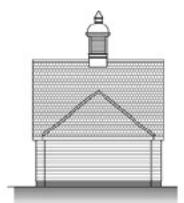
ROOF PLAN



GROUND FLOOR PLAN
GARAGES AND PARKING FOR UNITS 11 - 16

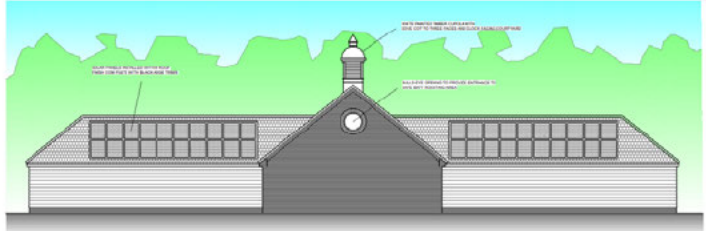


FRONT ELEVATION

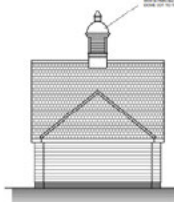


END ELEVATION

FINISHES SCHEDULE
 Roof to be finished with cement slate (see complete with External side dry ridge).
 White painted timber eaves to be specifically designed and manufactured in timber with lead flashing to be shown in traditional form. The eaves to have a downward three sides with the form incorporated above facing the structure.
 Solar panels to be installed in the rear elevation and to be installed behind the roof slope to ensure that half the solar panels are in line with the adjoining side roof.
 External walls to be finished to be facing brickwork in bricks to match those shown. From top of gable to eaves, 175mm feather edge board external cladding.
 External wall to the central section to be facing brickwork, but height and window opening detail to be as shown above.
 All doors and soffits to be timber or stained black.
 All gutters and down pipes to be black UPVC.
 All garage doors to be white timber.

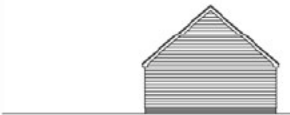


REAR ELEVATION

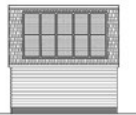


END ELEVATION

FINISHES SCHEDULE
 Roof to be finished with cement slate (see complete with External side dry ridge).
 White painted timber eaves to be specifically designed and manufactured in timber with lead flashing to be shown in traditional form. The eaves to have a downward three sides with the form facing the clock facing the courtyard.
 Solar panels to be installed in the rear elevation and to be installed behind the roof slope to ensure that half the solar panels are in line with the adjoining side roof.
 External walls to be finished to be facing brickwork in bricks to match those shown. From top of gable to eaves, 175mm feather edge board external cladding.
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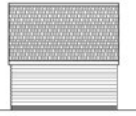
REAR ELEVATION



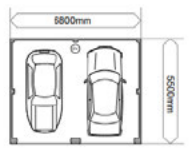
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



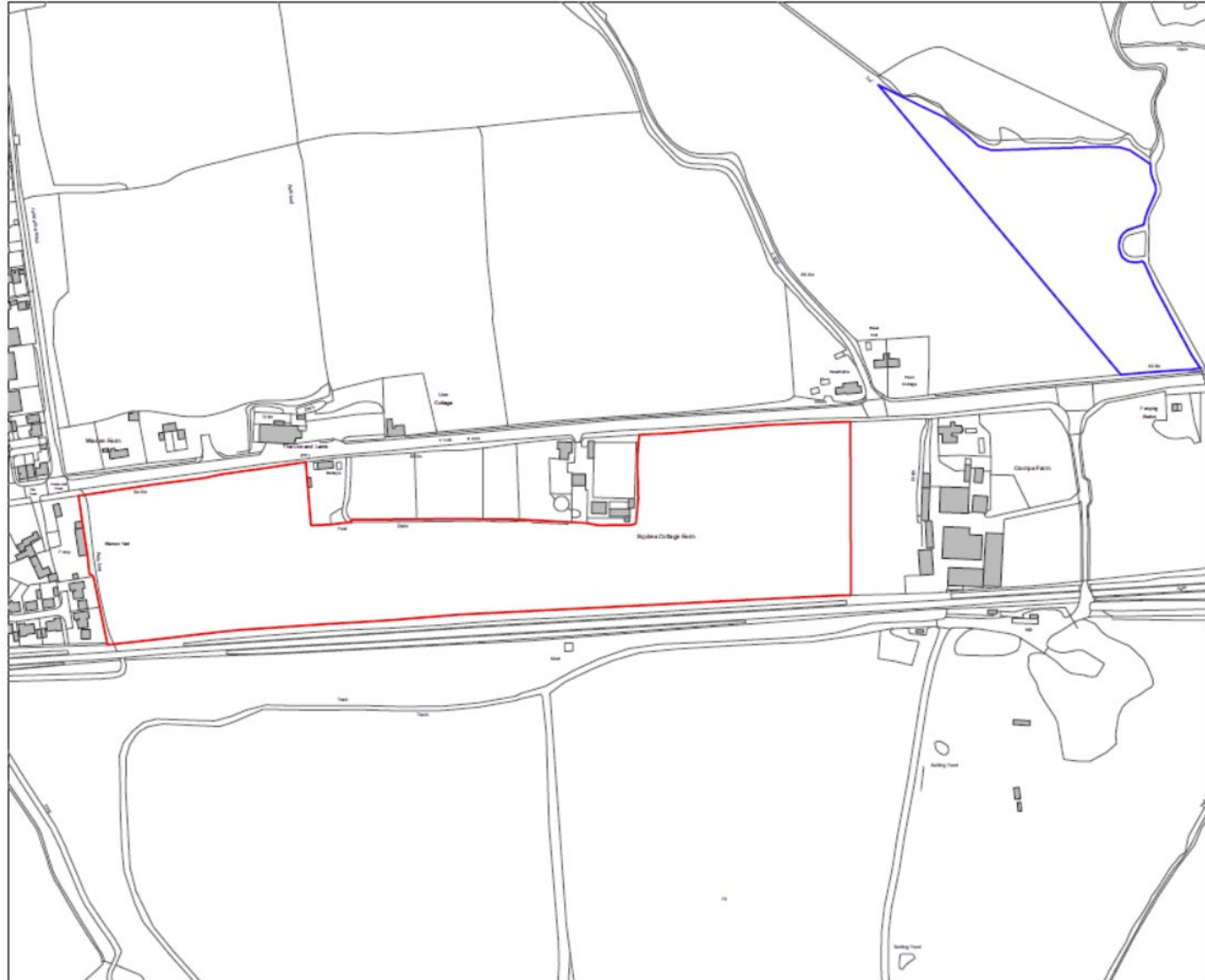
FLOOR PLAN - G1 AND G8
UNITS 10 & 17

FINISHES SCHEDULE
 Roof to be finished with cement slate (see complete with External side dry ridge).
 Solar panels to be installed behind the roof finish to ensure that half the solar panels are in line with the adjoining side roof.
 External walls to be facing brickwork in bricks to match those shown. From top of gable to eaves, 175mm feather edge board external cladding.
 All doors and soffits to be timber or stained black.
 All gutters and down pipes to be black UPVC.
 All garage doors to be white timber.

