

PLANNING REGISTER FROM 1st JANUARY 2019 – 31st December 2019

Agenda Date & UDC Return Date	Email DATE RECEIVED	REF.NO.	DETAILS	PC COMMENT / RECOMMENDATION	Date Returned
17/01/19 01/02/19	11/01/19	UTT/18/2055/F UL & UTT/18/2238/LB	PROPOSAL: Change of use of Grade II Listed barn to provide a residential dwelling, change of use and extension of curtilage barn to residential, change of use and residential conversion of existing agricultural silos, demolition of other agricultural buildings and structures, and erection of new agricultural-style dwellings and link buildings to provide 7 residential dwellings with associated parking, landscaping and private amenity space. Erection of new garage to serve plot 1 (LB Conversion of and alterations to Grade II Listed barn to provide a residential dwelling, conversion, extension and alterations to curtilage barn to residential) LOCATION: Cutlers Green Farm Cutlers Green Cutlers Green Lane	RESOLVED to SUPPORT subject to the following recommendations Comments: Permitted development rights are to be removed, Thaxted Parish Council register their strong objections to the Velux Window in their current location and are therefore Seeking to Transfer the Velux windows to the Northern elevation. In accordance to the Emerging Neighbourhood and Thaxted's village Design statement. Additional comments include Thaxted Parish Council stated a Commendable effort from the architect who has taken on board our previous comments, they listened and subsequently revised the plans. We look forward to viewing the plans again with these small modifications included.	18/01/19
07/02/19 12/02/19	16/01/19	UTT/19/0065/D OV	PROPOSAL: Variation of S106 dated 8th August 2013 to vary the obligations relating to the footway and cycleway and substitute a new plan into the agreement in order to increase the number of routes available to the public across the open space. LOCATION: Land South Of Sampford Road B1051 Walden Road	Planning officers comments have been received and are available via: https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PL4HJFQN01000 The request to vary the s106 is therefore REFUSED	11/2/19
07/02/19 15/02/19	18/01/19	UTT/19/0086/H HF	PROPOSAL: Two storey rear extension LOCATION: 28 Magdalen Green Thaxted	RESOLVED to Make NO COMMENT	11/02/19
07/02/19 18/02/19	21/01/19	UTT/19/0105/H HF	PROPOSAL: Conversion of existing garage workshop to annex and proposed three bay cartlodge. LOCATION: Orchard House Causeway End	RESOLVED to SUPPORT	11/02/19
07/02/19 27/02/19	31/01/19	UTT/19/0173/H HF	PROPOSAL: Section 73A Retrospective application for amendments to approved scheme for new cart lodge	RESOLVED to Make NO COMMENT	11/02/19

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			and studio, closure of existing Eastern vehicular access and reinstatement of frontage wall, setting back of existing gateway at Western vehicular access (approved under planning permission UTT/18/3205/HHF) - both side garages to cartlodge have been extended to the rear 600mm and central garage enclosed LOCATION: Greensleeves 37 Bolford Street		
07/02/19 27/02/19	31/01/19	UTT/18/3452/F UL	PROPOSAL: New 20 space car park with installation of pay and display ticket machine, one electric vehicle charging point, one coach bay and new signage. LOCATION: Coach Park Bardfield Road	This Council is unable to make a resolution on this application as they are the named applicant.	11/02/19
21/02/19 04/03/19	04/02/19	UTT/19/0098/F UL	PROPOSAL: 1 no. Dwelling and detached garage LOCATION: Land Adjacent Levetts Bardfield Road	RESOLVED to make NO COMMENT	25/02/19
21/02/19 11/03/19	11/02/19	UTT/19/0274/F UL	PROPOSAL: Conversion and extension of barn to form single dwelling house LOCATION: Barn At Prouds Farm Walden Road	RESOLVED to SUPPORT	25/02/19
21/02/19 unknown	Not received	UTT/18/3530/F UL	PROPOSAL: Demolition of the Old Telephone Exchange and the erection of four terraced dwellings with car park and access LOCATION: Land East Of Weaverhead Lane Thaxted CM6 2LZ	RESOLVED to OBJECT Summary of objection – Overdevelopment, incorrect information provided by the Applicant which has been separately email directly to the planning department. Thaxted Parish Council have NOT agreed the sale of any land connected to this development. Therefore The access is factually incorrect stating 8M when in fact it is 6.7m which would greatly impact on highways visibility. The roof height of the buildings should also be reduced, and the removal of permitted development rights be stipulated to enforce no additional bedrooms be created within the loft space. this would be in keeping with Policy GEN2. There is not adequate parking for the proposed development with only 7 spaces shown where the recommendation would be a minimum of 8 Contra to Policy GEN 8. Given the correct measurements this leaves no manoeuvrability for vehicles to turn therefore reversing out on to the highways on a dangerous and very well used bend almost opposite the doctor's	25/02/19

