

PLANNING REGISTER FROM 1st JANUARY 2020 – 31st December 2020

Agenda Date & UDC Return Date	REF.NO.	DETAILS	PC COMMENT / RECOMMENDATION	Date Returned
06/02/2020 - 04/02/2020	UTT/19/3165/FUL	<p>PROPOSAL: Proposed single storey residential development and associated infrastructure to erect 9 no. bungalows.</p> <p>LOCATION: Land To The East Of Dunmow Road</p>	<p>RESOLVED to OBJECT with the following comments</p> <p>The planning Inspector's key issues were that there would be a significant encroachment of built form into the open countryside which would extend well beyond the settlement boundaries and that the proposals would not constitute sustainable development as they would harm a designated Heritage Asset. The change from houses to bungalows would make no difference to the Inspectors conclusions.</p> <p>With the now made Thaxted Neighbourhood Plan as such its policies together with those of the existing Local Plan (2005) form part of Uttlesford's Development Plan.</p> <p>The site is outside the village development limits and is therefore contrary to Policy S3 of the Local Plan. It is also contrary to Policy S7 - Protection of the Countryside.</p> <p>The location of this site renders development contrary to Neighbourhood Plan Policy TXLSC1 as it would have a harmful impact on the Liz Lake view lines 20 and 25 as indicated on map 8 of the Thaxted Neighbourhood Plan. This policy states that any development in a sensitive area should be restricted to agriculture, rural recreation or affordable or special needs housing.</p> <p>Development of this site would cause harm to the character and appearance of this unspoilt entry into Thaxted. Although only partially in the Thaxted Conservation Area (TCA) the development would significantly impact on the listed Totmans Farmhouse opposite the proposed site entrance and also the setting of the TCA itself. Thaxted Neighbourhood Plan's Heritage Evidence prepared by Grover Lewis Associates emphasises that development of this site would have a direct and significant impact on the southern entry into Thaxted and jeopardise the very high degree of inter-visibility between the TCA and its countryside setting.</p> <p>The site boundary hedges that the applicants state will screen the development are irrelevant since they have no specific designation and could be grubbed up prior to development.</p>	07/02/2020
06/02/2020 - 04/02/2020	UTT/19/3166/FUL	<p>PROPOSAL: Proposed residential development and associated infrastructure to erect 8 no. dwellings.</p> <p>LOCATION: Land South Of Barfiled Road/East Of Claypits Villas Bardfield Road</p>	<p>RESOLVED to OBJECT with the following comments</p> <p>The site is outside the village development limits and is therefore contrary to Policy S3 of the Local Plan, it is also contrary to Policy S7 - Protection of the Countryside. The Neighbourhood Plan has now been adopted and therefore its policies should be adhered to in collaboration to the Local Plan.</p> <p>The location of this site renders development contrary to Neighbourhood Plan Policy TXLSC1 as it is within the area of Thaxted's sensitive rural setting (see Map 7). This policy states that any development in a sensitive area should be restricted to agriculture, rural recreation or affordable or special needs housing. Also it would be argued that the would appear that the adjoining site (which was granted planning permission last year but on which construction has not started) and this site have been arbitrarily split which would appear is simply to avoid the need to provide affordable housing. Both sites are owned by the same landowner. This attempt to circumvent Uttlesford's planning requirements for affordable housing (the two sites would provide 17 housing units in total), should be taken into consideration when balancing the perceived benefits of these proposals against the harmful impact of breaching Development Plan policies.</p>	07/02/2020
06/02/2020 - 12/02/2020	UTT/20/0030/FUL UTT/20/0031/LB	<p>PROPOSAL: Demolition of part of existing garage and extension to existing garage, and change of use to separate residential dwelling</p> <p>LOCATION: Cranberry Cottage 24 Newbiggen Street</p>	<p>RESOLVED to OBJECT with the following comments</p> <p>The Design and Access and Heritage statement says that the net internal area will be 43 sq. m.. Having measured it we suspect that in fact it will only be about 34.4 sq. m. which is less than the national minimum standard for a single person dwelling (about 37sq.m.). It also says that the amenity area is 'fair and proportionate'. We note that there is NO amenity area rendering this statement un-factual.</p> <p>The loss of garaging from the Parish Councils perspective feel a real principle issue. The Design statement says there a free car-park round the corner, this Free Car Park is not within the gift of the developer and therefore cannot be offered by way of compensation to the substantial loss the removal of the Garage will without question create. This is even more significant in that it is an aspiration of the Neighbourhood Plan that car parking in Newbiggen Street shall be reduced. The Design statement says that the existing garage is not capable of accommodating cars. This is simply not factual given the misleading measurement on the Existing Floor Plan of 2.73 for the building's depth. In fact it's actually about 3.3 metres which is ample for a medium size car. The door width then is 4.6 metres, enough space to park two cars.</p> <p>The other thing of course is that conversion to residential would alter the character of the Conservation Area (historical Vicarage Lane was a row of workshops associated with the weaving industry) and Cranberry Cottage is listed. This would again alter the character of the listed building and its setting.</p>	07/02/2020
