



UTTLESFORD DISTRICT COUNCIL

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Dated:18 July 2019

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application Number: UTT/19/0878/FUL

Applicant: Mr R Anderson

Uttlesford District Council **Grants Permission** for:

**Conversion of an agricultural barn to residential use and alterations to roof pitch at Laceys
Farm Thaxted Road Debden CB11 3LS**

The approved plans/documents are listed below:

Plan Reference/Version	Plan Type/Notes	Received
213152 DWG 008	Location Plan	26/04/2019
213152 DWG 001 B	Block Plan	26/04/2019
213152 DWG 002 B	Combined	26/04/2019
213152 DWG 007 A	Combined	26/04/2019

Permission is granted with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to commencement of the development hereby permitted details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details.

REASON: In the interest of the appearance of the proposal in accordance with ULP Policy S7 and GEN2.
- 3 No development shall take place (including demolition, ground works and site clearance) until a Biodiversity Method Statement for protection of trees and scrub, the adjacent pond,

bats, nesting birds and nocturnally mobile animals has been submitted to and approved in writing by the local planning authority.

This includes a revised bat survey, retention of all trees, scrub and the adjacent pond and protecting them from development impacts with fencing, due diligence regarding nesting birds and covering trenches overnight.

The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale plans;
- d) persons responsible for implementing the works;
- e) aftercare;
- f) disposal of any wastes arising from works.

The 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 in accordance with Uttlesford Local Plan Policy GEN7

4

Prior to occupation a Biodiversity Enhancement Strategy for birds and bats shall be submitted to and approved in writing by the local planning authority.

This includes details of the incorporation of bat and bird boxes into the development

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose of the proposed enhancement measures;
- b) Designs of bird/ bat boxes to achieve stated objectives;
- c) locations of proposed enhancement measures by an appropriate plan;
- d) persons responsible for implementing the enhancement measures;
- e) details of aftercare

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats in accordance with ULP Policy GEN7.

5

In the event that contamination is found at any time when carrying out the approved development it must be reported immediately to the Local Planning Authority and work halted on the part of the site affected by the contamination.

An assessment of the nature and extent of contamination and the potential risks to human health shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11.

Where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The measures in the approved remediation scheme must be implemented prior to the resumption of development (other than that required to carry out the remediation) unless otherwise agreed by the local planning authority. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest of public health and safety in accordance with Uttlesford Local Plan Policy ENV14

- 6 A minimum of two vehicular parking space shall be provided clear of the highway and shall have minimum dimensions of 2.9 metres x 5.5 metres.

Reason: In the interest of highway safety in accordance with ULP Policy GEN1 and GEN8.

- 7 Prior to the occupation of the converted dwelling full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:-

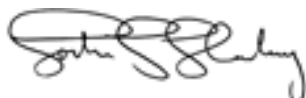
- i) means of enclosure
- ii) car parking layouts
- iii) hard surfacing materials
- iv) soft landscape works shall include planting plans, including plant sizes and proposed number/densities where appropriate.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7 and ENV8 of the Uttlesford Local Plan (adopted 2005).

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

Policy	Local Plan	Local Plan Phase
NPPF3 - National Planning Policy Framework 3		
S7 - The Countryside	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN2 - Design	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
H6 - Conversion of rural buildings to residential use	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN7 - Nature Conservation	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN1 - Access	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
GEN8 - Vehicle Parking Standards	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005
ENV14 - Contaminated land	Uttlesford Local Plan 2005	Uttlesford Local Plan Adopted 2005

Notes:



Gordon Glenday
Assistant Director Planning