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				surgery. which is contra to policy GEN1	
07/03/19 19/03/19	19/02/19	UTT/18/3313/F UL	PROPOSAL: Demolition of existing stable blocks and erection of building to be used in connection with equestrian activities. LOCATION: Hammer Hill Farmhouse Stanbrook Road	RESOLVED to SUPPORT the application with the following conditions: That a condition be applied that restricts the building for use only for equestrian or agricultural uses.	12/03/19
07/03/19 19/03/19	19/02/19	UTT/19/0296/H HF	PROPOSAL: Proposed orangery to side elevation LOCATION: 2 Stanbrook Cottage Stanbrook Road	RESOLVED to SUPPORT the application with the following comments: The Materials used should be more in keeping with the surrounding area.	12/03/19
07/03/19 21/03/19	21/02/19	UTT/19/0380/H HF UTT/19/0381/LB	PROPOSAL: Erection of side porch (alternative scheme to that approved under UTT/18/0975/HHF). LOCATION: Coverts Bardfield End Green	RESOLVED to SUPPORT the application It is suggested that The clerk should write to the owners with the following details: The red line is to include access only and does not delineate ownership as the frontage is in the possession of Thaxted Parish Council.	12/03/19
07/03/19 21/03/19	21/02/19	UTT/19/0382/H HF	PROPOSAL: Section 73A Retrospective application for the erection of a double garage with ancillary living accommodation (annexe) in roofspace. LOCATION: Jareth Cutlers Green	RESOLVED to STRONGLY OBJECT to the continuous retrospective application with the following comments: Protection of enhancement of the landscape in connecting to the Neighbourhood plan Policy S7 & Policy ENV3. The garage has been built larger than the original planning consent which the Parish Council strongly object to and consider this to be something Uttlesford District Council planning authority be should deeply concerned about. Retrospective applications appear to be 'the typical' of this applicant, each application is immediately superseded with one for larger detached houses or change of use, wholly at odds with the emerging Neighbourhood Plan for the Thaxted area and its requirement for smaller, less costly units. A single vehicular access has become a number of accesses, with additional ones sought. The parish council wish to note that this is in contravention to Policy GEN 1 and we note that the current accesses are not as drawn in the presented applications. Thaxted Parish Council would also note that Policy H8 – Home Extensions clearly states that “a) their scale, design and external materials respect those of the	12/03/19

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				original building” and “c) Development would not have an overbearing effect on neighbouring properties”. Both of these criteria have not been satisfied. And the Parish Council call in to question how any retrospective of further development can be lawfully permitted.	
28/03/19 04/04/19	07/03/19	UTT/19/0500/H HF	PROPOSAL: Erection of single and first floor rear extensions and front porch LOCATION: 3 Claypits Villas Thaxted	RESOLVED to SUPPORT the application	29/03/19
28/03/19 04/04/19	07/03/19	UTT/19/0485/H HF	PROPOSAL: Extension to existing garage and attic room above LOCATION: Ash Tree House Sibleys Lane	RESOLVED to SUPPORT the application	29/03/19
28/03/19 08/04/19	11/03/19	UTT/19/0551/F UL	PROPOSAL: Application to remove condition 1 of application DUN/10/64 to allow use as a separate residential dwelling. LOCATION: Hammer Hill Farm Stanbrook Road	RESOLVED to SUPPORT the application	29/03/19
28/03/19 10/04/19	13/03/19	UTT/19/0492/H HF	PROPOSAL: Proposed demolition of existing conservatory and erection of two storey rear extension. LOCATION: 32 Wainsfield Villas Bardfield Road	RESOLVED to SUPPORT the application	29/03/19
28/03/19 11/04/19	14/03/19	UTT/19/0469/F UL	PROPOSAL: Demolition of existing dwelling and erection of 1 no. new dwelling LOCATION: Bluebell Cottage Cutlers Green	RESOLVED to UNANIMOUSLY OBJECT to the application on the following grounds: On the conditions that the Parish Council feel this is over intensification of the area and against the neighbourhood plan. A desecration of the street scene which has history	29/03/19
28/03/19 18/04/19	21/03/19	UTT/19/0636/H HF	PROPOSAL: Retrospective application for erection of front porch. LOCATION: 20 Barnards Field Thaxted	RESOLVED to MAKE NO COMMENT	29/03/19
28/03/19 29/03/19	22/03/19	UTT/18/2440/F UL	PROPOSAL: Proposed conversion of stable and garage block to 1 no. dwelling LOCATION: The Borough Bolford Street Thaxted	RESOLVED to SUPPORT the application In accordance to the neighbourhood plan this is one of the most attractive street scenes on the entrance to our historic town. The back and side walls are not to be rendered and in addition, any flint repairs must be made in accordance to heritage practise and no mosaic infills should be used. The Parish Council has a desire to see electric charging points in each application and would	29/03/19