06/02/2020	UTT/20/0093/HHF	PROPOSAL: Conversion of garage to accommodation	RESOLVED to MAKE NO COMMENT	07/02/2020

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- 12/02/2020		LOCATION: Apple House 57 Magdalen Green		
06/02/2020 - 11/02/2020	UTT/20/0016/FUL	PROPOSAL: Proposed 1 no. new dwelling LOCATION: Mill Hill Farmhouse Cutlers Green	RESOLVED to OBJECT with the following comments This application is an additional property to that contained in application UTT/18/1686/FUL and Thaxted Parish Council wish to bring this clearly to the inspectors attention as a hamlet style development in this area is clearly unacceptable. This application is Contrary to Policy S7 sustainability and is a considerable distance to all local amenities with no local bus routes or paths to support this development.	07/02/2020
05/03/2020 - 13/03/2020	UTT/20/0357/HHF	PROPOSAL: Replacement single storey rear extension, new pitched roof to side, changes to fenestration and insertion of rooflights. Internal alterations. LOCATION: Peggys Cottage Park Street	RESOLVED to SUPPORT	06/03/2020
05/03/2020 - 30/03/2020	UTT/20/0500/HHF	PROPOSAL: Proposed change of design to link extension between main dwelling and larger extension approved under UTT/18/1532/HHF. LOCATION: Willow Corner Bardfield End Green	RESOLVED to SUPPORT	06/03/2020
09/04/2020 - 10/04/2020	UTT/20/0545/CLE	PROPOSAL: Certificate of Lawfulness for the existing use of annexe as privately rented independent dwelling LOCATION: Richmond In The Wood Cutlers Green Lane	RESOLVED to make NO COMMENT	07/04/20
03/04/2020 - 16/04/2020	UTT/20/0551/FUL	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 with the following comments: All comments as previously stated in our unanimous objection to this past application under reference UTT/19/2663/FUL remain. They are attached in full for your reference along with the following comments. https://thaxtedpc-my.sharepoint.com/personal/clerk_thaxted_co_uk/Documents/Planning/Bardfield%20road%20-%20Gypsy%20site%20UTT192663FUL a) This remains contrary to policy S7. (Two inspectors in appeals previously when deciding upon Thaxted applications say that S7 should be afforded significant weight) b) that it is unsustainable in terms of its location (the applicants' statement says that it is 450 m from Thaxted but it is actually 450 m from the end house in Bardfield Road. From facilities in the centre of Thaxted it is nearer a mile) c) Essex Highways have objected on the grounds of road safety; and d) that the most recent Needs Assessment for Gypsy Accommodation carried out by Uttlesford indicates that there is no need for further gypsy sites in the District. In addition to this local residents have used this land as an acquired right of way over the site, for 70 years.	07/04/20
03/04/2020 -	UTT/20/0694/FUL	PROPOSAL: Erection of 1 no. dwelling and associated garage/study (Revised scheme to approved UTT/18/1686/FUL)	RESOLVED to OBJECT with the following comments: This scheme is virtually identical to the one that was refused last year under reference	07/04/20

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17/04/2020		LOCATION: Land At Mill Hill Farm House Cutlers Green Lane	UTT/19/1925/FUL and the same objections apply i.e. that the design is not in the Thaxted vernacular and is therefore contrary to Neighbourhood Plan policy HD10 and is also contrary to Local Plan policy S7. The location is entirely unsustainable as this area is situated about two miles from any local facilities. Thaxted Parish Council have stated previously the historical importance of this area.	
03/04/2020 - 23/04/2020	UTT/20/0599/FUL	PROPOSAL: Change of use from agricultural workers dwelling to Class C.3 dwelling house. LOCATION: High View Bardfield End Green	RESOLVED to make NO COMMENT	07/04/20
03/04/2020 - 28/04/2020	UTT/20/0534/HHF	PROPOSAL: Erection of garage (renewal of previously approved application UTT/16/3423/HHF). LOCATION: Back Lane Cottage Watling Lane	RESOLVED to OBJECT On the Grounds that this development is overbearing to the rear adjoining bungalow and loss of a amenity	28/04/2020
06/04/20 - 04/05/20	UTT/20/0802/OP	PROPOSAL: Outline application with all matters reserved except access and layout for the erection of 1 no. dwelling LOCATION: The Yard Bardfield End Green	RESOLVED to SUPPORT Called in by District Cllr Mike Taylor	28/04/2020
07/04/20 - 05/05/20	UTT/20/0810/HHF	PROPOSAL: Single storey side porch extension and minor alterations. LOCATION: Greensleeves 37 Bolford Street	RESOLVED to make NO COMMENT	28/04/2020
08/04/20 - 06/05/20	UTT/20/0817/HHF	PROPOSAL: Erection of single storey rear extension LOCATION: 18 Burns Way Thaxted	RESOLVED to make NO COMMENT	28/04/2020
09/04/20 - 07/05/20	UTT/20/0614/OP	PROPOSAL: Outline application for demolition of existing buildings and erection of 14 no. dwellings with all matters reserved except access and layout (alternative scheme to that approved under planning permission UTT/18/0750/OP) LOCATION: Claypits Farm Bardfield Road	Resolved to Object Called in by Cllr Mike Taylor The access from Bardfield Road is an unsatisfactory arrangement. For a start it falls within the Conservation Area and will significantly alter the character of this corner of it with significant new traffic flows and no doubt, a substantial amount of new road paint. It is also immediately opposite the school which is not only very busy at peak periods but there is also a significant risk (as highlighted by ECC) that large delivery trucks will have to mount the pavement opposite to make the turn into the site. All traffic relating to the houses on the site