

UTTLESFORD DISTRICT COUNCIL

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Chief Executive: John Mitchell

Miss J Archer

Dated:19 February 2024

Whirledge & Nott Ltd
The Estate Office White Hall
Chelmsford Road
Margaret Roding
CM6 1QL

Schedule 2 Part 3 Class I, J, L, M, O, Q, R & S of the Town and Country Planning
(General Permitted Development)(England) Order 2015

Application Number: **UTT/23/3211/PAQ3**

The Uttlesford District Council, as local planning authority, hereby confirm that their **prior approval is not required** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

Address of the proposed development:

Agricultural Buildings At Wheats Farm Stagden Cross Road High Easter

Description of the proposed development:

Prior Notification of change of use of agricultural buildings to 5 no. dwellings

Details approved by the local planning authority:

Plan Reference/Version	Plan Type/Notes	Received
1223-S2-01	Location Plan	18/12/2023
1223-S2-02	Location Plan	18/12/2023
1223-S2-03	Block Plan	18/12/2023
1223-S2-05	Combined	18/12/2023
1223-S2-06	Combined	18/12/2023
1223-S2-07	Combined	18/12/2023
1223-S2-08	Block Plan	18/12/2023
1223-S2-09	Block Plan	18/12/2023

1223-S2-10	Block Plan	18/12/2023
1223-S2-11	Combined	18/12/2023
1223-S2-12	Combined	18/12/2023
1223-S2-13	Block Plan	18/12/2023

Prior approval is approved subject to the following conditions (where applicable):

- 1 The proposed change of use hereby approved of an agricultural building into 5 no. dwellings (Use Class C3) as detailed in the Town and Country Planning (General Permitted Development) Order 2015, Part 3, Class Q is acceptable and Prior Approval is not required.

REASON: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 The proposed development under Class Q(a) and Class Q(b) hereby approved must be completed within three years starting with the prior approval date.

REASON: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 The development shall be carried out strictly in accordance with the details submitted in the application unless the Local Planning Authority and the developer agree otherwise in writing.

REASON: To comply with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4 Prior to commencement of the development hereby approved, a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination shall be submitted to and approved in writing by the Local Planning Authority. This report shall adhere to British Standard 10175:2011.

If shown to be necessary by the Phase 1 Desk Study and prior to occupation of the development hereby approved, a Phase 2 Site Investigation adhering to British Standard 10175:2011 shall be submitted to and approved in writing by the Local Planning Authority.

If shown to be necessary by the Phase 2 Site Investigation and prior to occupation of the development hereby approved, a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority. This scheme shall detail measures to mitigate any risks to human health, groundwater, and the wider environment. Thereafter,

the detailed measures/works approved as part of the Phase 3 remediation scheme shall be completed in full before any permitted building is occupied.

Prior to occupation of the development hereby approved, a validation report shall be submitted to and approved in writing by the local planning authority to show the effectiveness of any remediation scheme. The validation report shall include photographs, material transport tickets and validation sampling. Any such validation should include effective responses to any unexpected contamination discovered during works.

REASON: To protect human health and the environment, in accordance with the National Planning Policy Framework (2023) and Policy ENV14 of the Uttlesford District Local Plan 2005 (as Adopted).

- 6 This development has the potential to cause noise and dust impacts on the existing surrounding residential properties. A construction method statement is required to ensure compliance with the Uttlesford Code of Development Practice to minimise loss of amenity to neighbours during construction. The below condition is recommended to protect the amenity of existing residential properties close to the site:

- i. Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan, it must consider the following requirements:
 - o The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:
 - o No waste materials should be burnt on the site, instead being removed by licensed waste contractors.
 - o Prior to the commencement of works a Dust Management Plan shall be submitted to and approved by Regulatory Services. Work shall be undertaken in accordance with the approved plan which should make reference to current guidance on the Assessment of Dust from Demolition and Construction - Institute of Air Quality Management or an acceptable equivalent.
 - o Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974);
 - o Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974).

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 7 Prior to occupation of the development hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the development hereby approved.

The landscaping details to be submitted shall include:
a) proposed finished levels (earthworks to be carried out);

- b) means of enclosure of the land (boundary treatments);
- c) hard surfacing and other hard landscape features and materials;
- d) existing trees, hedges or other soft features to be retained;
- e) details of planting or features, including specifications of species, sizes, planting centres, number and percentage mix;
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- g) management and maintenance details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To preserve the character and appearance of the area, to preserve the significance of heritage assets, and to safeguard residential amenities, in accordance with the National Planning Policy Framework (2023) and Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted).