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				wish for this to be considered.	
04/04/19 25/04/19	28/03/19	UTT/19/0671/F UL	<p>PROPOSAL: Construction of eight apartments and associated landscaping. The relocation of a new build dwelling which has previously been granted planning permission (unit 25) and the relocation of a window within this dwelling.</p> <p>LOCATION: Former Molecular Products Site Mill End</p>	<p>RESOLVED to SUPPORT – to comment that there is a lack of individual outdoor space for each apartment and this would be a considered desire in keeping with the conservation area.</p>	09/04/19
04/04/19 26/04/19	29/04/19	UTT/19/0657/LB	<p>PROPOSAL: Crack repairs to front elevation around bay window and corresponding internal repairs to the front bedroom.</p> <p>LOCATION: 17 Park Street Thaxted</p>	<p>RESOLVED to SUPPORT</p>	09/04/19
25/04/19 02/05/19	04/04/19	UTT/19/0731/H HF	<p>PROPOSAL: Proposed front single storey extension including extension of existing pitched roof.</p> <p>LOCATION: 2 Townfield Bardfield Road</p>	<p>RESOLVED to SUPPORT</p>	30/04/19
25/4/19 7/5/19	9/4/19	UTT/19/0782/F UL	<p>PROPOSAL: Demolition of outbuildings and construction of 1 no. dwelling with new access (revised scheme to that approved under UTT/18/1898/FUL).</p> <p>LOCATION: Brooklyns Weaverhead Lane</p>	<p>RESOLVED to UNANIMOUSLY OBJECT to this application based on the following grounds: Thaxted Parish Council write to express a specific objection to this application. This site is designated in the draft Local Plan which has now been submitted to the Secretary of State as 'Protected Open Space' and is therefore strongly protected.</p> <p>Planning permission was granted in December 2018 for the construction of a new house in the middle of this protected area, ignoring all comments in addition ignoring the appeal decision on the site in which the inspector made it quite clear that development would 'fail to sustain the significance of the conservation area' and concluded that 'the presumption in favour of sustainable development does not apply'. Clearly no account was taken either of the adopted Thaxted Conservation Area Appraisal and Management Proposals undertaken by Uttlesford District Council in 2012, both of these highlight the importance of Brooklyns garden as a 'significant feature in the character of the Conservation Area'.</p>	30/04/19

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				<p>Thaxted Parish Council strongly and unanimously object to any form of planning permission connected to this area, and we seek that this is refused in accordance with your own draft Local Plan, the adopted Conservation Area Appraisal and an appeal decision on the same site.</p> <p>As pointed out by the Thaxted Neighbourhood Plan Steering group, Thaxted Parish Council would also concur that the submitted Heritage Statement relates to the previous application and not the currently proposed scheme.</p>	
25/4/19 13/5/19	15/04/19	UTT/19/0854/H HF	<p>PROPOSAL: Two storey side extension and part two storey part single storey rear extension LOCATION: 5 Wainsfield Villas Bardfield Road</p>	<p>The Council Note: Note that vehicular access to the side and rear of the property would be lost and would seek clarification as to what parking provisions would be made for a property extended to that size?</p>	30/04/19
25/04/19 13/05/19	15/04/19	UTT/19/0848/H HF UTT/19/0849/LB	<p>PROPOSAL: Proposed single storey rear extension and associated alterations LOCATION: Monk Street Farm Monk Street</p>	<p>RESOLVED to SUPPORT</p>	30/04/19
09/05/19 28/05/19	30/04/19	UTT/19/0971/F UL	<p>PROPOSAL: Proposed erection of two storey dwelling with associated landscaping and remodelling. LOCATION: Potters Cottage Bardfield Road</p>	<p>RESOLVED to UNANIMOUSLY OBJECT with the following comments, In addition to previous comments made, the Parish Council have in place a Made neighbourhood Plan, we therefore object on the grounds that we consider this site as overdevelopment and contra to POLICY TX HD1 as identified in the Thaxted Neighbourhood Plan. The highways comments are also seconded by this council as we consider visibility and road access to be dangerous and contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, and Uttlesford Local Plan Policy GEN1 and advice within NPPF. This remains an incredibly dangerous entrance, positioned on a busy road and near a blind corner. This application has been noted previously with the parish council stating that it would spoil the character of the area, that there was and is no need for such a building, that it was inappropriate in such a location and that it would adversely affect the trees and garden and that it would have a severe and detrimental effect on that part of the parish.</p>	21/05/19