will then have to pass Claypitts Farmhouse a listed building very much altering its currently rural setting. There is also a concern about the large sycamore tree that stands on the island at the junction. It is stated in the supporting arboriculturally statement that there is no TPO on this tree and it is only protected as a result of its location in the Conservation Area. This appears to conflict with the 'My Uttlesford map' which clearly shows it as being protected by way of a TPO. It is stated that this tree will have to be subjected to root pruning to create the necessary junction improvements which must give rise to serious concerns about its future health. There is no mention of branch pruning, but this must be another concern at some stage. In addition to this The Neighbourhood Plan specifically says that the existing cypressus tree screen should be replaced by mature native species planting. The applicant indicates that this 'could' be included in a landscaping scheme to be dealt with as a reserved matter. This should be made a condition of any consent.	28/04/2020

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			<p>It is clear that all of these concerns could be removed by an alternative new access over the coach park land owned by the Parish Council. This is in fact, proposed in the Neighbourhood Plan. The Parish Council have indicated a willingness to discuss such an arrangement with the applicant, but this offer has not to date been taken up.</p> <p>Consideration must also be given to the effect of changing the newly formalised footpath. The proposed diversion will clearly alter its character from a surrounding rural environment to a hard urban (or at least suburban) environment which will impact on the experience of footpath users. Indeed, even the applicants' own Landscape and Visual Appraisal classifies the impact of change on some elements of the path as high. Clearly, if the footpath was to remain in its current route this would significantly limit the scope for developing the site. The applicants in their Planning Statement (para 5.48) seek to justify the diversion on viability grounds. They say it is 'not possible to design a viable residential development that retains the line of (the) footpath'. They do not however provide any analysis to support this statement. It would no doubt be quite possible to design a scheme which retains the existing route, and a rather better setting for it, albeit with a reduced number of units. Such a scheme would, most likely, still be viable; it is just that the development value of the land would be reduced. It will be appreciated that tests of viability relate to there being a margin of land value over existing use value just sufficient to make a land owner willing to sell for the enhanced use. The fact that the land value is simply reduced is immaterial.</p>	
14/04/20 - 12/05/20	UTT/20/0588/HHF	<p>PROPOSAL: s73a Retrospective application for the erection of a single storey double garage (Revised scheme to approved UTT/14/3209/HHF) LOCATION: South Cottage Dunmow Road</p>	RESOLVED to Comment that officer should look to place a restrictive covenant on this application so that no dwelling may be made in future.	28/04/2020
15/04/20 - 13/05/20	UTT/20/0888/HHF	<p>PROPOSAL: New pitched roof to replace existing flat roof to side and additional fenestration. LOCATION: Peggys Cottage Park Street</p>	RESOLVED to SUPPORT	28/04/2020
04/05/20 - 18/05/20	UTT/20/0694/FUL	<p>PROPOSAL: Erection of 1 no. dwelling and associated garage/study (Revised scheme to approved UTT/18/1686/FUL) LOCATION: Land At Mill Hill Farm House Cutlers Green Lane Thaxted</p>	<p>RESOLVED to OBJECT</p> <p>The current proposal is very little different to the scheme under the application that was previously refused. The only significant differences are that the roof has been lowered and the front door is now off-centre. Having met with the applicant and explained that whilst the Parish Council regrets that a permission was ever granted on this site, if development is to be undertaken it needs to be something much more appropriate to its rural setting and something associated with the Thaxted vernacular. We do not consider that this is in any way appropriate and would refer to the recently submitted plans for Young's Acre (UTT/20/1133/FUL) as an indication of the sort of design that could be more suitable.</p>	18/05/2020
05/05/20 - 02/06/20	UTT/20/1014/FUL & UTT/20/1015/LB	<p>PROPOSAL: Conversion of barn to 1no. dwelling LOCATION: Barn At Richmond In The Wood Cutlers Green</p>	<p>RESOLVED to SUPPORT</p> <p>Richmonds in the Wood is an important site. The barn represents a key element in the historic farmstead and its retention is essential to the integrity of the heritage asset. We are concerned that conversion to a substantial house will alter the character of the site but recognise that another residential element on the site, though regrettable, may be the best solution to preserve the building's form for the future. If an additional dwelling is deemed acceptable though, it is critical that the conversion is handled with the utmost sensitivity. In particular, the applicant's own heritage statement not only indicates that the building warrants independent listing but highlights</p>	18/05/2020

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			specifically the large double doors. The scheme proposed appears to remove these completely and replace them with large areas of glazing. This is unacceptable and will have a dramatic impact on the character of the building. It is essential we believe that a way is found to preserve these doors and incorporate them into the design of the proposed porch.	