UTT/21/3272/OP

**Land South Of Stortford Road,
Little Canfield,
Essex**

Location Plan



Location Plan



Location of Listed Buildings



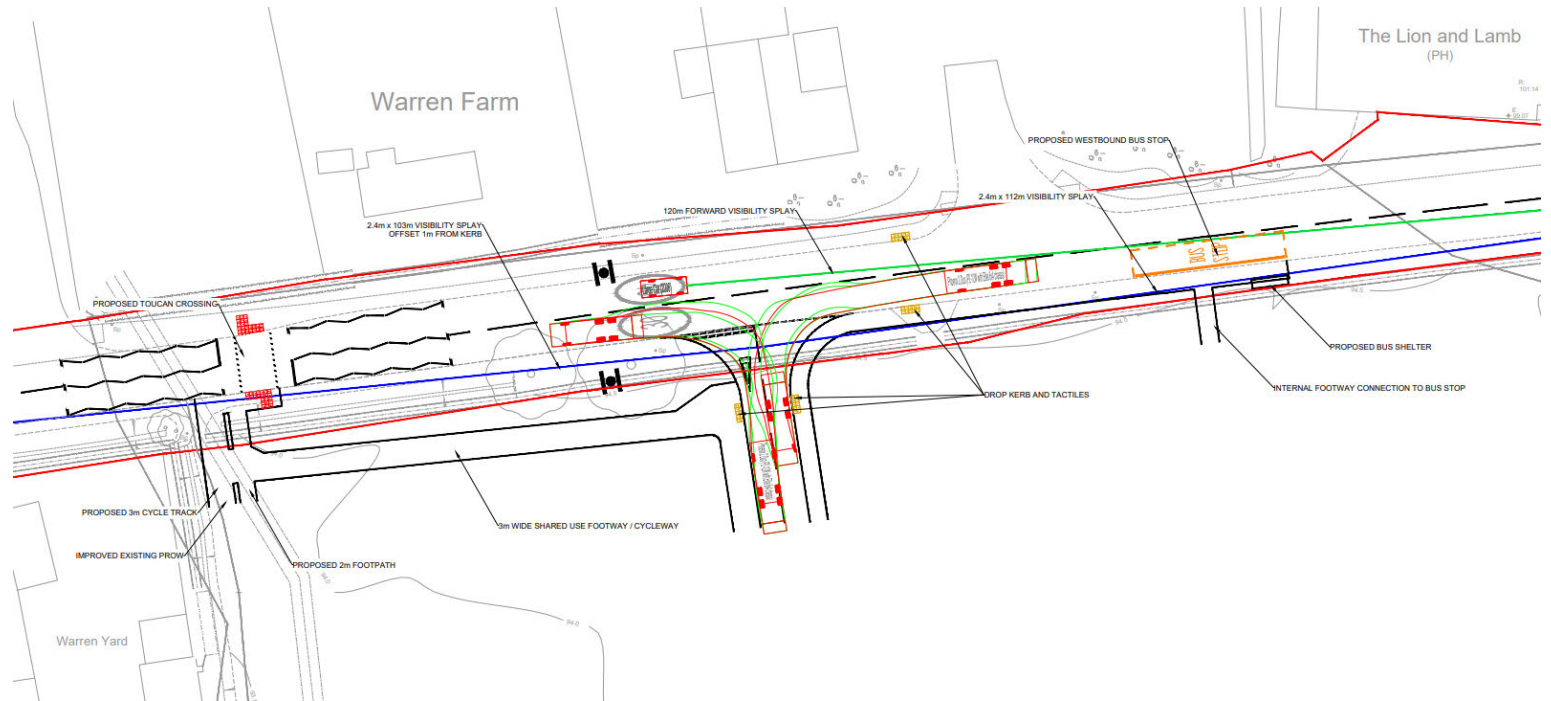
Indicative Parameter Plan



Illustrative Masterplan



Access Plan



The Site Viewed From the Southern Boundary Looking West



The Site Viewed From The Southern Boundary Looking East

Paddocks between Stortford Road and the site

Squires Cottage Farm, listed building, and its various outbuildings

The eastern edge of the site slopes away towards Crumps Farm



The Site Viewed From the North Eastern Corner



UTT/21/1836/OP

Land to the East of Wedow Road
Thaxted

Proposal



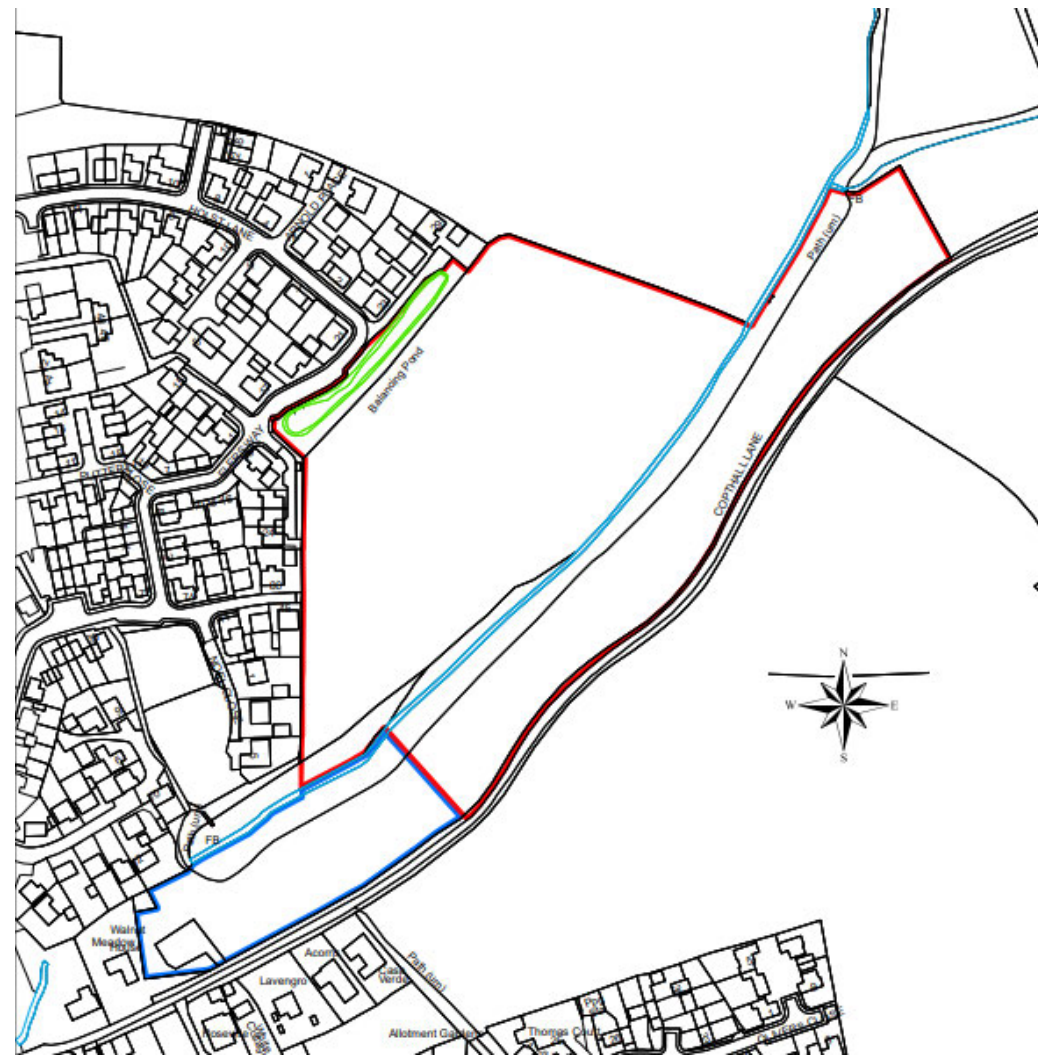
- Outline application with all matters reserved except access, for the development of the site for up to 49 residential dwellings.
- The site accessed off Elers Way via a new priority junction which will serve as the main vehicular access point.
- Height of dwellings limited to between 2 and 2 ½ storeys, with a development density of 27 dwellings per hectare.
- 20 units, or 40% of the total, are to be affordable.
- A formal Local Area for Play (LAP) located within the 'central space' part of the scheme.
- Further public areas open space made up of 1.24 hectares (3 acres), to the south.