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09/05/19 28/05/19	30/04/19	UTT/19/0991/H HF	PROPOSAL: Single storey extension and associated alterations and landscaping LOCATION: Millars Farm Bardfield End Green	RESOLVED to SUPPORT	21/05/19
06/06/19 10/06/19	15/05/19	UTT/19/1093/H HF	PROPOSAL: Proposed single storey rear extension LOCATION: 28 Bolford Street Thaxted	RESOLVED to SUPPORT	07/06/19
06/06/19 18/06/19	21/05/19	UTT/19/1189/LB	PROPOSAL: Erection of detached dwelling LOCATION: Ellan Vannin Sibleys Lane	RESOLVED to OBJECT Contra to the Neighbourhood plan Policy TX LSC4 Development in Outlying Settlements other than that we have no further comments to make.	07/06/19
06/06/19 18/06/19	21/05/19	UTT/19/1188/H HF	PROPOSAL: Single storey rear extension LOCATION: 6 Watling Street Thaxted	RESOLVED to SUPPORT	07/06/19
06/06/19 27/06/19	30/05/19	UTT/19/1231/F UL	PROPOSAL: Conversion and extension of barn to form 1 no. Dwelling. LOCATION: Prouds Farm Walden Road	RESOLVED to make the following COMMENT Whilst we accept that the current proposal is certainly better and the layout of the new accommodation is more discreet. The problem is that the materials used, namely the zinc roofs and cedar cladding have nothing to do with the Thaxted vernacular and would be an appalling clash with the Grade II* listed Prouds Farmhouse. We might suggest a switch to render and clay tiles. we find this application contra to Policy TX HD10. Other than this we have no further comments to make. This council would welcome the changes to the materials used as commented upon.	07/06/19
06/06/19 28/06/19	31/05/19	UTT/19/1224/F UL	PROPOSAL: Proposed garage (amendment to garage approved under UTT/18/1639/FUL). LOCATION: Oak Cottage Bardfield End Green	RESOLVED to SUPPORT	07/06/19
11/07/19 08/07/19	10/06/19	UTT/19/1309/H HF	PROPOSAL: Single storey rear extension and garage conversion to form annex (amendment to previously approved application UTT/18/1741/HHF). LOCATION: Dennton 11 Mill End	RESOLVED to SUPPORT with the following condition and comment: that the use of materials which is not specified in the application. Subject to a condition that the materials are approved.	12/07/19
11/07/19 09/07/19	11/06/19	UTT/19/1175/H HF	PROPOSAL: Erection of single storey and first floor rear extensions and front porch.	RESOLVED to SUPPORT	12/07/19

