

DR/25/19

committee DEVELOPMENT & REGULATION

date 23 August 2019

COUNTY COUNCIL DEVELOPMENT

Proposal: The construction of two single storey extensions to provide a SEN group room and relocated first aid and storage facilities. The provision of a temporary classbase for a period of eight years until 2027

Location: Dunmow Church of England Junior School, High Stile, Great Dunmow, CM6 1EB

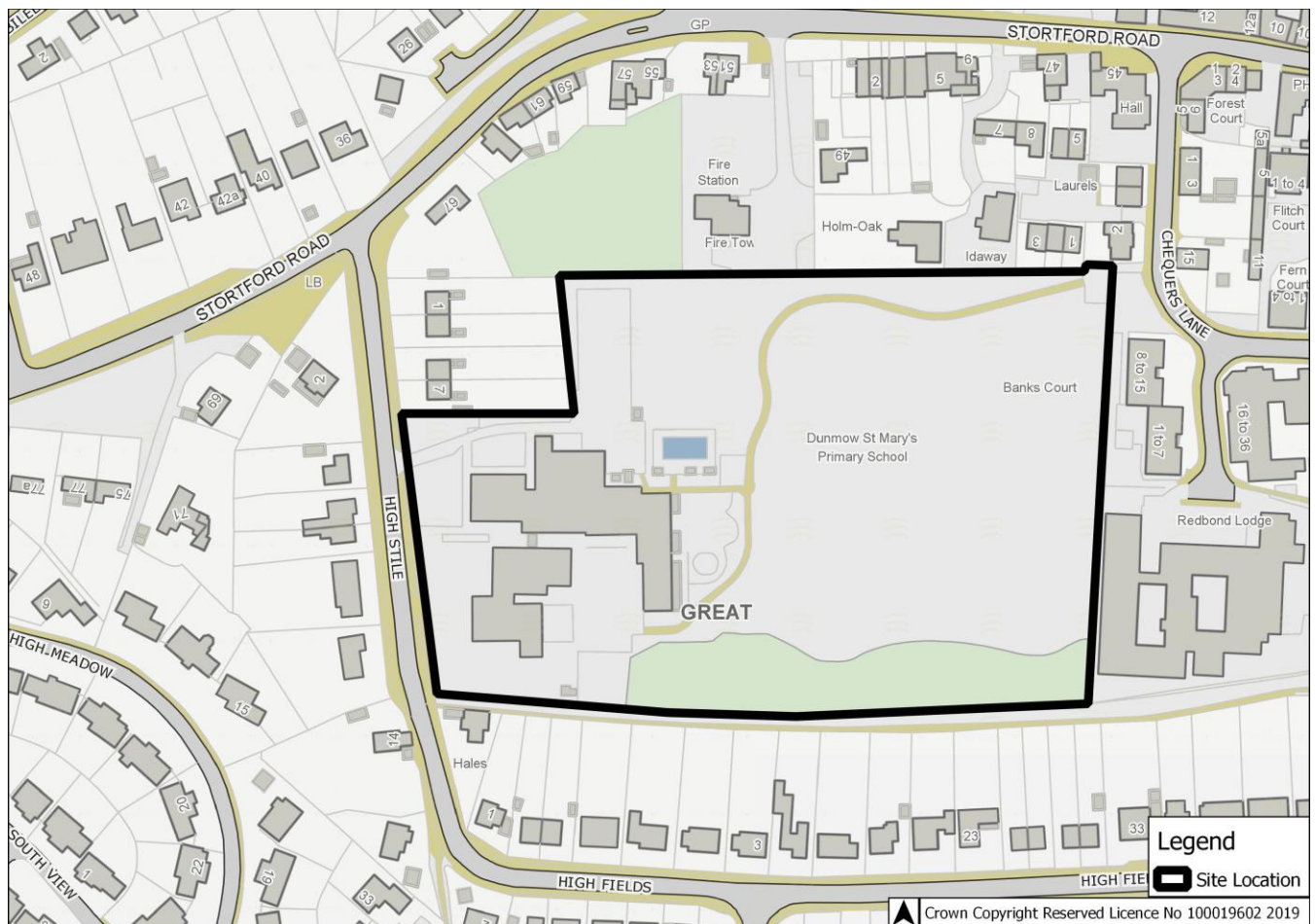
Ref: CC/UTT/38/19

Applicant: Essex County Council

Report by Chief Planning Officer (County Planning and Major Development)