06/05/20 - 03/06/20	UTT/20/1037/HHF	PROPOSAL: Proposed single storey side extension, porch, erection of detached domestic garage/outbuilding and associated alterations. LOCATION: Hammer Hill Farm Stanbrook Road	RESOLVED to SUPPORT with the following comments Hammer Hill Farm is at the top of a hill set within a sensitive landscape. The proposed extension to the bungalow is relatively unobtrusive and we have no specific objection to it. We are however concerned that the proposed cart-lodge could have a rather more dramatic impact on the rural setting. It appears that the current ornamental hedge will be removed and the side wall set right up to the boundary. If permission is to be granted we believe that it is necessary to reposition this building such that a degree of natural screening can be provided.	18/05/2020
11/06/20 - 09/06/20	UTT/20/1040/HHF	PROPOSAL: Erection of single storey rear extension LOCATION: 5 Bardfield End Villas Bardfield Road	RESOLVED to SUPPORT	15/06/20
11/06/20 - 10/06/20	UTT/20/0807/CLE	PROPOSAL: Certificate of lawfulness for the existing use of land as garden linked to a domestic dwelling LOCATION: Levetts House Bardfield Road	RESOLVED to OBJECT on the grounds that there is a lack of detail in relation to the application, the council cannot see any evidence of historic garden use.	15/06/20
11/06/20 - 12/06/20	UTT/20/1133/FUL	PROPOSAL: Demolition of existing building and erection of replacement dwelling and detached cart lodge. LOCATION: Youngs Acre Great Sampford Road	RESOLVED to SUPPORT HOWEVER the access road is in a terrible state and any consent would need to be conditioned such that it is properly surfaced. The other issue is that there is a danger that it will alter the obvious rural character of the immediate surroundings and particularly the setting of the listed Golden's Farmhouse next door. The 'cart lodge' is unnecessarily large and does have the potential to damage the local character. It needs to be reduced down to single storey height. The other point is that the gates must be kept discreet. Uttlesford comments ref replacement dwellings should also be taken in to consideration.	15/06/20
02/07/20 - 06/07/20	UTT/20/1264/OP	PROPOSAL: Outline planning application with all matters reserved for the erection of up to 3 dwellings LOCATION: Squirrels Croft Bardfield End Green	RESOLVED to OBJECT - The form of development proposed is considered to be wholly inappropriate for this location and would cause considerable loss of amenity to neighbouring properties. Planning permission exists for one dwelling on the site. This was deemed to be acceptable by the planning officer on the basis that one dwelling could be placed within the site such that it was not overbearing in relation to neighbouring property. If that was the case however, the same principle cannot be applied to the current proposal which involves three new properties, particularly given that they would be half a storey higher than the previous single dwelling. The proposal fails the tests set out in Local Plan policy GEN2 and, given that it involves backland development, it also fails when considered against H4. The access is considered unsuitable for three units. In the previous scheme the access arrangements were justified on the basis that Squirrels Croft itself would close its own access and create an exclusive independent access for the new property. It was suggested therefore that there would be no intensification of usage. With three units now using that same driveway that justification is lost. Given that the access is immediately adjacent to the neighbouring bungalow it will have considerable impact on the amenity of the neighbours. The applicants are keen to point out the deficiency in Uttlesford's land supply and the presumption that that entails. The presumption is however in relation to sustainable development. There is no way that this location could be considered sustainable. The applicants say that it is half a mile from Thaxted. It may be half a mile from the first house on the Bardfield Road approach but it is at least a mile and a quarter from any of Thaxted's facilities that would make a location sustainable (shops/surgery/school). The development proposed is clearly contrary to Local Plan policy S7. A case is made for it being infill	09/07/20

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			development. Infill development for outlying settlements is dealt with in the Thaxted Neighbourhood Plan. It was never intended that policy TX LSC4 should permit three dwellings and this is clearly supported by the accompanying narrative.	