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			LOCATION: 3 Claypits Villas Thaxted		
11/07/19 11/07/19	13/06/19	UTT/19/0809/LB UTT/19/0808/F UL	PROPOSAL: Conversion from residential to church office/assembly room including minor alterations, reconstruction of existing extension and changes to doors and windows LOCATION: The Chantry Fishmarket Street	RESOLVED to SUPPORT	12/07/19
11/07/19 11/07/19	13/6/19	UTT/19/0995/F UL	PROPOSAL: Construction of 1 no. dwelling with cartlodge and new access point (amended scheme to that approved under planning permission UTT/18/0851/FUL). LOCATION: Site Adj.Bluebell Cottage Cutlers Green	RESOLVED to SUPPORT providing this is built in accordance to the plans.	12/07/19
11/07/19 2/07/19	14/06/19	UTT/19/1408/LB UTT/19/1407/F UL	PROPOSAL: Proposed conversion of stable and garage block to 1 no. dwelling LOCATION: The Borough Bolford Street	RESOLVED to SUPPORT on the condition that the view (West elevation) from cutlers green remains unalters	12/07/19
11/07/19 19/07/19	21/06/19	UTT/19/1463/F UL	PROPOSAL: Demolition of existing dwelling, garage and stables and erection of replacement dwelling complete with infrastructure and access LOCATION: Land At Robels Cutlers Green	RESOLVED to SUPPORT with a recorded vote: on the following conditions: On the conditions that, we Note that This dwelling is situated within an area of sensitive landscape as denoted in the Neighbourhood plan. On the provision that this is not in contravention of the Thaxted Neighbourhood Plan and any of its Policies, in particular TX LSC1 & 2&3 and THXD1 & TX LSC4 including any of the policies contained within the Uttlesford Local Plan such as policy S7 of the Local Plan.	12/07/19
11/07/19 26/07/19	28/06/19	UTT/19/1556/H HF	PROPOSAL: Proposed single storey and double storey rear extensions and single storey front extension LOCATION: 8 Bolford Street Thaxted	RESOLVED to SUPPORT	12/07/19

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11/07/19 31/07/19	03/17/19	UTT/19/1603/F UL	<p>PROPOSAL: Demolition of redundant agricultural building and erection of 2 no. dwellings OF TWO DWELLINGS</p> <p>LOCATION: Barn At Millars Farm</p>	<p>RESOLVED to OBJECT</p> <p>This application follows a previous application (and approval) to conversion proposals under permitted development rights. This current application relates to an alternative scheme to demolish the barn and construct two new dwellings in its place. We must draw your attention to the Thaxted Neighbourhood Plan adopted by your Council in February. Policy TXLSC 4 deals with development in Outlying Settlements and specifically includes Bardfield End Green. The policy lends support to appropriate development in the form of extensions to existing dwellings, replacement dwellings and infill development. The current application neither relates to an extension nor to infill. Similarly, it cannot be considered to be replacement development since the permitted development rights consent has not been implemented. The current use of the building is therefore in agricultural use. On that basis the application can only be assessed in the context of development outside of the development limits. As such it cannot in any way be considered to be sustainable, being a mile from any community or retail facilities and without public transport. We therefore object to the application.</p>	12/07/19
08/08/19 14/08/19	17/7/19	UTT/19/1597/F UL	<p>PROPOSAL: C2 residential care home for up to 3 children with 24 hour care. Alternative scheme to that approved under UTT/18/0851/FUL</p> <p>LOCATION: Adj To Bluebell Cottage Cutlers Green</p>	<p>RESOLVED to STRONGLY AND UNANIMOUSLY OBJECT on the following grounds</p> <p>We have major concerns that the specification of the house would not meet the standards for high level dependant residents. The bedrooms and bathrooms are clearly not suitable.</p> <p>There are no design features to support care being delivered on site, and virtually none to support someone</p>	09/08/19

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				<p>who may need personal care delivered in their room environment. The building clearly doesn't achieve M4(2) (accessible and adaptable buildings) or M4 (3) (wheelchair user dwellings), which means anyone with any level of disability or mobility issues would not be able to use most of the property. The design of the property would not allow for these standards to be retrospectively achieved either due to restrictions in size and design. Here are 5 easy to cross reference against the standard for why The Warrens' potential as C2 is very, very limited:</p> <ol style="list-style-type: none"> 1. None of the bedrooms have the required 300mm nib to the door's leading edge (nearly every room in the house would fail this key test for anyone with mobility issues). 2. The corridors are not wide enough to allow for a wheelchair turning circle, or indeed for any specialist equipment to be easily moved around. 3. A stair lift could not be installed as there is insufficient space at the bottom of the stair and the bottom of stair conflicts with the main entrance. 4. 3 of the 4 bedrooms are either of insufficient size or irregular shape to allow assistance features to be added or indeed to allow a carer to access around the whole bed fully. 5. Bathrooms are of insufficient size to allow for assisted bathing or even to allow support to use the WC etc. <p>In fact the upper floor dependency of dropped eaves for the chalet design would be the worst possible for care provision as it lowers the floor to ceiling heights in parts of the bedroom where carers might need to use mobile hoists and would need maximum head clearance. There are other very strange arrangements in the provision of accommodation that suggest whoever submitted the application has not even thought it worth their time to replan the original submission to indicate any change of use to C2. For example:</p>	