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The full application can be viewed at www.essex.gov.uk/viewplanning



1. BACKGROUND

There is a fairly short planning history for the school site. The most recent planning permission was granted in June 2008 for the construction of a single storey classbase extension with extended corridor link. The works included the relocation of a soft play area, diversion of a footpath within the school grounds and the formation of a hard-standing area to provide a waiting area for parents (CC/UTT/24/08).

2. SITE

Dunmow St Mary's Primary School is situated on High Stile, Great Dunmow.

The main school buildings are located to the west of the school site with the school playing field to the north and east.

Vehicular and pedestrian access are from High Stile. There is another pedestrian access point from Chequers Lane to the north east.

The school site lies in a predominantly residential area with residential properties adjoining the site boundary to the east, north and west. To the south a public footpath separates the residential properties from the school site boundary.

The school site lies within the Stansted Airport Outer Zone. The northern boundary of the school site adjoins the Great Dunmow Conservation Area within which are located several listed buildings.

3. PROPOSAL

The proposal comprises of 3 elements.

The first would involve the construction of a single storey infill extension adjacent to the main school entrance to provide a SEN group room. The room would measure approximately 24.3m².

The second element involves the construction of a single storey infill extension on an unused courtyard area to provide a first aid room and additional storage. This area would measure approximately 18.5m².

The final element of the proposal would involve the provision of a double temporary classbase to provide additional teaching accommodation to accommodate an immediate bulge in pupil number in September 2019 and September 2020. The classbase would measure approximately 18m x 9m x 3m in height.

4. POLICIES

The following policies of the Uttlesford Local Plan adopted January 2005 provide the development plan framework for this application. The following policies are of relevance to this application:

Uttlesford Local Plan adopted January 2005 (ULP)

Policy S1 – Development Limits for the Main Urban Areas

Policy GEN2 – Design

Policy GEN8 – Vehicle Parking Standards

Policy ENV4 - Ancient Monuments and Sites of Archaeological Importance

NEIGHBOURHOOD PLAN

The Great Dunmow Neighbourhood Plan was formally made on 8 December 2016.

The Revised National Planning Policy Framework (NPPF) was published February 2019 and sets out the Government's planning policies for England and how these should be applied. The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development. It goes on to state that achieving sustainable development means the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental. The NPPF places a presumption in favour of sustainable development. However, paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

For decision-taking the NPPF states that this means; approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in this NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this NPPF taken as a whole.

Paragraphs 212 and 213 of the NPPF, in summary, detail that the policies in the Framework are material considerations which should be taken into account in dealing with applications and plans adopted in accordance with previous policy and guidance may need to be revised to reflect this and changes made. Policies should not however be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The level of consistency of the policies contained within the Uttlesford Local Plan adopted 2005 is considered further in the report.

Paragraph 48 of the NPPF states, in summary, that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved

objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The emerging Uttlesford Local Plan was submitted for examination on 18 January 2019. Stage 1 hearings concluded on 18 July 2019. The Inspector needs to consider all the evidence heard to date and will write to the Council with his initial findings and advice on the next steps in the examination. This letter is unlikely to be issued before late September. It is considered that a reasonable amount of weight can be given to policies contained within Submission Plan.

