

Late List –Planning Committee 12/03/25

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
6	UTT/25/0101/PINS Land North Of Knight Park Thaxted Road Saffron Walden	<ul style="list-style-type: none"> • Under para. 14.10.1 'Other Matters' the following paragraph to be inserted. <p>14.10.2 'The proposed site plans indicate an area to the west of plot 41 which is circled with dotted lines. From other plans submitted, namely the Concept Drainage Strategy, the LPA understands this to be the location of a Water Pumping Station, although submitted details are limited. Thus, Officers consider it appropriate to request a condition of the details of the pumping station, as circled on the proposed site plans, to be approved prior to the occupation of the development.</p> <ul style="list-style-type: none"> • In light of the limited details of the Water Pumping Station an additional condition is suggested below; <p><u>Condition 9.</u></p> <p>9) Prior to the occupation of development, details of the Water Pumping Station (including floor plans, elevations and all external finishing materials), adjacent to plot 41 and as circled on drawing ref. 24.1966.1001 rev E, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall thereafter be constructed in accordance with the approved details.</p> <p>REASON: In the interest of preserving the character and appearance of the surrounding area in accordance with Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.</p> <ul style="list-style-type: none"> • Additional comments have been received from the Council's Heritage advisor, the key points are summarized below; <ul style="list-style-type: none"> - The Design & Access Statement (DAS) states that the development responds to the UDC Design Code, to create an identity with distinct sub character areas. However, the information provided within this application does not illustrate a vision for distinctiveness or high quality. - The concept of 3 no. character areas is supported, but the drawing provided do not convey the differences described in the DAS. In addition, the UPVC proposed for fenestration, external doors,

		<p>guttering, downpipes, fascias and soffits does not suggest a palette of high-quality materials, or uniqueness.</p> <p>- No 3D visualisations provided to illustrate / interpret the formal information and should the quality and human scale of the character areas. Also no illustrative information to show how the development knits into its context.</p> <p>- The DAS refers to solar photovoltaic (PV) panels will be provided to dwellings and shows a generic image to highlight the product installed on a roof that is not specific to this development. PV panels on the roofs would alter the appearance of the buildings and should be included on the drawing for approval.</p>

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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