Deferral 26/10

Reasons for deferral included:

- Flooding / drainage issues
- Construction access / impact on local road network
- Heritage impacts / viewpoints

Site Location



Aerial View



Copthall Lane



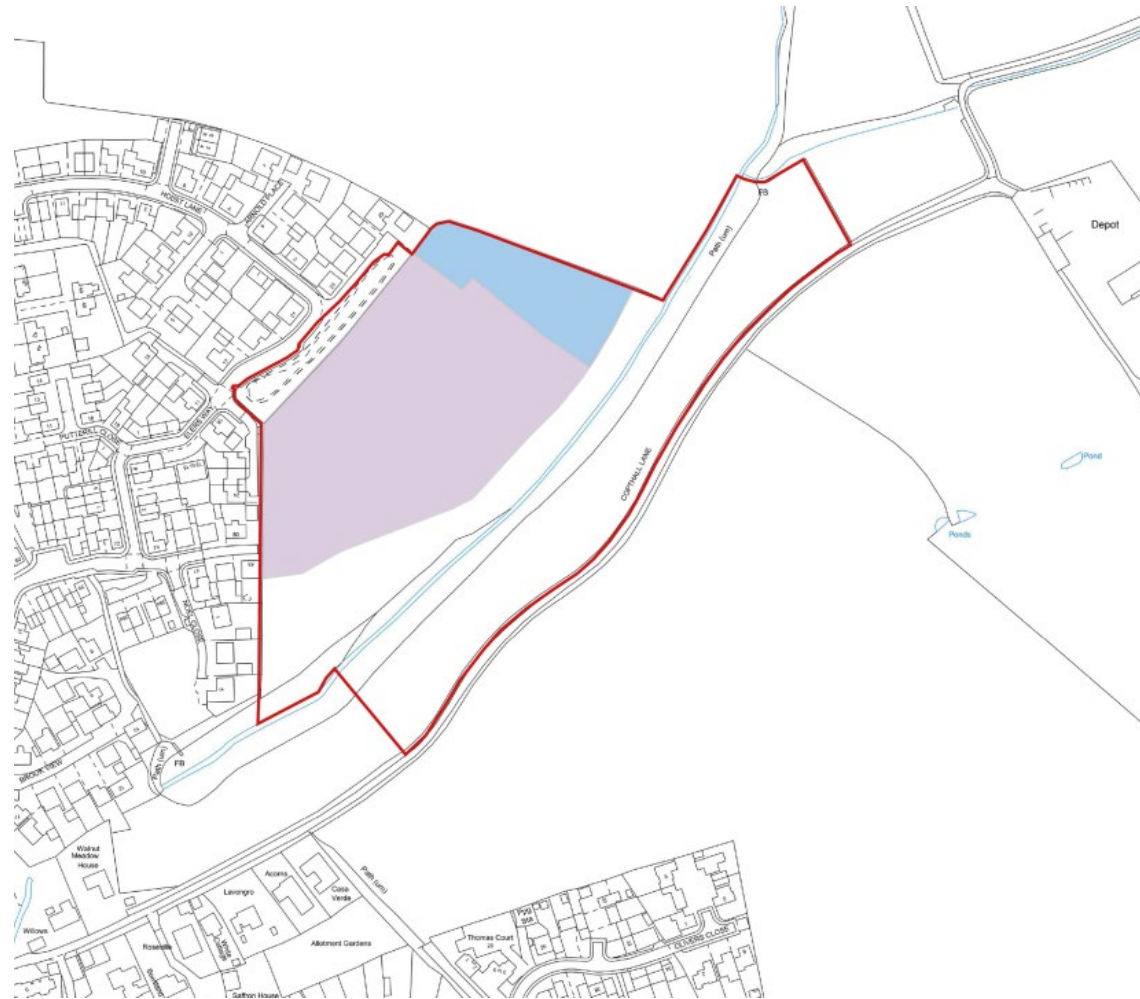
PROW 49



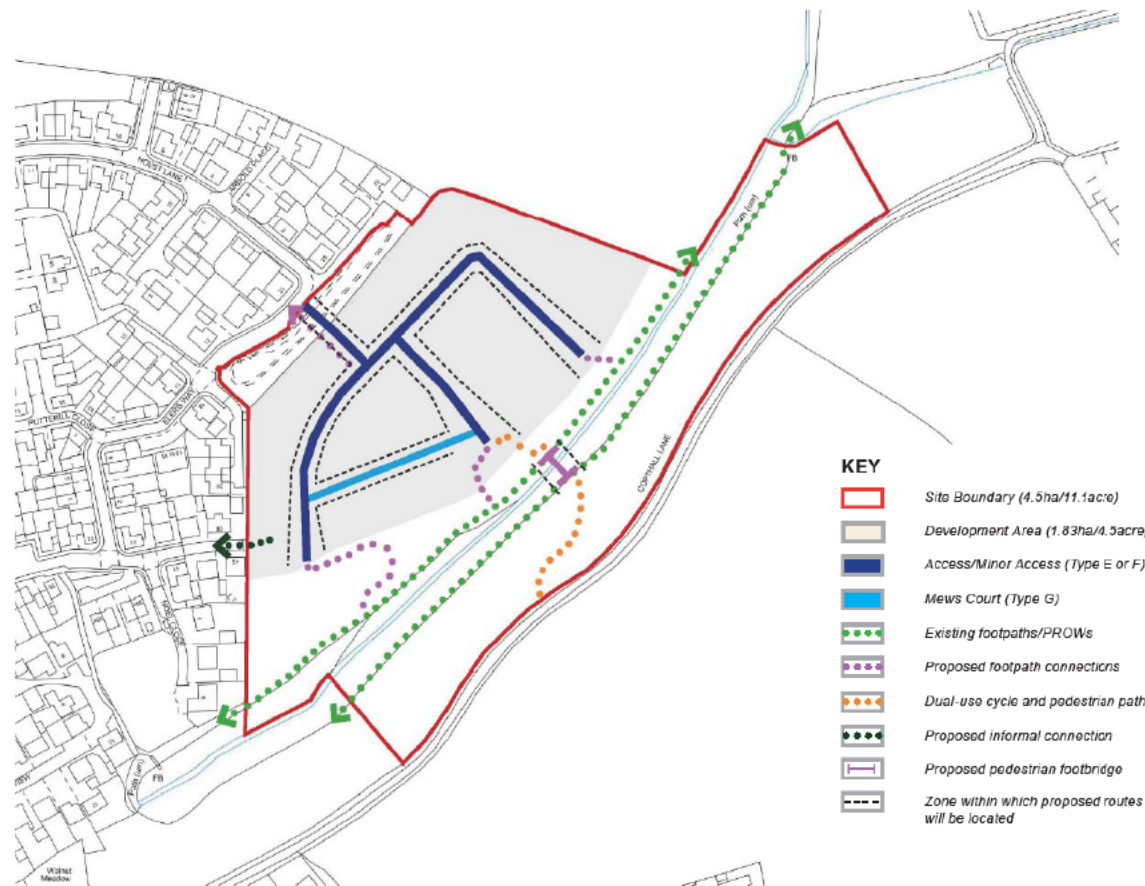
PROW 49



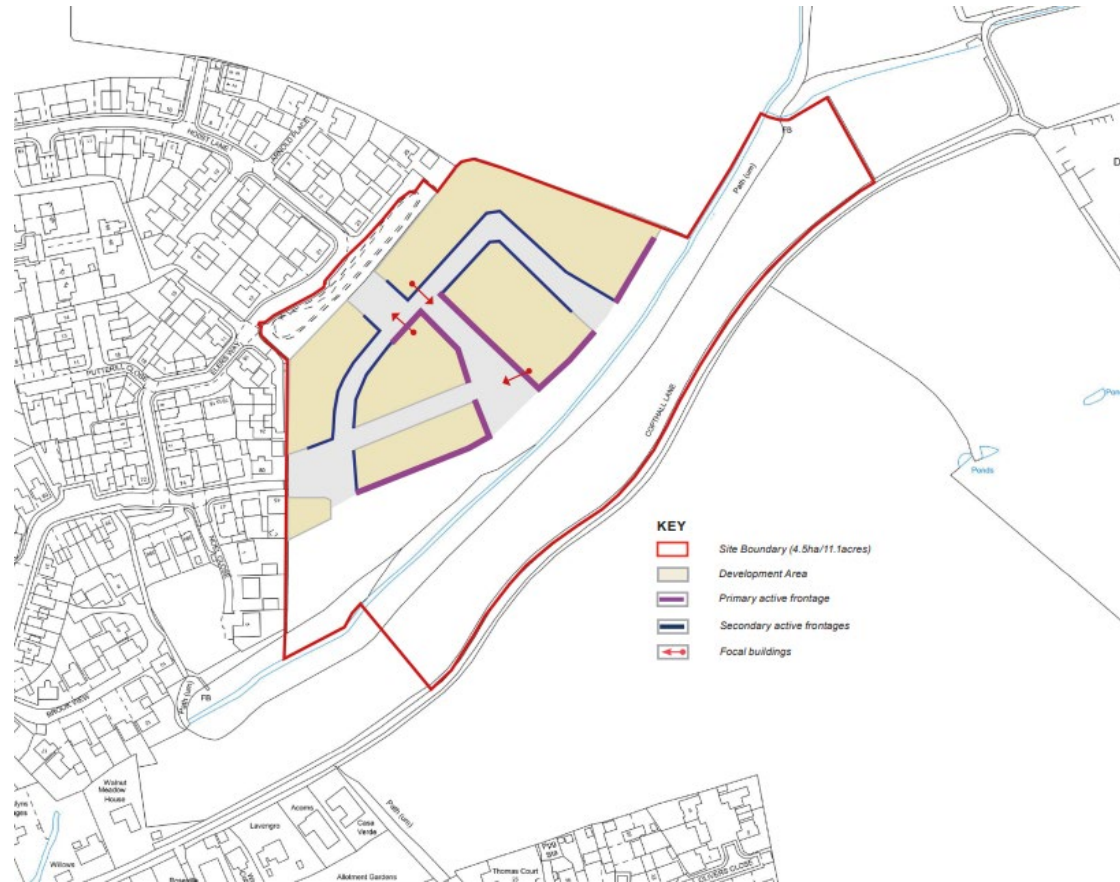
Building Heights Parameter Plan



Movement Parameter Plan



Frontages and Focal Buildings Parameter Plan



Spire Views



Spire Views

