



UTTLESFORD DISTRICT COUNCIL

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Dated: 19 November 2015

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Number: UTT/15/1666/FUL

Applicant: Foe Developments & London And Stansted Furnishing Co

Uttlesford District Council **Refuses Permission** for:

Mixed use development comprising 10 No. dwellings, ground floor retail unit with independent first floor office and 3 storey commercial building including associated garages, car parking and landscaping at 14 Cambridge Road Stansted Essex CM24 8BZ

The refused plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
PHASE 1 ENVIRONMENTAL SITE ASSES/407.05186.00003	Other	08/06/2015
BRD/15/006/007 A/Plots 6 □ 9	Combined	13/08/2015
BRD/15/006/009 A/Plot 8	Combined	13/08/2015
BRD/15/006/011-B/Context plan	Combined	13/08/2015
BRD/15/006/02-B/Proposed Site/Location	Combined	02/10/2015
BRS/15/006/ SCHEDULE OF AREAS	Other	06/07/2015
BRD/15/006/008/Plot 7	Combined	08/06/2015
BRD/15/006/006/Plots 4 □ 5	Combined	08/06/2015
BRD/15/006/005/Plots 1, 2 □ 3	Combined	08/06/2015
BRD/15/006/004/Commercial Unit 2	Combined	08/06/2015
BRD/15/006/003/Commercial Unit 1	Combined	08/06/2015
BRD/15/006/010/Plot 10 ECOLOGICAL	Combined Other	08/06/2015 08/06/2015
SURVEY/407.05186.00003		
BRD/15/006/012/additional plan parking	Other	16/11/2015
TRANSPORT	Other	

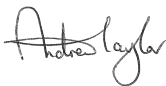
Permission is refused for the following reasons:

- 1 The proposed development would lead to an overdevelopment of the site contrary to the general character of the area. This is evident through the lack of sufficient on site vehicle parking and the size, scale and design of the scheme which in turn compromises pedestrian and highway safety. The proposed is therefore contrary to Policies GEN1, GEN2, and GEN8 of the Uttlesford Local Plan (adopted 2005) and the Essex Design Guide (adopted 2005).
- 2 Commercial unit 2 by reason of its size, scale, design and siting, and resultant light pollution would be obtrusive to the detriment of the residential and visual amenities of neighbouring and future residential occupiers contrary to Policy GEN2 of the Uttlesford Local Plan (adopted 2005).

In determining this application, the Local Planning Authority had regard to the following Development Plan Policies:

Policy	Local Plan	Local Plan Phase
S1 - Settlement Boundaries for the Main Urban Areas	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
SM1 - Local Centres	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
E1 - Distribution of Employment Land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
E2 - Safeguarding Employment Land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
RS1 - Access to Retailing and Services	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
RS2 - Town and local centre	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan	Uttlesford Local Plan DRAFT June 2012
GEN2 - Design	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN3 - Flood Protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN4 - Good Neighbours	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN6 - Infrastructure Provision to Support Development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005

ENV2 - Development affecting Listed Buildings	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV3 - Open spaces and trees	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV12 - Groundwater protection	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
ENV15 - Renewable Energy	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H1 - Housing development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H3 - Infilling with new houses	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H4 - Backland development	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
H10 - Housing Mix	Uttlesford Local Plan	Uttlesford Local Plan Adopted 2005
NPPF - National Planning Policy Framework		
Uttlesford Local Parking Standards		
ECP - ECC Parking Standards (Design & Good Practice)September 2009		



Andrew Taylor
Assistant Director Planning and Building Control

Notes:

- 1 " The proposal has been considered against Development Plan policies shown in the schedule of policies. Material planning considerations do not justify a decision contrary to the Development Plan.
" The Development Plan comprises the saved policies of the Uttlesford Local Plan (2005).
" Your attention is drawn to the Equality Act 2010. The Act makes it unlawful for service providers (those providing goods, facilities or services to the public), landlords and other persons to discriminate against certain groups of people.
" If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990, section 20 and 21 of The Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 15 of The Town and Country Planning (Control of Advertisement) Regulations 1992.
* If you want to appeal against the Council's decision then you must do so within 12 weeks if it is a Householder application, 6 months for Conservation Area Consent applications, Listed Building applications and all other planning applications or within 8 weeks in relation to Advertisement applications.

- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder application) of the date of this notice, whichever period expires earlier.
- * The Inspectorate will publish details of your appeal on the internet. Please only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.
- * Appeals must be made using a form available from the Planning Inspectorate Customer Support Team 0303 444 50 00 or to submit electronically via the Planning Portal at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>.
- * If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.