Uttlesford Pre-Submission Local Plan 2019 (UPS)

Policy SP9 – Development within Development Limits

Policy TA3 – Vehicle Parking Standards

Policy HD1 – High Quality Design

5. CONSULTATIONS

UTTLESFORD DISTRICT COUNCIL – Any comments received will be reported

STANSTED AIRPORT – Any comments received will be reported

PLACE SERVICES (Urban Design) – No objection

PLACE SERVICES (Landscape) – No objection

PLACE SERVICES (Historic Buildings) – No comment

PLACE SERVICES (Historic Environment) – No objection subject to conditions

PLACE SERVICES (Ecology) – No objection subject to conditions

PLACE SERVICES (Trees) – No objection

HIGHWAY AUTHORITY – Any comments received will be reported

GREAT DUNMOW TOWN COUNCIL – - Any comments received will be reported

LOCAL MEMBER – UTTLESFORD – Dunmow - We have considerable problems with parking and bad behaviour with parents dropping off pupils at the site. Does the application propose any mitigation for the increase in the number of pupils who will now be attending? The Highways panel has the location on its list for consideration of additional traffic calming.

6. REPRESENTATIONS

52 properties were directly notified of the application. One letter of representation has been received. This relates to planning issues covering the following matters:

Observation

Comment

Unacceptable level of traffic congestion caused by the morning school run which will increase if the proposed development is approved.

See appraisal

Existing road layout comes to a virtual standstill during morning/afternoon collection/delivery periods due to number of inconsiderate parents that park in the road.

Noted, See appraisal

School buses have problems turning round using the Highfields/Springfield junction.	Noted, See appraisal
Following last expansion additional parking restrictions were applied outside the school gates and double yellow lines were provided on the bend at the end of the road but this has not prevented the inconsiderate parents from stopping or parking early and causing problems.	Noted, See appraisal
The double yellow lines on the bend should be extended to allow more space for cars to pass on the bend.	Noted. See appraisal
Erect safety railings along the pavement outside the school (current restricted parking section) with an access gate for the school bus to protect children as they leave the school and prevent cars that stop outside the school entrance from opening their passenger doors.	See appraisal
Impose a 20mph speed limit	See appraisal
These amendments will be more cost effective than employing CCTV or traffic wardens to enforce the parking restrictions	Noted

7. APPRAISAL

The key issues for consideration are:

- A. Need & Policy Considerations
- B. Design
- C. Impact on Natural Environment
- D. Impact on Historical Environment
- E. Impact on Residential Amenity
- F. Traffic & Highways

A NEED & POLICY CONSIDERATIONS

ULP Policy S1 (Development limits for the Main Urban Areas) states inter alia that *“the development limits of the existing main urban areas and proposed urban extensions for Great Dunmow are defined on the Proposals Map. Development within the existing built up areas, if compatible with the character of the settlement will be approved within these boundaries.”*

UPS Policy SP9 (Development within Development Limits) states inter alia that

“development will be permitted on land within development limits if it is in accordance with any existing allocation and it would be compatible with the character of the settlement.”

The school site is situated within the development boundary as defined on the Proposals Map. The school site is an established site and the proposed development is considered to be compatible with the existing site allocation and character of the settlement and therefore in accordance with Policy S1 and Policy S9.

Essex County Council has a duty to ensure that there are sufficient school places for children living in the County.

A new primary school is proposed for the Great Dunmow area however there is no current planning application under consideration. In the meantime a need to accommodate 2 consecutive bulge classes has arisen in the Great Dunmow area for 2019/20 and 2020/21.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 dimensions to sustainable development: economic, social and environmental.

In summary, the social role involves supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Paragraph 94 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It goes on to state that local planning authorities should take a positive, proactive and collaborative approach to meeting this requirement and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decision on applications; and
- Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

It is proposed to locate the temporary classbase on the school site for a period of 8 years in order to accommodate the bulge classes throughout their primary school education.