02/07/20 - 13/07/20	UTT/20/1294/FUL	PROPOSAL: Proposed Garage conversion to form new two-bedroom dwelling. LOCATION: Sarnia Cutlers Green	RESOLVED to OBJECT - The site is set within the area of Sensitive Rural Setting at shown in the Thaxted Neighborhood Plan. In accordance with policy TX LSC1 development within this area should be limited to agricultural uses, rural recreation or for affordable or special needs housing. This application is for unfettered residential use. We would also be concerned by the proposed car parking arrangement. If this is to be an independent property then it would seem that for two cars to be parked as shown would necessitate either reversing in off the public highway or reversing out.	09/07/20
02/07/20 - 23/07/20	UTT/20/1443/HHF	PROPOSAL: Construction of detached single garage (renewal of planning permission UTT/16/3423/HHF) LOCATION: Back Lane Cottage Watling Lane	RESOLVED to OBJECT - An identical proposal was only recently refused. The applicants have now submitted what is claimed to be a Heritage Statement. This is however wholly inadequate and provides no proper professional assessment of the impact of development on the historic environment. We are principally concerned however, with the consequences of this development for neighbouring properties. There can be no doubt that their amenity would be significantly impacted.	20/07/20
02/07/20 - 26/06/20	UTT/20/1205/PAP3	Prior notification of change of use from light industrial to 1 no. dwelling house Store At Claypits Farm Bardfield Road Thaxted CM6 2LW	Whilst this is a notification in relation to permitted development we wish to point out that what is proposed would create a completely unsatisfactory dwelling. The proposed access even with substantial upgrading would not be acceptable to any proposed occupier. We are also concerned over the fact that it is attached to other premises that are retained in B1 use with all of the environmental concerns that naturally follow. There also seems to be a lack of definition as to the extent of the plot that will form the complete residential unit.	Unable to make public comment. Email sent to planning on 9/7/20
02/07/20 - 13/07/20	UTT/20/1251/FUL	PROPOSAL: Variation of condition 2 (external materials) and condition 3 (landscaping) attached to UTT/17/1869/FUL to allow for approval of these conditions prior to installation/prior to occupation rather than prior to commencement of works LOCATION: Chelmer House Watling Lane	RESOLVED to OBJECT It is unreasonable and unnecessary to allow for condition 2 (external materials) and 3 (landscaping) to be approved prior to installation/prior to occupation of the works rather than as is the norm, prior to commencement of the works. Planning permission was granted for this scheme three years ago and expires next month. Ample time has therefore been available to provide these details. This application should be objected to on the basis that it needs to be understood exactly what the applicant intends to do in respect of landscaping and the external materials they intend to use, before construction starts. Premature commencement of the works, without these details being approved may result in a scheme which jeopardises the integration of the work into the existing setting and could harm the appearance/views of/from the surrounding countryside	09/07/20
17/07/20 - 30/07/20	UTT/20/1542/HHF & UTT/20/1543/LB	PROPOSAL: Demolition of existing kitchen extension. Erection of replacement single storey kitchen extension and internal alterations LOCATION: Richmond In The Wood Cutlers Green	RESOLVED to OBJECT The proposed new addition is over-bearing and unsympathetic to the listed status of the building. Whilst the previous extension was modern it was wholly subservient to the main house. What is proposed would be a dominant feature. Patio doors and large areas of glazing (including and especially the triangular elements) have no place in the extension of a building of this importance	20/07/20
06/08/20 ↓ 06/08/20	UTT/20/1627/FUL	PROPOSAL: Erection of a single dwelling LOCATION: Pathwoods Bardfield End Green	RESOLVED to OBJECT The Parish Council object as this is country to Policy S7, the council would like to bring to the inspectors attention the appeal refusal for outline planning permission dated 2016. And the comments as follows: Appeal Ref: APP/C1570/W/17/3168638 The Council's Officer Report and decision identify the Council's concern as related to the effect on the character of the rural area and the sustainability of the development. I have taken this as a putative	10/08/20

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			reason for refusal.	
06/08/20 - 18/08/20	UTT/20/1725/FUL	PROPOSAL: Demolition of existing dwelling, garage and stables and erection of replacement dwelling complete with infrastructure and access LOCATION: Robels Cutlers Green	RESOLVED to SUPPORT The Parish Council resolved to support this application recognizing that the applicants have made a significant attempt to overcome the issues associated with the previous refusal. We would stress however, that development in this location would generally be considered to be contrary to Local Plan policy S7, as well as Neighbourhood Plan policies falling, as it does, within the area of sensitive landscape. Development can therefore only be justified on the grounds of replacement and in that regard our support is dependent upon planning officers satisfying themselves that the development complies with Uttlesford's guidance on replacement dwellings.	10/08/20
