

ADDENDUM FOR THE MEETING OF DEVELOPMENT AND REGULATION
COMMITTEE 23 August 2019

Item 4.1 (DR/24/19) Land at Greenacres, Packards Lane, Wormingford

(1) SECTION 7 CONCLUSIONS – page 63.

Add additional paragraphs –

In respect of the Good Friday working the report does not find relaxation of the working arrangements for this particular day objectionable. Were planning approval to be forthcoming then the previous HGV parking arrangements that provided for the parking of HGV's the night before the Bank Holiday and at the end of the days shift on the Bank Holiday being along the access road as shown on drwg no: 4087 entitled "Recycling and Recovery Facility Variation of Conditions 03 and 04 Bank Holiday Working" dated Feb 2019.

In respect of the car park extension and covering of the swale is considered acceptable and that appropriate standoffs would maintain the integrity of the perimeter hedgerow.

(2) CONDITIONS

(a) - Page 68 after (D) (vi) add new line to read "(E) As amended by planning application ESS/15/19/COL comprising:

- (i) Letter from The Johnson Dennehy Planning Partnership dated 1st March 2019 and
- (ii) Drwg no: 4087 entitled "Recycling and Recovery Facility Variation of Conditions 03 and 04 Bank Holiday Working" dated Feb 2019".

- Then renumber paragraph break "(E)" to read "(F)".

- (b) Page 72 third line down after "Public Holidays" add "(except for Condition 11 (vi) below)".
- (c) Page 72 Condition 11 (i) line 6 after "none" add "(subject to (vi) below)"
- (d) Page 72 Condition 11 (ii) replacement reference to "3" with "10".
- (e) Page 72 Condition 11 (ii) line 8 after "none" add "(subject to (vi) below)"
- (f) Page 72 Condition 11 (ii) line 9 replace reference to "3" with "11".
- (g) Page 72 Condition 11(ii) line 11 replace reference to "3(i)" with "11(ii)"

- (h) Page 72 Condition 11 (iii) replace reference to “3(i)” to “11(ii)”
- (i) Page 72 Condition 11 (iv) replace reference to “4(i)” to “11(ii)”
- (j) Page 72 Condition 11 after (v) add below new (vi) to read:
“(vi) For the purposes of this condition, and for the Good Friday Bank Holiday only, 12 refuse vehicles shall be allowed to leave the site between the hours of 0700 – 07:30 hours and return no later than 16:30 hours making a total of 24 movements. Upon return the 12 refuse vehicles shall park up on the access road in the area coloured red on Drwg No: 120 entitled "Recycling and Recovery Facility Variation of Conditions 03 and 04 Bank Holiday Working" dated Feb 2018".

Item 5.1 (DR/25/19) Dunmow Church of England Junior School

CONSULTATIONS – Page 88

UTTLESFORD DISTRICT COUNCIL – No observations to make

HIGHWAY AUTHORITY – The Highway Authority acknowledges there are local issues regarding the short term parking by parents around the adjacent road; however, this is for a limited period at the beginning and end of the school day during term time. These issues are not dissimilar to problems experienced near to schools across the county.

Intake to the school is proposed to increase by 60 pupils. Whilst the increase in pupils may result in minimal impact on the surrounding network, the school has submitted a travel plan as part of the application and it is clear from its content that the school is looking to promote sustainable modes of travel to and from school by encouraging parents and pupils to walk/cycle/scooter to school where possible and discourage inappropriate parent parking. The school should continue to liaise with the Sustainable Travel Plan Team at Essex County Council, and to actively implement and up-date the schools travel plan, as necessary.

Consequently, the Highways Authority is satisfied that the proposal would not be detrimental to highway safety, efficiency and capacity in the vicinity of the site or on the wider highway network.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority subject to the following measures:

- A condition with respect to a Construction Management Plan
- Investigate in consultation with the Highway Authority the necessity for a speed reduction

LOCAL MEMBER – UTTLESFORD – Dunmow - “Many schools have parking problems but among my 8 junior schools this is one that I have continual complaints about. What the application does not point out is that the school is at the start of a

large estate with the road past the school the only way in and out. The estate is c240 houses.

We have had recent incidences of cats being killed, driveways being blocked and the headteacher being verbally abused. A 3PR scheme might help but I believe that railings and a 20mph limit would be a greater deterrent. I would welcome the Committee's support in achieving these at the earliest convenience. Unfortunately, I am away next week or I would attend."