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				A) This is now proposed for 4bed 7-person occupancy. Dining arrangements are only adequate for 6 persons? B) Separation of space at ground floor does not work for care provision. Where is the care team's separate office/bedspace for overnight? The potential room is currently drawn as a communal 'snug'.	
08/08/19 28/08/19	01/08/19	UTT/19/1809/F UL	PROPOSAL: Demolition of existing dwelling and erection of 1 no. new dwelling LOCATION: Bluebell Cottage Cutlers Green	RESOLVED to STRONGLY AND UNANIMOUSLY OBJECT on the following grounds On the conditions that the Parish Council feel this is over intensification of the area and against the neighbourhood plan. A desecration of the street scene which has historic value.	22/08/19
08/08/19 28/08/19	01/08/19	UTT/19/1864/F UL	PROPOSAL: Construction and operation of a solar farm comprising arrays of solar photovoltaic panels and associated infrastructure (inverters and transformers, DNO building, customer switchgear/control room, cabling, security fencing, cctv, access tracks and landscaping) on agricultural land off the B1051. The Development would have an operational lifespan of 40 years. LOCATION: Terriers Farm Boyton End We have received the above application and would welcome	RESOLVED to STRONGLY AND UNANIMOUSLY OBJECT on the following grounds Scale bulk and massing is far to great for a small community like Thaxted to absorb, its an industrial block on the heritage landscape and the land will be rendered unstaible for food production in the future. Visters and the plateau will be highly disturbed irrevocably. the potential loss of public rights of way which hasn't been addressed, this is a historical sight The impact of this development on the Thaxted landscape could be dramatic and the application requires very careful consideration. I've had a preliminary look at what has been submitted and there are many serious deficiencies and uncertainties which need to be highlighted. There is a danger that the Thaxted community could be lulled into a belief that green energy is good therefore let's not bother about the consequences which will only be realised after the thing is built.	22/08/19

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				<p>Essentially it will occupy about 130 acres of Grade 2 agricultural land in a very sensitive landscape. It will involve 125,856 solar panels and a host of infrastructure, housings etc.. No proper plans are provided with the application in relation to buildings or infrastructure.</p> <p>The first issue is impact on footpaths. It will affect the amenity of PROWs 49-25;49-27; 49-28; 49-29; 49-67; 38-32; and 38-36. Some footpaths will be altered out of all recognition. It is all very well to say that landscape screening will be put in place but we all know that that takes about 15 years to be of any use and in any case a narrow path running between two hedge lines is totally different to a path adjacent to an open field. It is therefore important that the Thaxted P3 have this brought to their attention if they are not already aware of it.</p> <p>There is then the general impact on the landscape. The work done by Liz Lake for the NP does not quite go out that far because that study dealt with the Thaxted 'hinterland'. The adjacent local landscape parcels (LPLCA 10 and 11) were however both classified as having a 'high sensitivity' to change and a 'low' or low-medium' capacity for change. There is no reason why land just to the east should be any different. There is however, firmer evidence provided by the work done by Chris Blandford Associates for the local authorities in north-west Essex in 2006. In that study this area is identified as a part of the 'Thaxted Farmland Plateau', where it is stated that the landscape pattern is 'sensitive to potential large-scale development' and has 'a relatively high sensitivity to change'. The guidance is to 'conserve the open views'.</p> <p>The next point is with regard to land quality. The land will</p>	

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				<p>be taken out of agricultural production for 40 years. This is Grade 2 land, classified as 'best and most versatile'. The use of Grade 1 and 2 land is in both Local Plan and NPPF terms essentially a last resort. A ministerial statement (HCWS 488, 2015) from DCLG states 'Meeting our energy goals should not be used to justify the wrong development in the wrong location and this includes the use of high quality land. Protecting the global environment is not an excuse to trash the local environment'. It goes on to say 'Any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence'. The fact is that the applicants have provided no compelling evidence. They say that they have done an options study (although this has not been submitted) and they say that there is no alternative site within a 2 km radius. They also complain that most of the land in Uttlesford is Grade 2. However, we would comment that this doesn't have to be in Uttlesford. There are masses of more suitable sites in Essex and hundreds of other sub-stations that they can connect into. No evidence has been provided of other options considered and why they have been dismissed. This is essential in the light of the ministerial statement. We request formally that this evidence is presented.</p> <p>Another point is that landscape impact images have been provided but these do not illustrate the panels! They are just photos of the existing landscape with a line showing the extent of where they will be which provides no indication at all of how they would sit and the impact they will have.</p>	
29/08/19 04/09/19	08/08/19	UTT/19/1904/LB	PROPOSAL: Retention of works to roof. LOCATION: 22 Newbiggen Street Thaxted	Resolved to Support	06/09/19
29/08/19	14/08/19	UTT/19/1925/F	PROPOSAL: Erection of 1 no. dwelling and associated	RESOLVED to OBJECT with the following comments	06/09/19