It is considered that the 2 extensions to provide first aid facilities, SEN group room and storage facilities and the provision of a temporary classbase until 2027 would be in accordance with the provisions of Paragraph 94 of the NPPF as they would provide the school with the necessary accommodation to meet the immediate requirement for school places at the school.

ULP Policy GEN2 (Design) states inter alia that *“development will not be permitted unless it is compatible with the scale, form, layout, appearance and materials of surrounding buildings.”* It goes on to say that *“development should provide an environment, which meets the reasonable needs of all potential users.”*

UPS Policy D1 (Design for Life) states inter alia that *“proposals for new development should seek to optimise the capacity of the site by responding appropriately to the scale, character and grain of the existing built form.”*

The two single storey extensions would be located close to the main entrance of the school, either side of an existing connecting corridor. A SEN group room and first aid room and storage facilities would be provided by these extensions.

The materials for these extensions would consist of blue cladding panels and glazed curtain walling to match the existing main school buildings.

The external walls of the temporary classbase would be finished in a ‘Goosewing Grey’ plastic-coated steel cladding within fascias in ‘Merlin Grey’ and white painted UPVC framed windows. The doors of the classbase would be coloured ‘Colbalt Blue’ to link the temporary building to the main school buildings.

The location of the temporary classbase on an area of ‘soft’ ground was determined by the ease of access to existing services and the fact that services to the classbase could be installed with as little disruption to the school ground as possible. This location would also assist in reducing the remedial works required once the classbase had been removed. The proposed location also avoids the loss of any existing play areas.

Ramped access would be provided to the classbase to ensure ease of access for pupils, staff and visitors with mobility issues. Accessible toilet facilities would be provided within the building

The existing main school buildings are a mix of single and 2 storey flat roofed buildings consisting of glazed curtain walling and blue cladding panels.

Place Services (Urban Design) has no objection to the proposed scheme and has stated it is important to stress that the building materials used for the proposed temporary classbase link back to the original school building, in order to maintain a solid consistency throughout the site in terms of built form.

Whilst the proposed extensions and temporary classbase are not considered to have any great architectural merit it considered they are compatible with the scale, form, layout, appearance and materials of the existing main buildings on the school site and would be in accordance with Policy GEN2 and Policy D1.

C IMPACT ON NATURAL ENVIRONMENT

As a result of locating the temporary classbase on an existing grassed area it would be necessary to remove 2 silver birch trees.

An Arboricultural Appraisal Report was submitted as part of the application. The two silver birch trees to be removed have been categorised as C2 meaning they have low amenity value.

It is proposed to plant replacement trees elsewhere on the school site in mitigation.

New planting is proposed to the front of the proposed SEN room to help provide a more attractive frontage.

Place Services (Landscape) has no objection to the proposed scheme. It has stated that the two silver birch trees being removed from the southern grass area will be replanted elsewhere on site. It is important to maintain a strong screening boundary of the proposed building through the use of tree planting, in order to restrict views of the building onto the main street scene and views from neighbouring residences.

Place Services (Urban Design) has no objection but has stressed the importance of maintaining a sufficient boundary treatment along the main entrance of the school, as the proposed temporary building will be fronting onto the main boundary.

Place Services (Arboriculture) has no objection and has commented that all Arboricultural surveys conforming with BS 5837:2012 have been undertaken and relevant reports have been provided including the Arboricultural Impact Assessment, Method Statement and Tree Constraints Plan.

Two category C2 Silver Birch trees are to be removed to facilitate this development. The loss of this vegetation should be mitigated with replacement tree planting at a suitable location.

Retained trees have been included in the report and acceptable protective measures are clearly detailed within the Arboricultural Method Statement.

Place Services (Ecology) has no objection to the proposed scheme subject to conditions securing biodiversity mitigation measures.

Ecology has commented that no ecological report was submitted as part of the application. From use of the tree report and photos it has been ascertained that the temporary classbases would be positioned on amenity grass within the existing school grounds. Two trees would require removal and one would need to be cut back but none of these appear likely to have any potential bat roost features. The remaining trees would be protected through details set out within the Tree Method Statement and Protection Fencing Plan.