06/08/20 - 14/08/20	UTT/20/1720/HHF	PROPOSAL: Two storey side and single storey rear extensions. LOCATION: 1 Bardfield End Villas Bardfield Road	RESOLVED to SUPPORT	10/08/20
06/08/20 - 13/08/20	UTT/20/0016/FUL	Appeal: Mill Hill Farmhouse Cutlers Green Description of development: Proposed 1 no. new dwelling	See letter attached https://thaxtedpc-my.sharepoint.com/personal/clerk_thaxted_co_uk/Documents/Letters/Letters%202020/planning%20appeal%20letter%20UTT-20-0016-FUL%20060820.pdf	10/08/20
06/08/20 - 12/08/20	UTT/20/0030/FUL	Appeal: Cranberry Cottage 24 Newbiggen Street Description of development: Demolition of part of existing garage and extension to existing garage, and change of use to separate residential dwelling	See letter attached https://thaxtedpc-my.sharepoint.com/personal/clerk_thaxted_co_uk/Documents/Letters/Letters%202020/planning%20appeal%20letter%20UTT-20-0016-FUL%20060820.pdf	10/08/20
06/08/20 - 31/08/20	UTT/20/1656/FUL	PROPOSAL: Demolition of existing barn and erection of 1 no. Dwelling. LOCATION: Land At Lodge Farm Bardfield End Green	RESOLVED to SUPPORT The Parish Council are minded to support this application on the provision that there are agricultural ties connected to this property	10/08/20
03/09/20 - 01/09/20	UTT/20/1887/FUL	PROPOSAL: Section 73A Retrospective application for internal works creating annexe. Proposed change of use of annexe to form independent dwelling LOCATION: Potters Cottage Bardfield Road	RESOLVED to OBJECT The council consider this to be overdevelopment and in addition the visibility splay is dangerous and should be re considered.	04/09/20
03/09/20 - 04/09/20	UTT/20/1885/LB	PROPOSAL: Retention of internal alterations dividing building LOCATION: Potters Cottage Bardfield Road	No comments sent	04/09/20
03/09/20 - 02/09/20	UTT/20/1652/FUL UTT/20/1653/LB	PROPOSAL: Proposed conversion of stable and garage block to 1 no. Dwelling (amendments to previously approved application UTT/19/1407/FUL) LOCATION: The Borough Bolford Street	RESOLVED to SUPPORT	04/09/20
03/09/20 - 02/09/20	UTT/20/1936/HHF	PROPOSAL: Proposed replacement single storey rear extension LOCATION: Peggys Cottage Park Street	RESOLVED to SUPPORT However with the comment that we much prefer the pitch tiled roof over the flat roof contained within this proposal.	04/09/20
03/09/20 - 03/03/20	UTT/20/1380/FUL	PROPOSAL: The erection of 2 no. dwellings and cart lodge LOCATION: Colt Bungalow Stanbrook Road	RESOLVED to make NO COMMENT	04/09/20
03/09/20	UTT/20/1966/OP	PROPOSAL: Outline application, with matters of landscaping reserved,	RESOLVED to OBJECT The council believe this to be over-development, cramming two units onto the site of one bungalow.	04/09/20

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- 07/09/20		for the demolition of existing dwelling and the erection of 2 no. dwellings LOCATION: Lavengo Copthall Lane	It's opposite a protected green space and will create additional traffic in a lane which is unable to support this. This is overbearing to the neighbouring property	
03/09/20 - 14/09/20	UTT/20/2045/FUL	PROPOSAL: Erection of detached two bedroom cottage following demolition of former chicken shed. LOCATION: Woodhams Farmhouse Cutlers Green	RESOLVED to OBJECT Totally unsustainable outside development limits and country to policy S7.	04/09/20
03/09/20 - 14/09/20	UTT/20/1665/FUL	PROPOSAL: New access for hearse to burial ground LOCATION: Windmill Church Yard Fishmarket Street	RESOLVED to OBJECT hold this response await Victoria's communications with the church The consent cannot be implemented as the gate is not within the ownership of the applicant.	
03/09/20 - 16/09/20	UTT/20/1381/FUL	PROPOSAL: Proposed demolition of existing light industrial unit and replacement with 2 no. semi detached houses and associated works LOCATION: Coal Yard Stanbrook Road	RESOLVED to make NO COMMENT	04/09/20
03/09/20 - 24/09/20	UTT/20/2066/HHF	PROPOSAL: Demolish existing garage to create a driveway. LOCATION: Easters Orange Street	RESOLVED to make NO COMMENT	04/09/20
03/09/20 - 25/09/20	UTT/20/2164/HHF	PROPOSAL: Proposed installation of photovoltaic solar panels on roof LOCATION: The Cart Lodge Walden Road	RESOLVED to make NO COMMENT	04/09/20
17/09/20 29/09/20	UTT/20/2166/LB	PROPOSAL: Replacement of cement render with lime plaster and associated repairs LOCATION: Maple Cottage 1 The Bullring	RESOLVED to SUPPORT	22/09/20
17/09/20 - 06/10/20	UTT/20/2159/LB	PROPOSAL: Change of colour of front elevation LOCATION: The Market Cross 25 Town Street	RESOLVED to SUPPORT	22/09/20
01/10/20 - 12/10/20	UTT/20/2244/FUL	PROPOSAL: Proposed conversion of and alterations to redundant building to form 1 no.dwelling LOCATION: Rear Of Sharpes Cottages Stanbrook Road	RESOLVED to OBJECT Whilst this satisfies the requirements of Policy TX LSC4 in that it's the re-use of an existing commercial building but that does assume that you can classify this location as Stanbrook, this is in fact a mile out of Stanbrook. The location is totally unsustainable, access is critically dangerous and the corner is on a blind and unsafe bend add to the point that access on a 60MPH. There is the additional problem of sewage disposal and would ask that this is looked into.	12/10/20