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11/09/19		UL	garage/study (amended scheme to that approved under planning permission UTT/18/1686/FUL) LOCATION: Mill Hill Farm Cutlers Green	Thaxted Parish Council strongly and unanimously object to this application. The design of the property in the opinion of this council in its current format it is in contravention of Policy HD10 within the Neighbourhood Plan which indicates that it's not in keeping with the Thaxted vernacular. There is tremendous historical presence around this site dating back to the Doomsday book, and this council would ask that this be considered when reflecting on future design principles.	
05/09/19 12/09/19	29/08/19	UTT/19/1864/F UL	PROPOSAL: Construction and operation of a solar farm comprising arrays of solar photovoltaic panels and associated infrastructure (inverters and transformers, DNO building, customer switchgear/ control room, cabling, security fencing, cctv, access tracks and landscaping) on agricultural land off the B1051. The Development would have an operational lifespan of 40 years. LOCATION: Terriers Farm Boyton End Thaxted	C:\Users\Clerk\OneDrive - Thaxted PC\Letters\Letters 2019\Terriers Farm objection Sept 2019.docx	06/09/19
05/09/19 28/09/19	29/08/19	UTT/19/2059/H HF	PROPOSAL: Extension to existing detached garage. LOCATION: Levetts House Bardfield Road	RESOLVED to SUPPORT	06/09/19
03/10/19 03/10/19	05/09/19	UTT/19/2124/H HF UTT/19/2125/LB	PROPOSAL: Conversion of out house to living space and repair to roof. LOCATION: Moat End Barn Boyton End	RESOLVED to SUPPORT	3/10/19
03/10/19 04/10/19	06/09/19	UTT/19/2188/H HF UTT/19/2189/LB	PROPOSAL: Single storey rear extension LOCATION: 33 Mill End Thaxted	RESOLVED to SUPPORT	4/10/19
03/10/19 16/10/19	19/09/19	UTT/19/2272/H HF	PROPOSAL: Proposed single storey rear extension and garage. LOCATION: 22A Guelphs Lane Thaxted	RESOLVED to SUPPORT the application with the following comments: The policies to consider are S7 of the Local Plan and TX LSC 4 of the Neighbourhood Plan. S7 says that development outside of development limits shall be restricted to development that needs to be in that location or development that is appropriate to a rural area. It also specifically allows for in-fill development. Thaxted Parish Council feel that a single house with a large garden is	16/10/19

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				<p>appropriate to a rural area and the development is in any case, in-fill to the extent that there are houses on either side of the site. Similarly, whilst the preamble to the Neighbourhood Plan policy does talk about sustainability in the context of the outlying settlements, it too does allow for small scale in-fill, such as this.</p> <p>Cllr Frostick proposes that in the event that this application is refused by UDC planning that we should call this in as this council has a desire to speak on behalf of the applicant in relation to the history of this site, seconded by Cllr V Knight and Cllr R Williams.</p>	
03/10/19 21/10/19	23/09/19	UTT/19/2025/O P	<p>PROPOSAL: Outline application with all matters reserved for 1 no. dwelling</p> <p>LOCATION: The Yard Bardfield End Green</p>	<p>RESOLVED to SUPPORT the application with the following comments:</p> <p>The policies to consider are S7 of the Local Plan and TX LSC 4 of the Neighbourhood Plan. S7 says that development outside of development limits shall be restricted to development that needs to be in that location or development that is appropriate to a rural area. It also specifically allows for in-fill development. Thaxted Parish Council feel that a single house with a large garden is appropriate to a rural area and the development is in any case, in-fill to the extent that there are houses on either side of the site. Similarly, whilst the preamble to the Neighbourhood Plan policy does talk about sustainability in the context of the outlying settlements, it too does allow for small scale in-fill, such as this.</p> <p>Cllr Frostick proposes that in the event that this application is refused by UDC planning that we should call this in as this council has a desire to speak on behalf of the applicant in relation to the history of this site, seconded by Cllr V Knight and Cllr R Williams.</p>	21/10/19