The final sketch scheme underpinning the masterplan followed feedback from officers that a 'vista-stop' was an effective response to the view, in which the views to the church were intentionally terminated within the layout, and marked both by a landmark building and also as a defined space within the townscape. This is tied to the creation of a well-formed funnelling space at the heart of the scheme.

LEGEND

- ← - - - - - ■ 'Vista-Stop'
- ← - - - - - → Continuous View

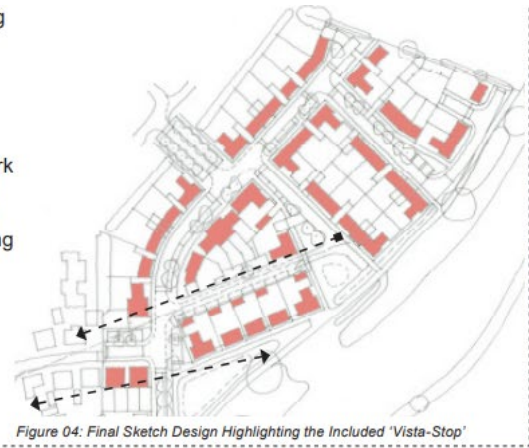
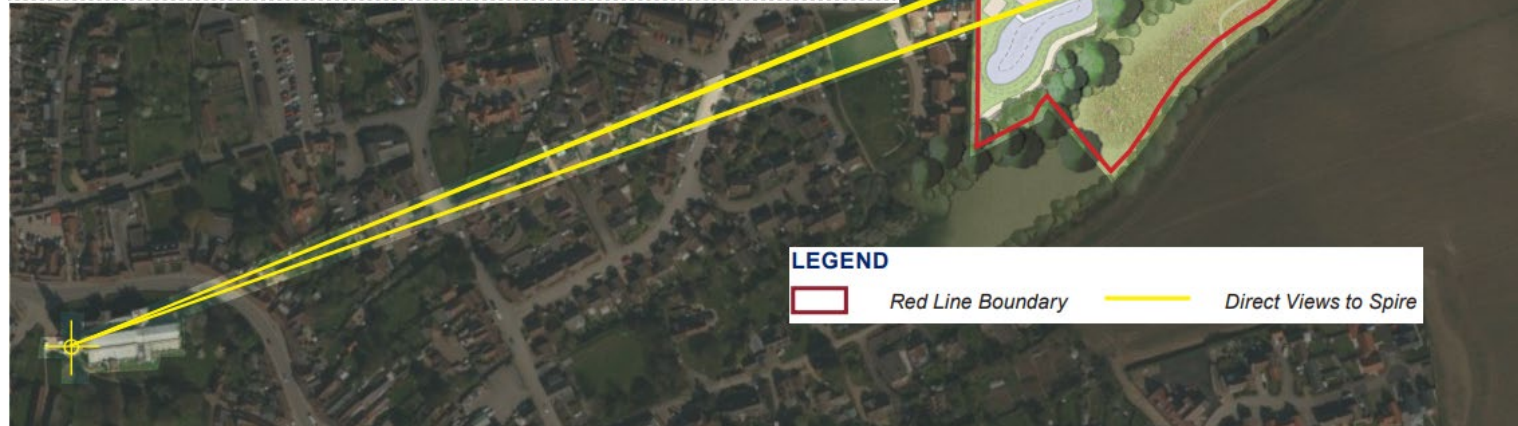