- 8 Prior to occupation of the development hereby approved, an electric vehicle charging point shall be provided on site for each unit. Thereafter, the charging points shall be fully wired and connected, ready to use and shall be maintained as such at all times.

REASON: To encourage the use of electric vehicles for better air quality, in accordance with paragraph 107 of the National Planning Policy Framework (2023).

- 9 Prior to occupation of the development hereby approved, the energy and water efficiency measures associated with the development shall be submitted to and approved in writing by the local planning authority. Thereafter, the development hereby approved shall not be occupied until all the approved energy and water efficiency measures have been implemented.

REASON: To ensure compliance with section 14 of the National Planning Policy Framework (2023).

- 11 Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan.

- 12 ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Low Impact EclA (Hybrid Ecology Ltd., December 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and Policy GEN7 of the Uttlesford District Local Plan 2005 (as Adopted).

- 13 "Prior to any works above slab level, a Biodiversity Enhancement Strategy for bespoke biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of the Low Impact EclA (Hybrid Ecology Ltd., December 2023), and shall be submitted to and approved in writing by the local planning authority.

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

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

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

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (Priority habitats & species) and Policy GEN2 of the Uttlesford District Local Plan 2005 (as Adopted).

- 14 "Prior to occupation, a "lighting design strategy for biodiversity" in accordance with GN: 08/23 (ILP) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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 local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as

amended) and s40 of the NERC Act 2006 (Priority habitats & species) and Policy GEN7 of the Uttlesford District Local Plan 2005 (as Adopted).

Notes:

1 The local planning authority has worked with the applicant in a positive and proactive manner in determining this application.

2 Building in Accordance with the Plans

Planning permissions are given on the basis of the details submitted. If you plan to make any changes whatsoever to deviate from the approved plans then you are strongly advised to liaise with Uttlesford District Council Planning Services prior to undertaking any works. You may require a new planning application or a variation to your existing permission. Failure to construct in accordance with the plans could lead to potential Enforcement Action.

Requirement to Comply With Your Conditions

Please read all of your conditions carefully. All of your conditions must be complied with. Failure to comply in full with a planning condition placed upon your permission may result in potential Enforcement Action. Planning conditions require certain things to be done at certain times, often prior to the commencement of any works. If you are in any doubt as to the requirements of your conditions please liaise with Uttlesford District Council Planning Services.

Building Regulations

Did you know that this permission may require Building Regulations approval? For further information please contact the building control team on 01799 510510, or by emailing building@uttlesford.gov.uk or by visiting our website www.uttlesford.gov.uk/buildingcontrol

Rights of Way

The applicant is reminded that the grant of planning permission does not entitle them to obstruct a Right of Way. If it is necessary to stop up or divert a footpath or bridleway in order to enable the development to be carried out, they should, on the receipt of planning permission, apply without delay to the Local Planning Authority for an order under section 257 of the Town and Country Planning Act 1990. In the case of any other right of way, application should be made to the Secretary of State for an order under section 247 of the Act. In either case development shall not be started until a decision has been taken on the application.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonable beneficial use in its existing state, nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be, permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990, or section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as appropriate.

You are advised to seek professional advice before embarking on the serving of a purchase notice.

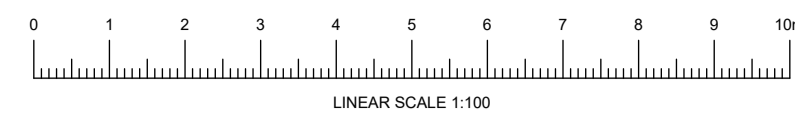
Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused, or granted subject to conditions, by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Dean Hermitage
Strategic Director of Planning