One tree close to the southern boundary appears to contain potential bat roost features and so a preliminary roost assessment would be required prior to the granting of planning permission if it is to be affected. In any event, there should be no additional lighting near this tree or the boundary hedgerow during the construction phase or for the life of the proposed building. In terms of bat species, if additional lighting is proposed as part of the scheme, it is recommended that s

simple lighting designs cheem 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.

The Lighting Design Scheme should demonstrate that warm spectrum LED lights (less than 3000K) would be used. This is because LED bulbs produce the least amount of UV light possible and the use of Correlated Colour Temperatures in the 'warm' range are considered to have a low relative attractiveness for insects compared to white lights, which overall will likely have a lower impact on light sensitive bat species.

It is also recommended that the brightness of the lamps should also be kept as low as feasibly possible; that the placement of lights should be kept as low a height level as practical and directed away from surrounding hedgerows and tree lines; and that all external lighting should be set on short timers, so that lights are quickly turned off when not in use. More information can be obtained from the Bats and Artificial Lighting in the UK Guidance Note by the Bat Conservation Trust and Institute of Lighting Professional which can be found at:

<https://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>.

It is recommended that a method statement is provided by condition to demonstrate that any effects to bats and nesting birds will be avoided during the construction period during the construction period. The information supplied should be proportionate to the habitats and species on and adjoining the site, the scale of the development and its potential to affect biodiversity. If it is considered the above is not necessary justification should be provided by a competent ecologist, including supporting photographs. This justification must contain an explanation of how all potential impacts on biodiversity will be avoided and/or why protected and priority species will not be affected by the proposed development.

Although there is established boundary vegetation the applicant has proposed some additional planting within the school site to better screen the proposed temporary classbase from views outside the school site.

It is also considered appropriate to attach a condition requiring the area of land where the temporary classbase is to be located to be restored to its former condition once the classbase has been removed.

D IMPACT ON HERITAGE

The school site lies adjacent to the Conservation Area of Dunmow, within which are located several Listed Buildings, the position of the proposed extensions and location of the temporary classbase are not considered to give rise to any adverse impact and no objections has been raised by Place Services (Listed Buildings). However Place Services (Historic Environment) have highlighted that the school site lies within the area of the Roman Town where remains have been found. A condition has been requested with respect to the location of the proposed double class base that prior to any ground works within the site of the classbase that a scheme of archaeological investigation be approved. The location of the extensions having been likely previously disturbed and investigated as part of construction of the school. It is considered that subject to an appropriate condition,

the proposals would be in accordance with Policy ENV4.

E IMPACT ON RESIDENTIAL AMENITY

A public on-line consultation process was undertaken by the County Council's Infrastructure Delivery team. Seven responses were received, five supporting the proposed development at the school and further two raising concerns regarding the lack of classrooms/space for additional classes coming through the school over the next few years; the suggestion that new school be built to accommodate growing pupil numbers; the suitability of temporary accommodation in winter/summer conditions and an increase in the volume of cars and adequate parking provision.

ULP Policy GEN2 (Design) states inter alia that *“development should not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.”*

UPS Policy SP9 (Development within Development Limits) states inter alia that *“development will be permitted on land within development limits if it does not result in any material overlooking or overshadowing of neighbouring properties and it would not have an overbearing effect on neighbouring properties.”*

The nearest residential properties adjoin the northern, north western and eastern boundaries of the school site in Chequers Lane, Stortford Road and High Stile. There are further residential properties to the west in High Stile on the opposite side of the road to the school and to the south in High Fields.

The 2 small extensions to the main school building would be screened from view by the existing school buildings and existing vegetation within the school grounds and along the school boundary.