Figure 04: Final Sketch Design Highlighting the Included 'Vista-Stop'



- LEGEND**
- Red Line Boundary
 - Direct Views to Spire

Construction Access

- No articulated lorries to be used for the deliveries to/from the site.
- Restrictions on delivery times, to avoid carrying out such works during the morning and afternoon drop-off/collection times for the nearby school and peak traffic times.
- Erection of notice boards on the site hoarding adjacent to the site compound access gates containing the main point of contact for the construction project and the person responsible for the implementation of the Construction Management Plan onsite. Details to include name, position, contact number, email and postal address of the site manager.

Summary

- Council unable to demonstrate a 5-year housing land supply.
- Neighbourhood Plan over 2 years old.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The provision of up to 49 dwellings including 20 of these being affordable housing.
- Approximately 1.24ha of a new public open space.
- No objection from LLFA or Anglian Water, subject to conditions, reaffirmed since the deferral.
- No objections on highways or construction access grounds, subject to conditions.
- No objections raised by conservation officers. Further assessment at reserved matters stage.
- Construction access can be adequately dealt with through a CMP.



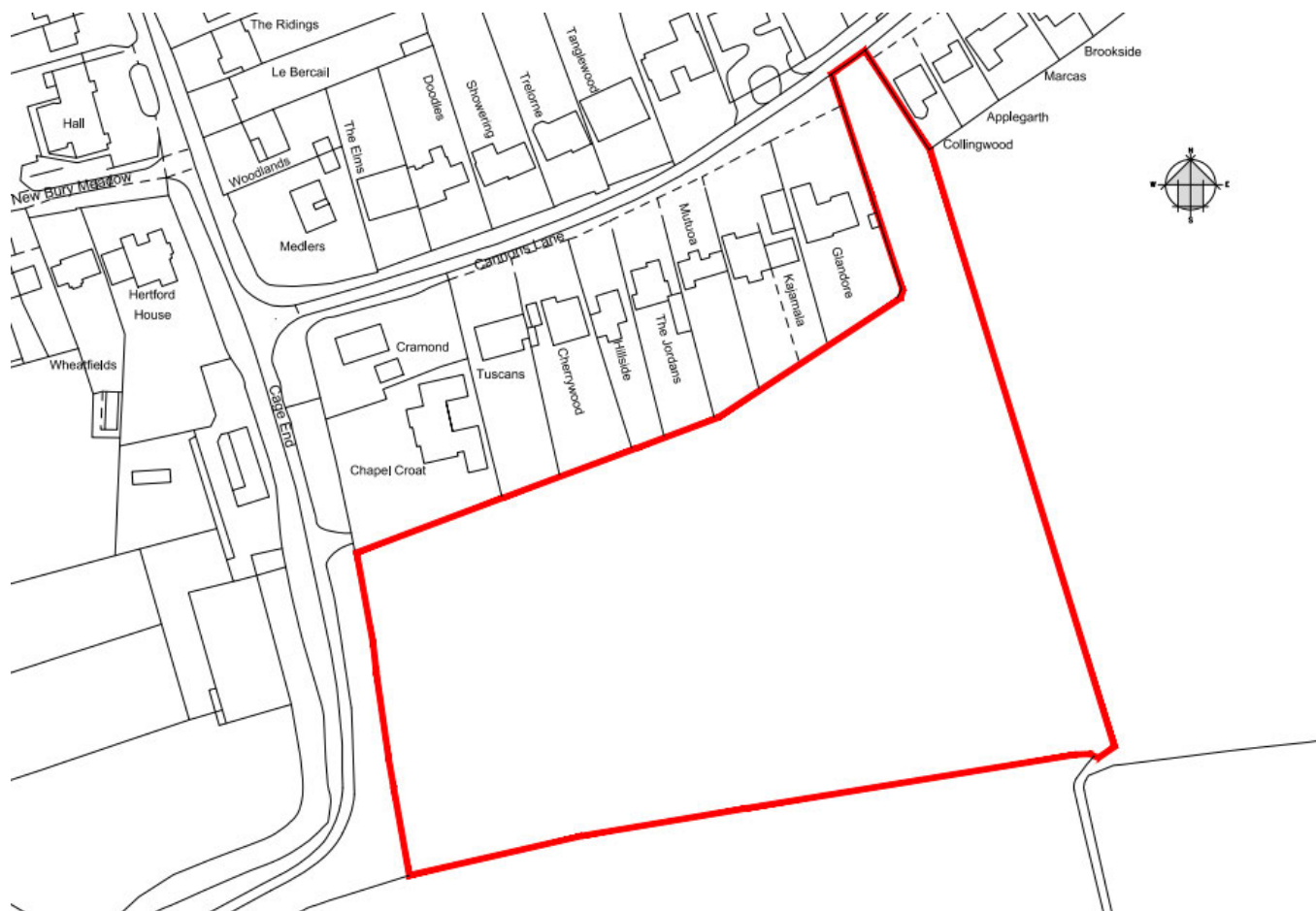
UTT/21/3298/FUL

**Land South of Cannons Lane
Hatfield Broad Oak**

Proposal

- Full application for the construction of 30 dwellings with open space, landscaping, access and associated infrastructure.
- The site accessed off Cannons Lane via a new junction which would serve as the main pedestrian and vehicular access point.
- Height of dwellings limited to 2 storeys, with a development density of 10 dwellings per hectare.
- 12 units, or 40% of the total, are to be affordable.
- Includes open public space area and children's play space.

Site Location



Site Views - Access



Site Views – Rear of Cannons Lane



Site Views – PROW 29



Site Views – PROW 29



Site Views – Cage End



Site Layout Plan



Landscape Plan



The diagram illustrates a residential development with various landscape features. A red line outlines the site boundary. A central road curves through the site, with a footpath running alongside it. A circular pond is located in the center. A large area of open space is designated for a children's play area. A hedge runs along the southern boundary, with a maintenance strip. A proposed orchard is shown in the bottom left. A non-permanent attenuation basin is located on the right side. The plan includes numerous trees and shrubs, with specific callouts for maintained and protected trees, proposed species-rich wildflower blocks, and treated timber edged footpaths. A list of tree species is provided in the top left corner.

Maintained and protected trees considered important to setting of Cannons

Amenlanchar laetevirens, Betula utilis 'Edinburgh', Carpinus betulus 'Fastigiata', Corylus colurna 'la Tercera Red', Malus 'Evereste'

Proposed species rich wildflower, native trees and shrub blocks to define areas of the Public Open Space and enhance biodiversity levels on site.