REPRESENTATIONS – Page 88/89

One further representation has been received. This relates to planning issues covering the following matters:

<u>Observation</u>	<u>Comment</u>
These extra buildings will dangerously increase the amount of vehicular traffic in our road which is already overburdened at school times.	Noted. See appraisal
Parking that is already dangerous for children crossing will only become worse.	Noted. See appraisal
Parents need to be able to park in car parks away from the school which will make it much safer for the children and reduce the chaos that ensues in our road at the beginning and end of the school day.	Noted. See appraisal
Driveways are often blocked at these times too.	Noted. See appraisal
Until a safer traffic management scheme is undertaken we wholly reject this application.	Noted. See appraisal

IMPACT ON NATURAL ENVIRONMENT – Page 92/93

Last sentence of last paragraph on Page 92 should read "In terms of bat species, if additional lighting is proposed as part of the scheme, it is recommended that a simple lighting design scheme should be provided to demonstrate that the boundary features – which could be used by bats for foraging and commuting – would not be impacted by high lighting intensity."

IMPACT ON NATURAL ENVIRONMENT – Page 93

3rd paragraph – delete second reference to “during the construction period.” in 3rd line.

TRAFFIC & HIGHWAYS – Page 96

New 2nd paragraph to read “The school has parking permits for the car park in Chequers Lane, to the rear of the school site, which allow parents to park there at drop off and pick up times and walk the remainder short distance to the school.”

TRAFFIC & HIGHWAYS – Page 96

New paragraph at end of section.

The applicant has confirmed that the school is investigating joining the 3PR scheme. In addition the school offers the “bikeability” scheme and is seeking to provide scooter pods and cycle parking facilities. To seek to address the concerns raised by the Local Member, local residents and the Highway Authority the applicant has committed through a Memorandum of Understanding to provide up to £5,000 towards the introduction of access improvements in the vicinity of the school. Such improvements could consist of improvement to cycle and scooter use, the introduction of parking controls or improvements to crossing points to access the school or the introduction of a 20mph limit around the school.

CONCLUSION page 96

Delete the 3rd and 4th paragraph and replace with the following.

There are existing traffic and parking issues related to pick up and drop off times at the school. The school is aware of this and is seeking to be involved in the 3PR scheme to assist in addressing these issues. The applicant has committed through a Memorandum of Understanding to put fund towards improvements, including pod and cycle parking and improvements to accessibility to the school and potential 20 mph speed restriction. It is considered with such improvements on balance the need for the increase in pupil numbers for an 8 year period is acceptable.

RECOMMENDED – Page 97/98

Revised condition 2

2. The development hereby permitted shall be carried out in accordance with the details of the application reference CC/UTT/38/19 dated 19 June 2019 and validated on 10 July 2019 and the Memorandum of Understanding dated 22 August 2019 together with Drawing numbers:

- 1648/05 Rev A – Proposed Relocatable Classroom Layout – 07/19
- 1648/04 Rev A – Proposed Block Plan – 07/19
- 1648/07 – Proposed Elevations – June 2019
- 1648/06 – Proposed Layout – June 2019
- 1648/03 Rev A – Existing Elevations – May 2019
- 1648/02 – Existing Layout – May 2019
- 1648/01 – Existing Site Location & Block Plans – May 2019

And in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:

Amended Condition 5:

The external lighting for the temporary classbase hereby permitted shall be installed in accordance with the Everwatt Spec Sheet received on 21 August 2019 together with the email from Form Architecture Ltd dated August 2019 12:23. The external lighting shall be maintained thereafter in accordance with the approved details.

New condition 7:

No development shall take place, including any groundworks or demolition, until a Construction Management Plan has been submitted to and approved in writing by the County Planning Authority. The approved Plan shall be adhered to throughout the construction period and shall provide for the following all clear of the highway:

- i. Segregation and safe routing for students, staff and visitors;
- ii. Parking of vehicles of site operatives and visitors;
- iii. Loading and unloading of plant and materials;
- iv. Storage of plant and materials used on constructing the development;
- v. Wheel and underbody washing facilities.

Reason: *To ensure that ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highways safety and in accordance with Policy GEN2 (Design) of the Uttlesford Local Plan adopted January 2005 and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*