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17/10/19 05/11/19	08/10/19	UTT/19/2500/H HF	PROPOSAL: First floor rear extension LOCATION: 11 Magdalen Green Thaxted	RESOLVED to SUPPORT	19/10/19
10/12/19 16/12/19	18/11/19	UTT/19/2663/F UL	PROPOSAL: Change of use of land to use as a residential caravan site for one gypsy family with two caravans. Erection of utility building and laying of hardstanding. LOCATION: Amenity Land Bardfield Road	RESOLVED to OBJECT UNANIMOUSLY with the following comments The application site is located on the northern side of Bardfield Road approximately 350m to the east of the development limits of the village of Thaxted. The site itself is relatively level, triangular in shape and consists of approximately 0.20 of a hectare in size. The site is located on a dangerous junction with a country lanes adjacent to the northern boundary and Bardfield Road bounding the southern boundary. Communal allotments are located opposite the site to the north, large open fields used for agriculture to the south and a small linear row of residential housing is located on the northern side of Bardfield Road to the west. The site is located approximately 1.2km to the east of the town centre of Thaxted. The application site is within an area identified in the Uttlesford District Local Plan as outside the established development limits and is therefore considered to be within the countryside. The development proposed is for change of use to a residential caravan site for one gypsy family with two caravans and the erection of a utility building and laying of hardstanding. This would result in a significant intensification in the built form within the immediate area. It would in turn alter the character of the surrounding locality creating an urbanisation effect that would be out of context with the existing pattern of development and harmful to the setting and character and appearance of the countryside. The benefit of the supply of	10/12/19

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				<p>residential caravan site for one gypsy family does outweigh the harm that this causes. This is particularly given that the latest Gypsy and Traveller Accommodation Assessment prepared for UDC indicates that there is requirement for further gypsy and traveller pitches Uttlesford. The development is therefore contrary to Policy of the Adopted Local Plan which limits development in countryside to uses that need to be there. If there is requirement for further gypsy and traveller pitches Uttlesford then clearly there can be no need for this form development to be located in the countryside. In terms of National Planning Policy Framework, paragraphs 7 to 14 of NPPF set out that there is a presumption in favour of sustainable development whilst subsequent paragraphs taken as a whole, constitute the Government's view of what sustainable development means. The proposal would collectively comply with the positive stance towards sustainable development as set out in the National Planning Policy Framework. In particular, the proposal fails to take into account the need to protect and enhance the natural, built and historic environment and at the same time, the removal of the site away from any community facilities renders any development socially unsustainable. As such it fails to fulfil the three strands of sustainable development. The proposal is, therefore, contrary not only to national planning policy but is also contrary to both Local and Neighbourhood Plan policies as follows:</p> <p>UTTLESFORD LOCAL PLAN (adopted 2005)</p> <p>Policy S7 - The Countryside</p> <p>Policy GEN1 - Access</p> <p>Policy GEN2 - Design</p> <p>Policy GEN3 - Flood Protection</p> <p>Policy GEN4 - Good Neighbours</p> <p>Policy GEN7 - Nature Conservation</p> <p>Policy GEN8 - Vehicle Parking Standards</p>	

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				<p>THAXTED NEIGHBOURHOOD PLAN (adopted February 2019)</p> <p>Policy TX LSC 4 – Development in Outlying Settlements</p> <p>Specifically, the proposed development does not fall within one of the permitted categories. It does not form an extension, nor is it replacement, infill or the re-use or conversion of commercial premises.</p> <p>Highways Safety is a serious concern at this dangerous road junction and was subject to highways comments at the last application.</p> <p>This site has been refused on appeal for a dwelling house and this scheme is in no way different to that application.</p> <p>It has been claimed there may be a public right of way across this site and needs further investigation.</p>	
10/12/19 27/12/19	29/11/19	UTT/19/2928/HHF	<p>PROPOSAL: Proposed replacement of fence with brick wall.</p> <p>LOCATION: 22 Guelphs Lane Thaxted.</p>	RESOLVED to SUPPORT	10/12/19
10/12/19 01/01/20	04/12/19	UTT/19/2809/F UL	<p>PROPOSAL: Change of use of first floor of annexe and change of use of redundant agricultural building into a total of 3 no. holiday lets</p> <p>LOCATION: The Willows Monk Street</p>	RESOLVED to SUPPORT	10/12/19