Proposed treated timber edged 1.5m wide hoggin footpath to encourage users through the open space and to provide access to the children's play area within the P.O.S.

Primary Street scene character is defined by planting of trees, formal clipped hedgerows and ornamental shrub.

Cor. campestre, Betula pendula, Carpinus betulus, Vitex sylvatica, Prunus avium, Sorbus aucuparia.

Proposed ornamental planting to plot frontages designed for year-round interest and to benefit local wildlife.

1.2m wide maintenance strip to be installed along the retained hedge and boundary

Proposed orchard to be implemented into open space and planted with wildflower.

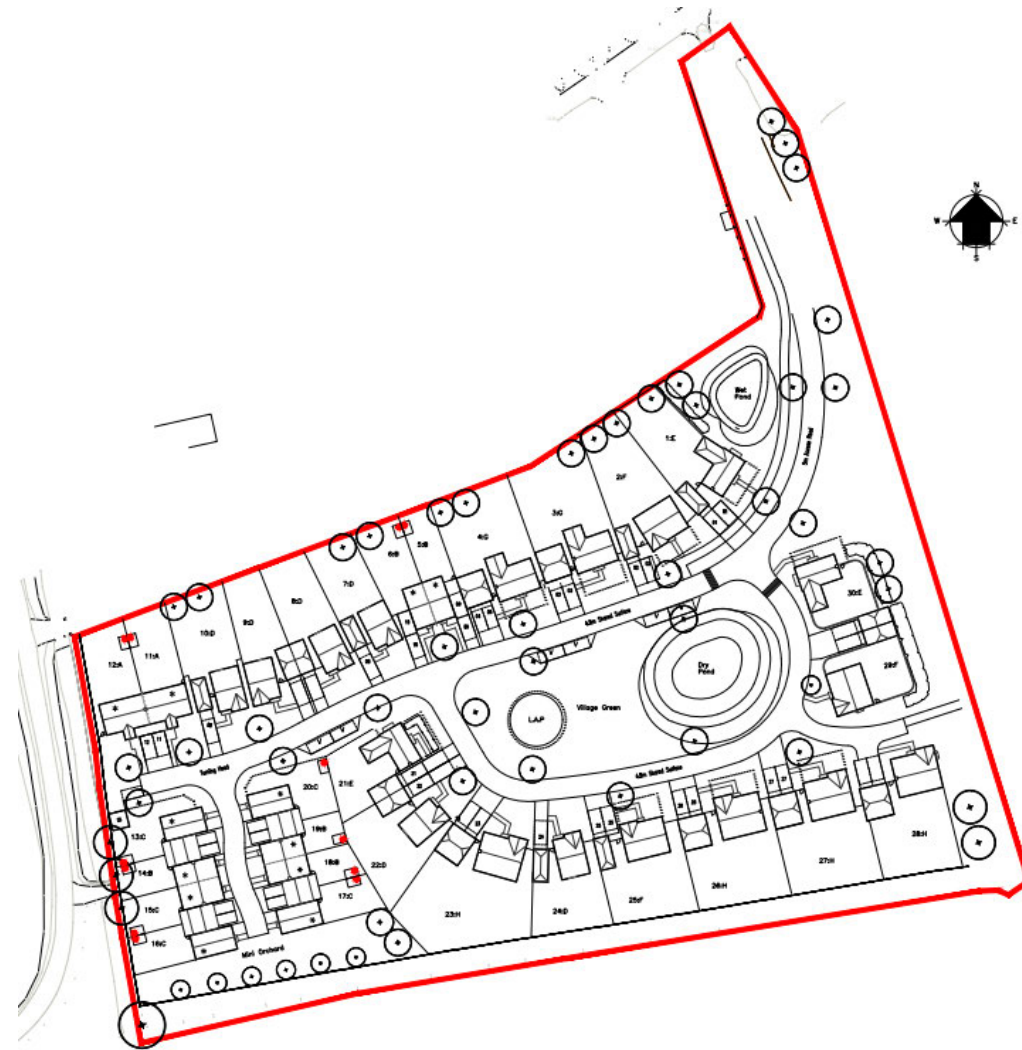
Seating opportunities along proposed footpath to encourage residents to relax and spend more time in the P.O.S as well as benefit from the sights and sounds of nature.

Non permanent Attenuation basin

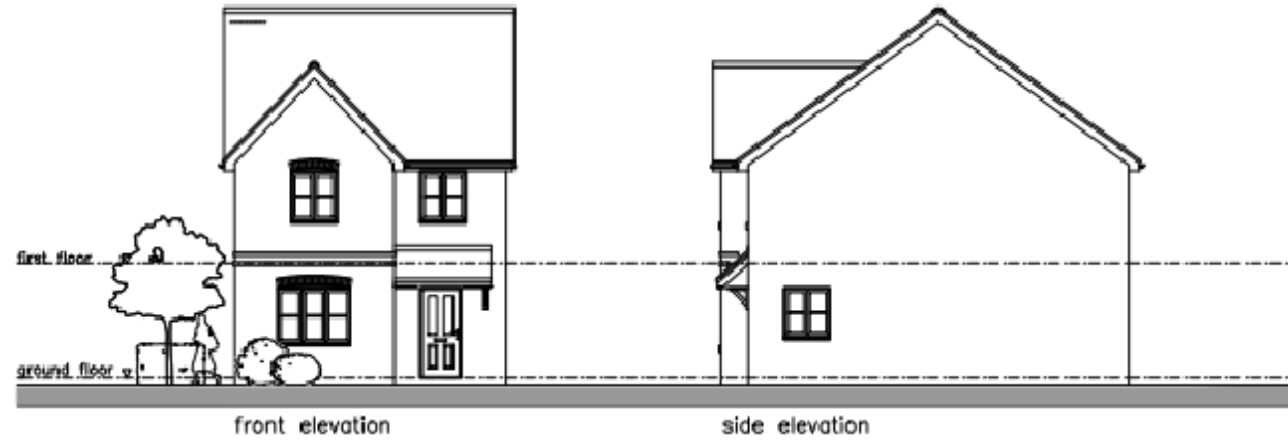
Proposed mixed-native hedgerow and hedgerow trees along the northern and eastern boundaries accompanied by native tree planting to form a soft edge boundary vegetation structure.

Vehicular access point, to take advantage of existing field access.

