

S62A/2023/0021. UTT/23/1848/PINS – MOORS FIELDS, STATION ROAD, LITTLE DUNMOW

The Principal Planning Officer presented an application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP. He said that comments had just been received from Essex CC Highways expressing concerns on many issues. The Conservation Officer had no objections and the Housing officer had stated that they would like to see the Internal National Space Standards met.

He invited Members to comment on the proposal as consultees and recommended that the Strategic Director of Planning be authorised to advise the Planning Inspectorate that UDC recommend planning permission be withheld until observations on Design, Parking Provision, Boundary Treatments, Pedestrian and Cycle Movement, Residential Amenity, Play Space and General Issues had been addressed.

In response to various questions from Members, officers:

- Said that no comments had been received from Place Services (Ecology).
- Said that a tree protection condition could be inserted.
- Said that the approved Design Code required an 8m buffer zone from Ainsworth Drive and was required to be fenced off.
- Said that Natural England had recognised the Woodland area as a priority habitat.
- Explained that a design code had been produced by a previous developer in consultation with the Design Officer.
- Said that the Parish Council were a small Council and would have first option on the S106 land and hub. They were likely to pick up the hub but if they did not want to take responsibility for the land then it would be taken on by a Management Company.

Members discussed:

- The application being very premature; no pre-app discussion had taken place.
- There being no buffer zone.
- The development being very linear; with a poor not appropriate layout.
- Significant highways issues.
- Parking concerns for visitors and triple tandem parking being unsatisfactory.
- Anglia Water concerns and the possibility of a Grampian condition being utilised at the reserved matters stage.
- Concerns that dustcart traffic tracking might involve mounting kerbs.
- The need to reinforce Internal National Space Standards.
- Possible overdevelopment of the North West block of dwellings; officers confirmed that the block was in line with the parameter plan.

Members welcomed the excellent report from the officer. All Members were content with the recommendations outlined on pages 16, 17 and 18 of the report, together with additional comments to be sent to PINS in respect of Highways concerns, wood

priority habitat, lack of a buffer zone, dustcart tracking concerns, the generic design of the development together with there being no pre-app discussion. In addition reference be made to Anglian Water issues, with consideration to be given to a Grampian condition.