01/10/20 - 15/10/20	UTT/20/2280/FUL	PROPOSAL: Change of use of land from agricultural to residential garden. LOCATION: Barn At Millars Farm	RESOLVED to OBJECT We strongly opposed this on the basis that the use of the land as garden would alter the character of the area.	12/10/20
01/10/20 - 16/10/20	UTT/20/2356/HHF	PROPOSAL: Erection of two storey side and single story rear extensions LOCATION: 1 Bardfield End Villas Bardfield Road	We are unable to comment on this as the application and plans have not been fully provided. Uttlesford planning department has been contacted for comment. Planning have been emailed for clarification	No Comments name – email 1/20/20
01/10/20 - 20/10/20	UTT/20/2358/HHF UTT/20/2359/LB	PROPOSAL: Proposed side porch extension, freestanding timber pergola and internal alterations. LOCATION: Claypits Farmhouse Bardfield Road	RESOLVED to SUPPORT	12/10/20

Agenda Date & UDC Return Date	REF.NO.	DETAILS	PC COMMENT / RECOMMENDATION	Date Returned
		<p>LB: PROPOSAL: Remove existing C20 conservatory and replace with side porch extension, remove and replace existing garden wall and gate. Erect a freestanding timber pergola and internal alterations to include: Addition of internal stud walls to existing kitchen, utility room, between lounge and hall and in first floor bedroom. Install new kitchen in exist lounge and raise the fireplace lintel. Partly infill wall between seating area/new kitchen. Remove a stud wall on first floor between existing ensuite and bathroom and clean exist internal timbers using dry ice blasting.</p>		
<p>5/11/20 - 4/11/20</p>	<p>UTT/20/2406/HHF</p>	<p>PROPOSAL: Erection of two log cabins to be used as guest chalets on an occasional basis LOCATION: Broadfans Barn Cherry Street</p>	<p>RESOLVED to make NO COMMENT</p>	<p>6/11/20</p>
<p>5/11/20 - 30/10/20</p>	<p>UTT/20/2477/FUL</p>	<p>PROPOSAL: Demolition of semi-detached dwelling and erection of replacement 3 bed detached dwelling, complete with related works and infrastructure LOCATION: Westview Cutlers Green</p>	<p>RESOLVED to OBJECT The proposal would result in overdevelopment. The creation of a more dominant infill replacement dwelling in the countryside would be detrimental to the open and rural street scene with houses spread out along Cutlers Green. The proposed development does not need to take place there and is not appropriate to the rural area. The harm caused would not be outweighed by the benefits of this development</p>	<p>6/11/20</p>
<p>5/11/20 - 12/11/20</p>	<p>UTT/20/2624/FUL</p>	<p>PROPOSAL: Demolition of all existing buildings and structures and comprehensive residential redevelopment comprising the construction of 7 no. new dwellings and related development (amended scheme to that approved under planning permission UTT/17/1896/FUL) LOCATION: J F Knight Roadworks Ltd Copthall Lane</p>	<p>RESOLVED to make NO COMMENT</p>	<p>6/11/20</p>
<p>5/11/20 - 23/11/20</p>	<p>UTT/20/2720/LB UTT/20/2719/HHF</p>	<p>PROPOSAL: Proposed demolition of conservatory and erection of single storey garden room extension. LOCATION: Freemans Farm Bardfield Road</p>	<p>RESOLVED to SUPPORT</p>	<p>6/11/20</p>
<p>3/12/20 - 8/12/20</p>	<p>UTT/20/2800/HHF</p>	<p>PROPOSAL: Demolition of existing garage and workshop and erection of replacement timber framed garage and cart lodge. LOCATION: The Mill House Cutlers Green</p>	<p>RESOLVED to SUPPORT</p>	<p>4/12/20</p>
<p>3/12/20 - 14/12/20</p>	<p>UTT/20/2937/HHF</p>	<p>PROPOSAL: Removal of part of the roof to form a roof terrace with glass balustrades. LOCATION: 1 The Old Organ Works Orange Street</p>	<p>RESOLVED to OBJECT on the basis that this is within a conservation area.</p>	<p>4/12/20</p>
<p>03/12/20 - 17/12/20</p>	<p>UTT/20/2997/HHF & UTT/20/2998/LB</p>	<p>PROPOSAL: Variation to proposed kitchen extension approved by planning permission UTT/20/1542/HHF and new window in first floor bedroom LOCATION: Richmond In The Wood Cutlers Green</p>	<p>RESOLVED to OBJECT on the basis of the impact on the heritage asset which could have a significant impact on its importance.</p>	<p>4/12/20</p>
<p>03/12/20 - 18/12/20</p>	<p>UTT/20/3003/HHF</p>	<p>PROPOSAL: Single storey extension. LOCATION: 37 Newbiggen Street Thaxted</p>	<p>RESOLVED to SUPPORT</p>	<p>4/12/20</p>

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3/12/20 - 21/12/20	UTT/20/2993/HHF	PROPOSAL: Erection of single storey side extensions (amendments to scheme approved under planning permission UTT/16/1281/HHF) LOCATION: Squirrels Croft Bardfield End Green	RESOLVED to OBJECT on the basis that this is in an unsustainable location, contra to policy S7, The Parish council have also noted that the provision of parking have been removed entirely from this scheme in its current format.	4/12/20
03/12/20 - 23/12/20	UTT/20/3067/CLE	PROPOSAL: Conversion of garage to habitable room LOCATION: The Thatch 1 Bolford Street	RESOLVED to make NO COMMENT on the principle, however, we have reservations as the plans presented are not adequate for use in proper decision making, the Parish Council would strongly object to any changed to the garage doors.	4/12/20
07/01/20 - 31/12/20	UTT/20/3148/HHF	PROPOSAL: Erection of single storey rear extension LOCATION: 68 Wedow Road Thaxted	RESOLVED to SUPPORT	08/01/21