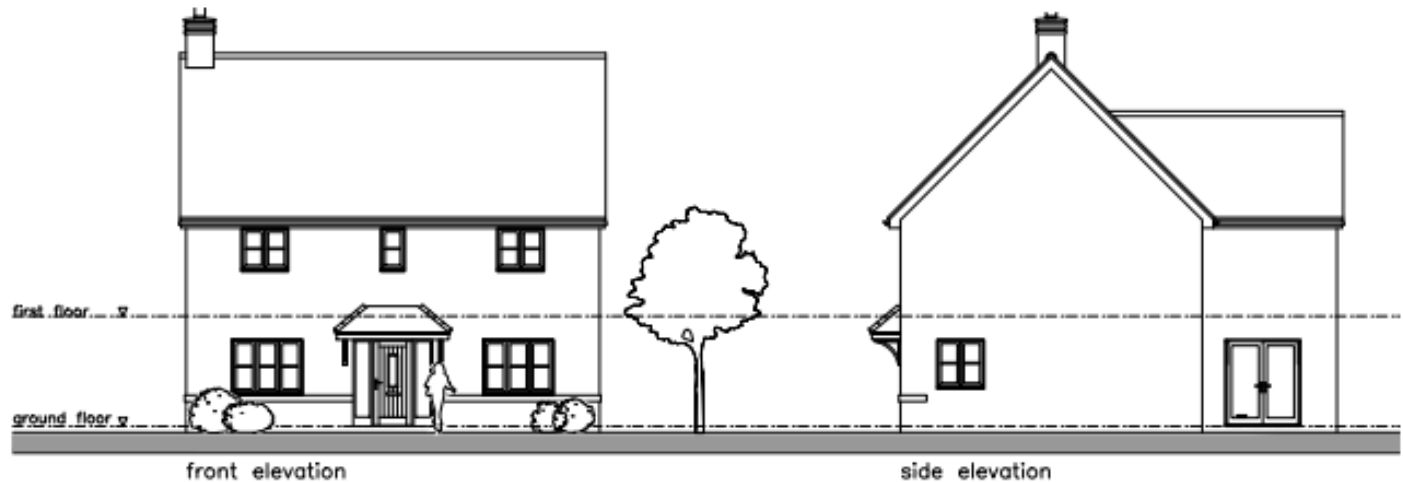
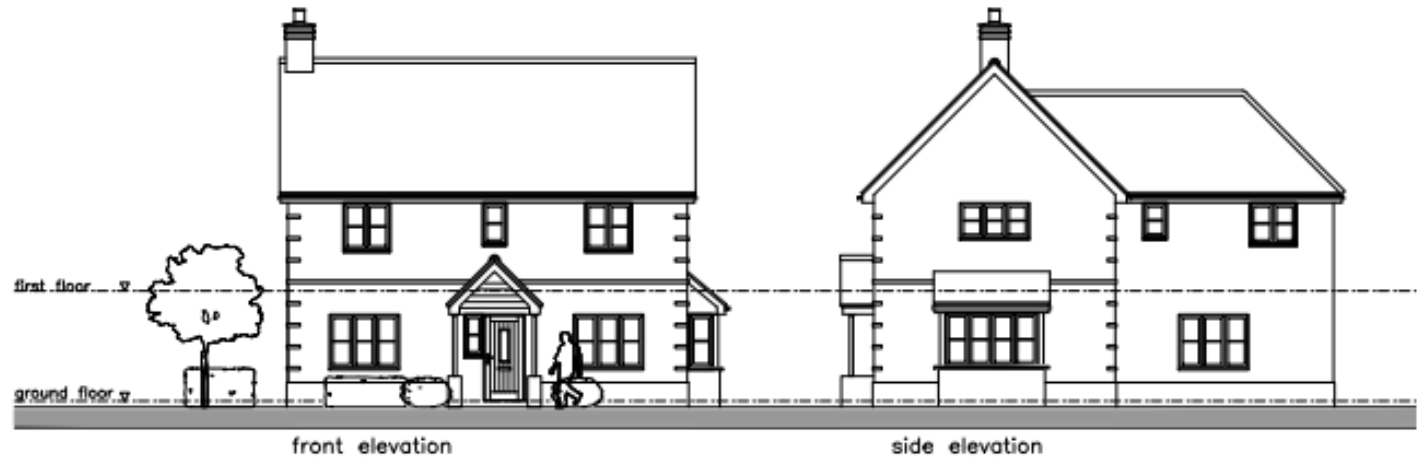
Affordable Housing