The proposed classbase would be located adjacent to the western boundary of the school site in High Stile. Established boundary vegetation would screen the majority of the classbase from views outside the school site. New landscaping by way of a hornbeam hedge is proposed to the northern and southern boundaries of the classbase to provide additional screening.

It is not considered that the construction of 2 small extensions or the provision of a temporary classbase for a period of 8 years would have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing and would be in accordance with Policy GEN2 and Policy SP9.

F TRAFFIC & HIGHWAYS

ULP Policy GEN8 (Vehicle Parking Standards) states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Essex County Council Parking Standards Design and Good Practice Document September 2009.

UPS Policy TA3 (Vehicle Parking Standards) states that development will be permitted where the number, design, location, size and layout of vehicle parking spaces proposed is appropriate for the use and location as set out in relevant parking standards approved by the Council.

There are currently 2 separate car parking areas within the school site providing a total of 45 car parking spaces.

The ECC Parking Standards Document states that a maximum of 1 car parking space per 15 pupils should be provided. The School Travel Plan states there are currently 412 pupils at the school. On this basis a maximum of 28 car parking spaces should be provided. With an additional 60 pupils at the school the level of car parking spaces provided would still be in excess of that suggested in the Parking Standards document.

It is considered that the current level of car parking spaces at the school complies with the recommendations set out in the Parking Standards guidance and is in accordance with Policy GEN8 and Policy TA3.

The school does not currently have any cycle or scooter parking facilities, although the School Travel Plan states that the school is looking into the provision of cycle and scooter parking facilities.

UPS Policy SP9 (Development within Development Limits) states inter alia that *“development will be permitted if it would not result in unreasonable noise and/or disturbance to the occupiers of neighbouring properties by reason of vehicles or any other cause.”*

The Local Member has stated that there are problems with parking and bad behaviour by parents dropping off pupils at the school. She has asked whether the application proposes any mitigation for the increase in pupil numbers at the school and has stated that the Highways panel has the location on its list for consideration of additional traffic calming measures.

One representation has been received regarding the unacceptable level of traffic congestion around the school during peak times due to the inconsiderate parking by some parents. Although there are double yellow lines and parking restrictions directly outside the school these are ignored by parents. It has been suggested that the double lines are extended to the bend in the road to stop cars parking and causing a safety hazard for other road users. It is also suggested that safety railings are erected along the pavement directly outside the school to protect children as they leave school but also prevent car passengers opening their doors. The final suggestion is that a 20mph speed limit is put in place around the school. It is considered by the representee that these options would prove more cost effective than employing CCTV or traffic wardens to enforce the parking restrictions.

Whilst extending the double yellow lines may appear to be a solution unless some form of enforcement is also in place there would be nothing to discourage inconsiderate parking by parents.

It is understood that the Local Highways Panel is looking into a scheme for the area which is likely to comprise of a 20mph zone. However, it is unlikely such a scheme would be introduced until the 2020 financial year as the budget for the 2019 financial year is already fully committed.

Other schools in Essex have benefitted from the introduction of the 3PR scheme. This scheme is not designed to prevent every instance of bad or inconsiderate parking but aims to help schools by identifying and providing resources to help tackle the problem.

An advisory no parking zone is created outside the school based upon an assessment which identifies the zone. Tailored maps are created for the school which highlight the 3PR zone and include pictures of the common parking problems that occur outside the school (e.g. parking on pavements, parking on the zig zag lines etc).

3PR schools would receive extra parking enforcement at peak times to help encourage considerate parking.

3PR patrols made up of pupils, teachers, parents and other volunteers stand at each end of the 3PR zone and hand out tokens to any pupil who walks, scoots or cycles into the zone. The tokens collected by each class are then counted at the end of each term and a small prize awarded to the class with the most tokens.

The 3PR scheme also promotes national campaigns such as Walk to School week, Walk to School month, Be Bright Be Seen and Road Safety Week by running competitions for pupils to be in with a chance of winning prizes for their school.