07/01/21 - 04/01/21	UTT/20/3081/HHF	PROPOSAL: Cartlodge annexe extension LOCATION: Jareth Cutlers Green	RESOLVED to UNANIMOUSLY OBJECT: The Parish Council now requests a full review of the planning history undertaken to date and no support can be given until there has been a full enforcement investigation. It is our belief that this application has been incorrectly made and should in fact be 'retrospective' as the annex has been in situ for at least 5 years. There is clear evidence for this to be overdevelopment to be considered overdevelopment.	08/01/21
07/01/20 - 12/01/21	UTT/20/3208/OP	PROPOSAL: Outline application, with all matters reserved except for access, for up to 3 no. dwellings LOCATION: Freemans Farm Bardfield Road	RESOLVED to OBJECT The development is wholly out of character with the surrounding area and is therefore contrary to S7. The removal of 30m. of hedge to provide sightlines will only increase the impression of a suburban cul-de-sac as it opens up views of tarmac, pavements and the new houses themselves. The architect insists that the development would be sustainable but it is at least a mile from the centre of Thaxted so no one is going to walk, couple that with the complete absence of any existing footpath which is clearly identified under POLICY TX IFS3 – Footpaths:. Cars will be the automatic choice. It therefore fails the NPPF presumption. The Neighbourhood Plan in referring to Bardfield End Green says 'Development... on anything other than a very small scale would... not only be unsustainable but would also potentially change (its) rural character'. Policy TX LSC4 indicates that development should be limited to extensions, replacement dwellings, infill or the conversion of existing commercial buildings. On that basis the proposed development would be contrary to NP policy as well as Local Plan policy and would also fail the sustainability test under the NPPF.	08/01/21
07/01/20 - 12/01/21	UTT/20/3257/HHF	PROPOSAL: Erection of a single storey rear extension and internal alterations revised scheme to that approved under UTT/20/1040/HHF LOCATION: 5 Bardfield End Villas Bardfield Road	RESOLVED to SUPPORT	08/01/21
07/01/20 - 13/01/21	UTT/20/3099/HHF	PROPOSAL: Proposed single storey extension and conversion of garage. Demolition of existing garage and erection of car port / garage. Improvements to access and parking. LOCATION: Easters Orange Street	RESOLVED to SUPPORT	08/01/21
07/01/20 - 13/01/21	UTT/20/3228/FUL	PROPOSAL: Change of use and conversion of offices to 2 no. dwellings. Part demolition of Unit 1 to form new access driveway into site and parking area. Rebuilding of gable end to Unit 1 and replacement of metal roof cladding with slate to both units 1 and 2 LOCATION: Hammerhill Studios Stanbrook Road	RESOLVED to OBJECT: The situation is not as stated in the application and two firms are in fact trading from this environment, this is therefore a false statement. We would encourage Uttlesford to visit the site for full clarity in connection to this false application. This Council believes that any subsequent change of use would result in a loss of employment space within the town which is limited and much needed, as defined in the Neighbourhood plan under	08/01/21

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			POLICY TX TLE4 – Redundant Farm Buildings: The appropriate conversion of redundant farm buildings to alternative employment uses will be supported.	
07/01/21 - 27/01/21	UTT/20/3425/FUL	PROPOSAL: Construction of 1no. single storey dwelling. LOCATION: Monk Street Stables Monk Street	RESOLVED to OBJECT This is contrary to the Neighbourhood Plan as is the materials in consideration namely the black weatherboard. It is neither an extension/replacement nor a conversion nor is it infill, it therefore fails to satisfy Policy TX LSC4.	08/01/21
07/01/21 - 27/01/21	UTT/20/1867/FUL	PROPOSAL: Proposed 2 no. dwellings LOCATION: Land To The South Of Bardfield End Green	RESOLVED to UNANIMOUSLY OBJECT This council feel that there is a strong argument for consideration that two dwellings represent a change in character and would therefore again be contrary to both S7 and TX LSC4(Development in Outlying Settlements) This scheme also fails on Sustainability as this is a mile from the town. This is clearly referred to in POLICY TX IFS3 – Footpaths and in the complete absence of any footpath within this location. We also note that the pre-ap provides opinions in the conclusion which have never before been seen, including the planning officer inferring that this is ‘not part of the Neighbourhood plan’, this is factually incorrect and the various outline settlements including Bardfield end green are considered and can be clearly identified in the Neighbourhood Plan as stated under policy TX LSC4 (‘page 42. 5.6 OUTLYING SETTLEMENTS 5.6.2 These are entirely rural communities, in general with no significant public facilities. Development within them on anything other than a very small scale would therefore not only be unsustainable but would also potentially change their rural character.’ POLICY TX LSC4 - Development in Outlying Settlements) and therefore we unanimously object to this being considered as part of the application process.	08/01/21
07/01/21 - 15/01/21	UTT/20/3317/HHF	PROPOSAL: Erection of two storey rear extension and single storey side extension. Proposed demolition of existing garage and erection of replacement two bay garage with home office above LOCATION: High View Bardfield End Green	RESOLVED to SUPPORT	08/01/21