Elevation Drawings



Elevation Drawings



Sketch Visuals



Elevation Drawings



front elevation



front elevation

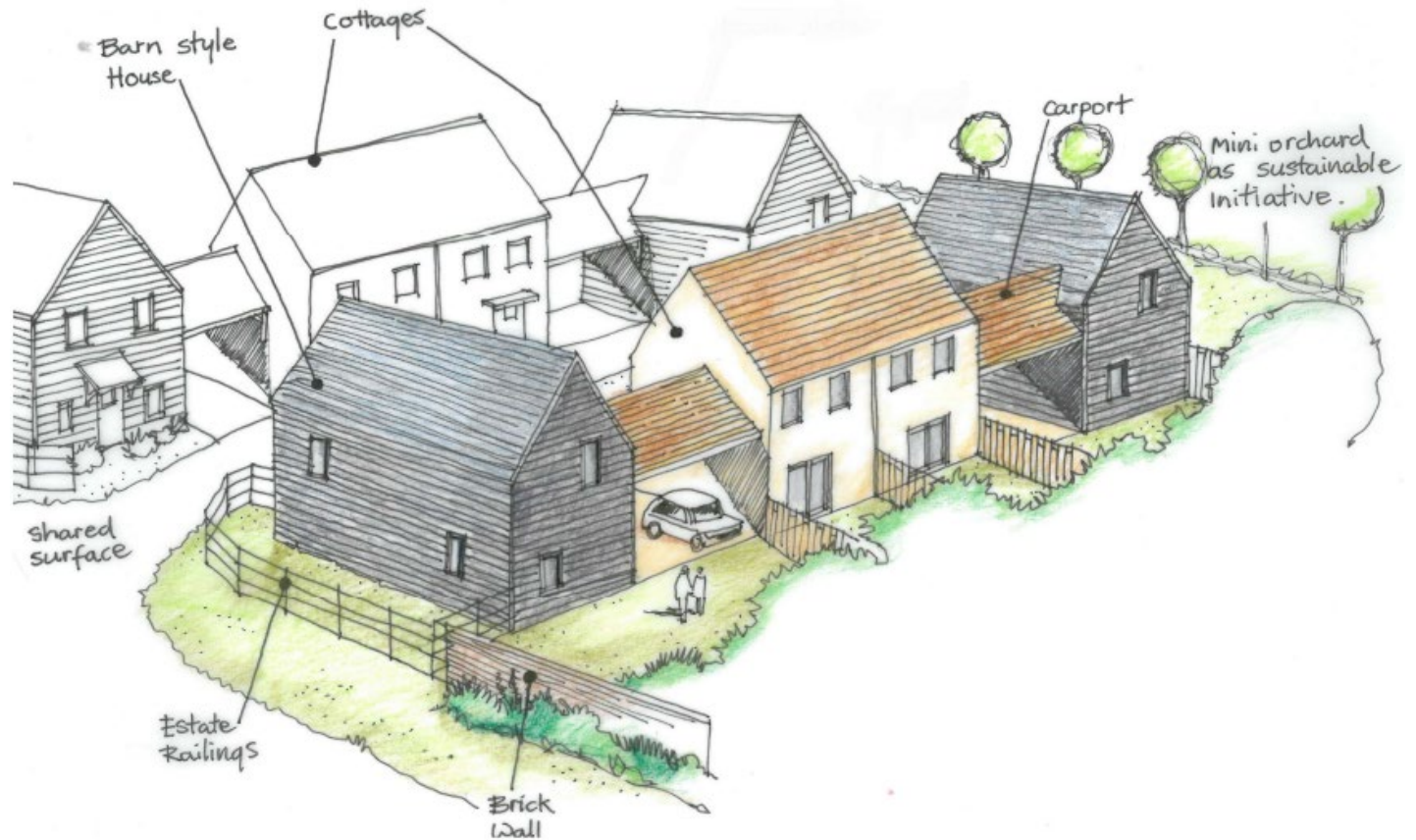
Pet 20c

Pet 09

Pet 08

Pet 07c

Sketch Visuals



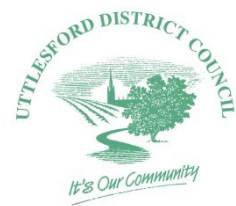
Pedestrian Links



Roadside Ditches



Summary



- Council unable to demonstrate a 5-year housing land supply and the provision of 30 dwellings including 12 of these being affordable housing would help to address this.
- New public open space.
- Visual harm caused to the landscape character of the countryside would be localised, limited and largely mitigated by new planting measures.
- The applicant has failed to demonstrate that safe and suitable access for all highways users can be provided to the site; that the proposed works are deliverable; and therefore, that the impact upon the highway network caused by this proposed will not have an unacceptable consequence on highway safety.
- The adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits of the scheme.

UTT/22/2568/FUL

Land North of Water Lane Stansted

Location Plan



Conditions Proposed to be Removed

Condition 5: No development shall take place until a comprehensive condition survey of Water Lane from its junction with Station Road to the application site has been completed, details of which shall be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The results of such "before" survey and any required repair work necessary to facilitate the passage of construction vehicles shall be submitted to and approved in writing by the local planning authority with any repair work being carried out prior to the construction period.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005). The use of such pre-commencement condition is required to ensure the highway serving the development is of sufficient standards to facilitate such development.

Condition 6: Following completion of the construction of the dwellings, a further comprehensive survey of Water Lane from its junction with Station Road to the application site shall be completed in accordance with the details approved in Condition 5 above. The results of the survey and any identified damage/repair work shall be submitted to and approved in writing by the Local Planning Authority. Any repair works identified in the "after" survey shall be carried out within 3 months of the completion of the construction of the dwellings to a programme to be agreed by the Local Planning Authority.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

NPPF test (paragraph 56)

- (a) necessary;**
- (b) relevant to planning;**
- (c) relevant to the development permitted;**
- (d) enforceable;**
- (e) precise; and**
- (f) reasonable in all other respects.**

NPPF test (paragraph 56)

Condition 5: No development shall take place until a comprehensive **condition survey** of Water Lane from its junction with Station Road to the application site has been completed, details of which shall be first submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The results of such "before" survey and any required repair work necessary **to facilitate the passage of construction** vehicles shall be submitted to and approved in writing by the local planning authority **with any repair work being carried out prior to the construction period.**

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005). The use of such pre-commencement condition is required to ensure the highway serving the development is of sufficient standards to facilitate such development.

Condition 6: Following completion of the construction of the dwellings, a **further comprehensive survey** of Water Lane from its junction with Station Road to the application site shall be completed in accordance with the details approved in Condition 5 above. The results of the survey and any **identified damage/repair work** shall be submitted to and approved in writing by the Local Planning Authority. Any repair works identified in the "after" survey shall be carried out within 3 months of the completion of the construction of the dwellings to a programme to be agreed by the Local Planning Authority.

REASON: In the interests of highway safety and accessibility in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

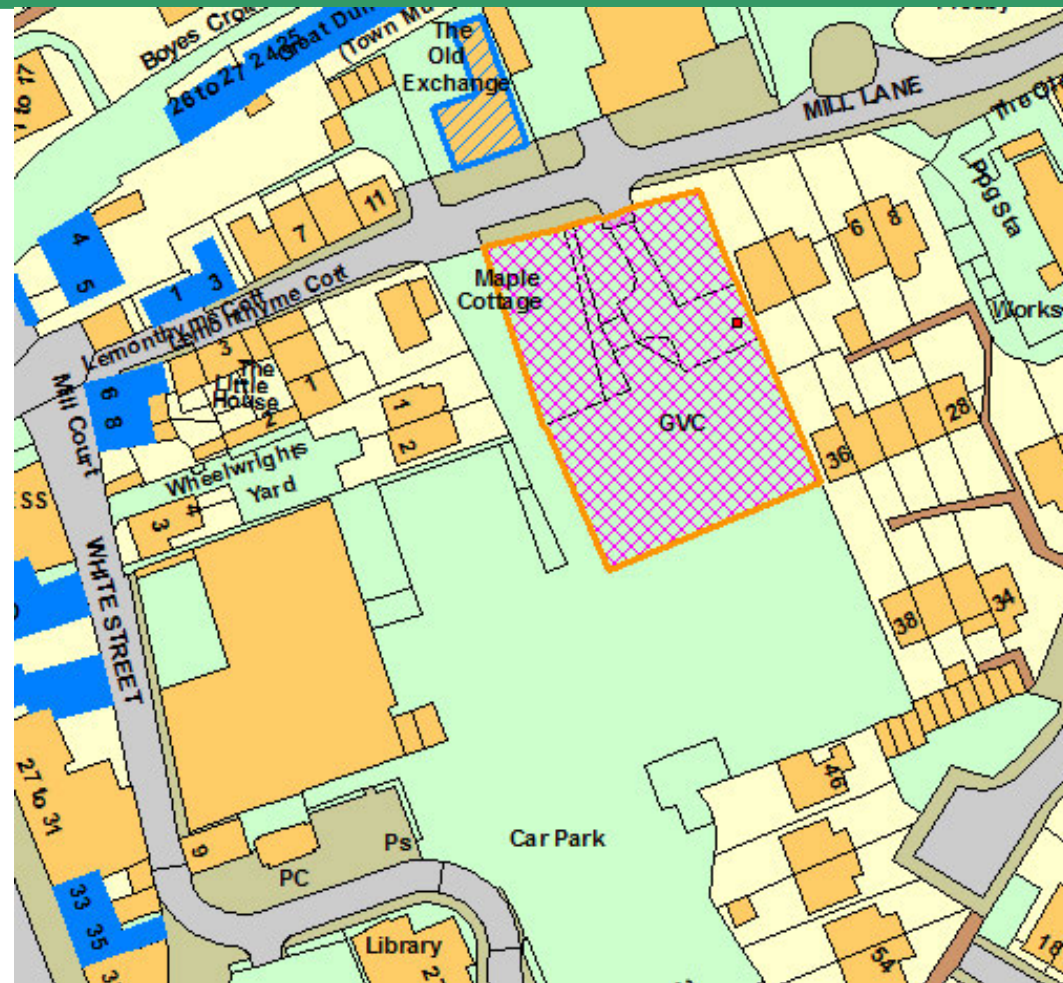
UTT/22/0579/FUL

Former Gas Works

Mill Lane

Dunmow

Location Plan



Aerial View



Land Ownership



Post Remediation Reinstatement