Poultry Unit, Building A
Existing Floor Plans and Elevations
Scale 1:100



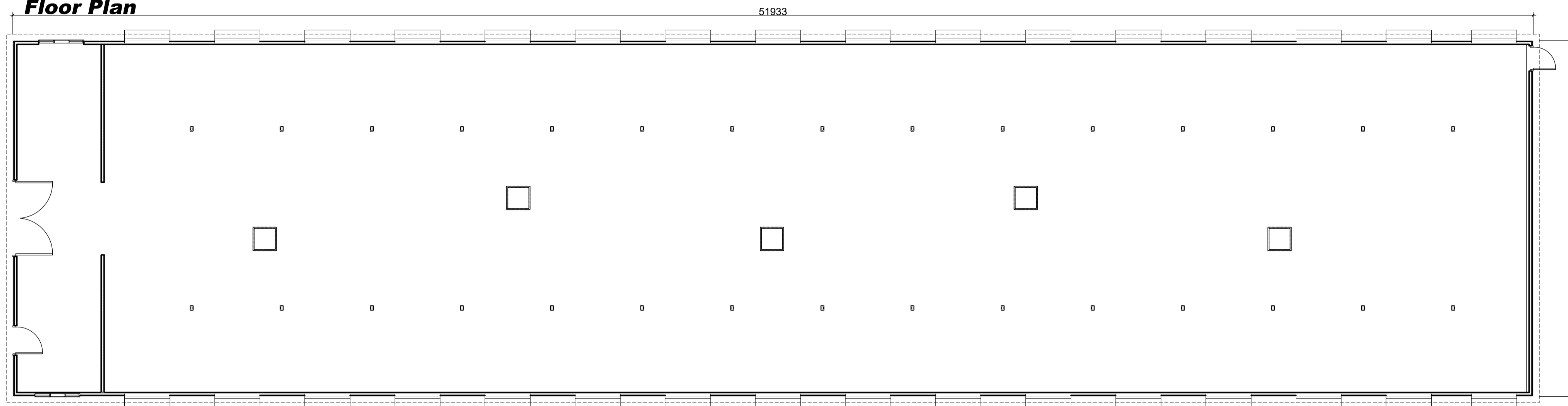
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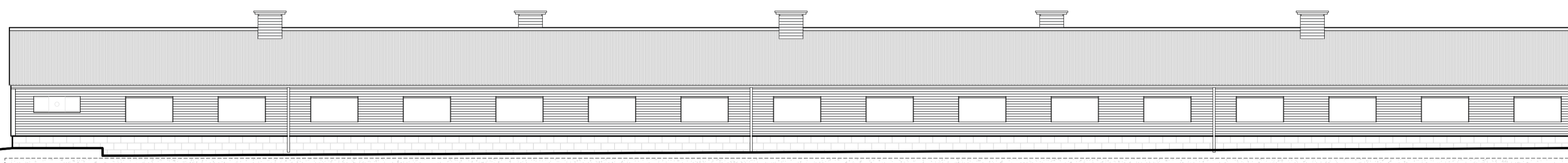
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Not to Scale