It is considered that existing parking problems outside the school could be significantly improved by the introduction of the 3PR scheme and the applicant has been requested to strongly encourage the school to participate in the scheme.

8. CONCLUSION

Given the NPPF's emphasis on the provision of sufficient school places to meet the needs of existing and new communities it is considered appropriate to grant planning permission for the provision of a double classbase for a temporary period of 8 years as it would allow the school to provide additional teaching accommodation to help meet an immediate need for school places in the area.

It is not considered that there would be significant detrimental impact on the landscape, visual or residential amenity as a result of this application.

It is considered that the school, via the applicant should be strongly encouraged to participate in the 3PR scheme which has proved successful in other schools around the County in alleviating existing parking problems and inconsiderate parking by parents.

It is considered that the introduction of the 3PR scheme at the school would help alleviate some of the existing traffic congestion at peak times and inconsiderate parking by parents.

It is considered that the proposals would, subject to the conditions suggested, be in accordance with Policy S1 (Development Limits for the Main Urban Areas), Policy GEN2 (Design), Policy ENV4 (Ancient Monuments and Sites of Archaeological Importance) and Policy GEN8 (Vehicle Parking Standards) of the Uttlesford Local Plan adopted January 2005 and Policy SP9 (Development within Development Limits), Policy TA3 (Vehicle Parking Standards), Policy HD1 (High Quality Design) and Policy EN 1 (Protecting the Historic Environment) of the Uttlesford Pre-Submission Local Plan 2019.

9. RECOMMENDED

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).*

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 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 condition:

Reason: *For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out in accordance with the minimum harm to the local environment and in accordance with Policy S1 (Development Limits for the Main Urban Areas), Policy GEN2 (Design) and Policy GEN8 (Vehicle Parking Standards) of the Uttlesford Local Plan adopted January 2005 and Policy SP9 (Development within Development Limits), Policy TA3 (Vehicle Parking Standards) and Policy HD1 (High Quality Design) of the Uttlesford Pre-Submission Local Plan 2019.*

3. The use of the temporary classbase hereby permitted shall cease on the 31 August 2027 and within 3 months of that date the unit shall be removed from site and the land restored to its former condition within a further 28 days.

Reason: *To ensure the temporary nature of the permitted use and to comply 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.*

4. A bats and nesting birds Method Statement shall be submitted to and approved in writing by the County Planning Authority. The Statement should contain precautionary mitigation measures and/or works to reduce potential impacts to bats and nesting birds during the construction phase.

The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: *To conserve Protected and Priority species and allow the County Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & species) and on 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.*

5. Prior to the first beneficial occupation of the classbase hereby permitted a lighting design scheme for biodiversity shall be submitted to and approved in writing by the County Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the County Planning Authority.

Reason: *To conserve Protected and Priority species and allow the County Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority Habitats & species) and on 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.*

6. No development or preliminary groundworks shall commence with respect to the installation of the temporary double classbase as show on drawing 1648/05 until a programme of archaeological work has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the County Planning Authority. The programme of archaeological work shall be carried out in accordance with the approved scheme.

Reason: To ensure that any archaeological interest has been adequately investigated and recorded prior to the development taking place and to comply with Policy ENV4 (Ancient Monuments and Sites of Archaeological Importance) of the Uttlesford Local Plan adopted January 2005 and Policy EN 1 (Protecting the Historic Environment) of the Uttlesford Pre-Submission Local Plan 2019

BACKGROUND PAPERS

Consultation replies
Representations

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

The proposed development would not be located adjacent to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended) is not required.

EQUALITIES IMPACT ASSESSMENT

This report only concerns the determination of an application for planning permission. It does however, take into account any equality implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER: In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered necessary or appropriate. This approach has been taken positively and proactively in accordance with the requirements of the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

LOCAL MEMBER NOTIFICATION

UTTLESFORD – Dunmow