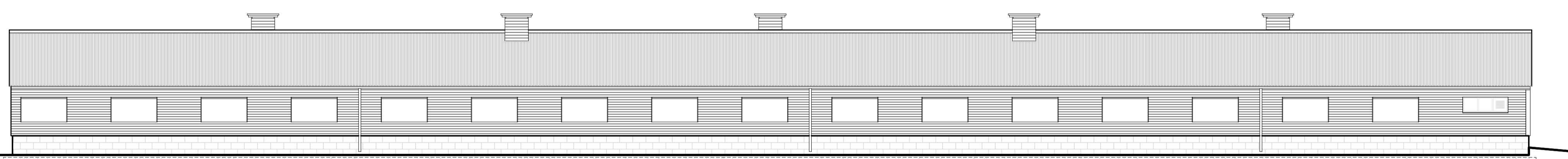
Floor Plan



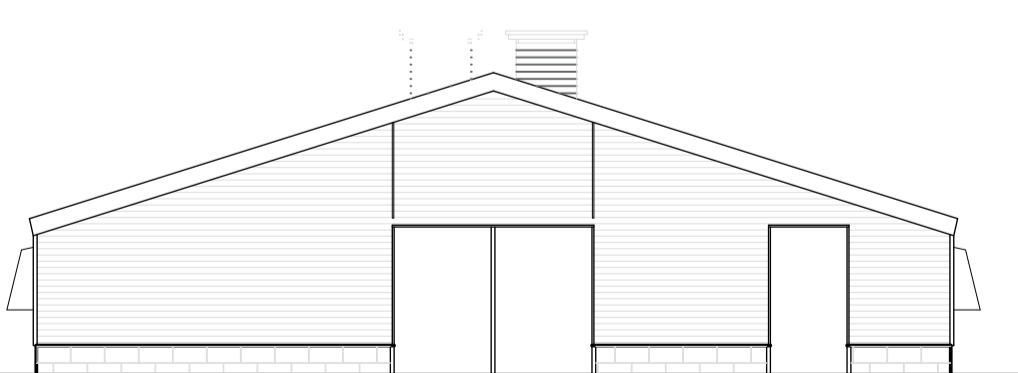
East Elevation



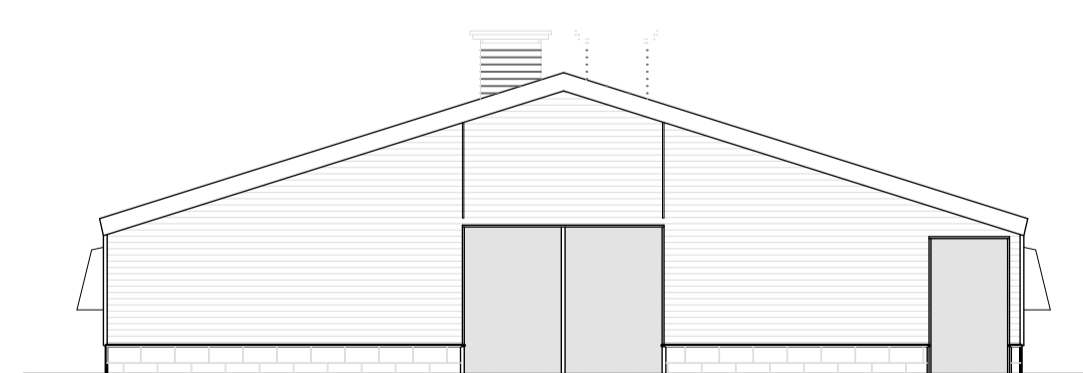
West Elevation



South Elevation



North Elevation



Wheats Farm, High Easter, Chelmsford, Essex, CM3 1HW



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CLIENT

James Luckin

PROJECT

Conversion of Former Poultry Units
 Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG

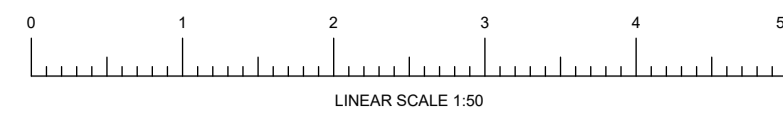
EXISTING Poultry Unit, Building A
 Floor Plans & Elevations

SCALE
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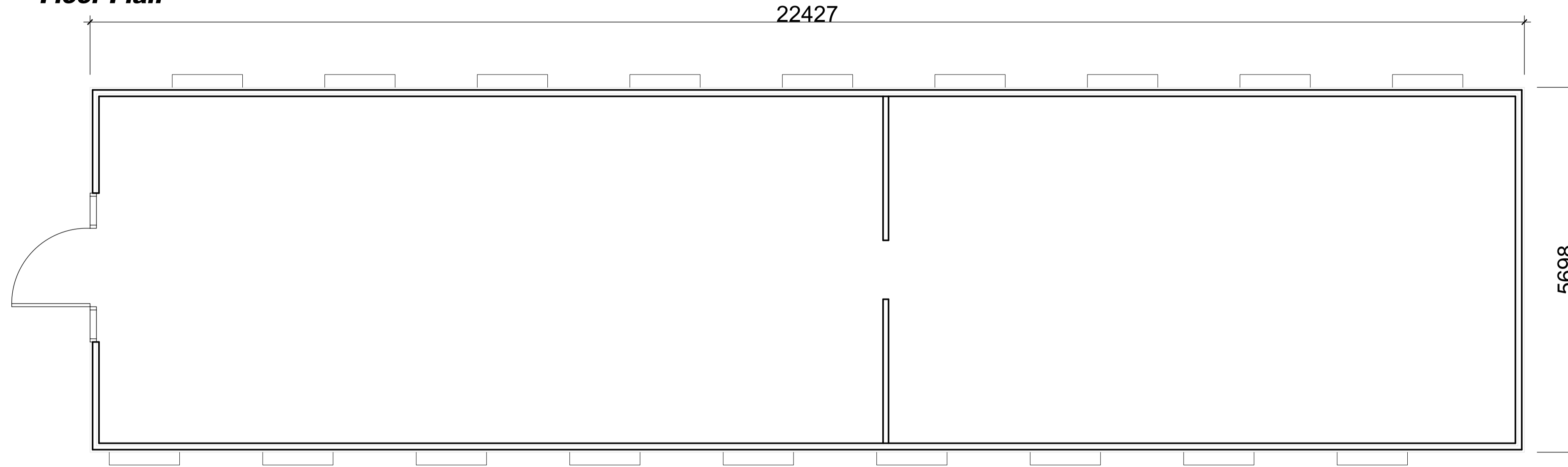
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 1223 - S2 - 07

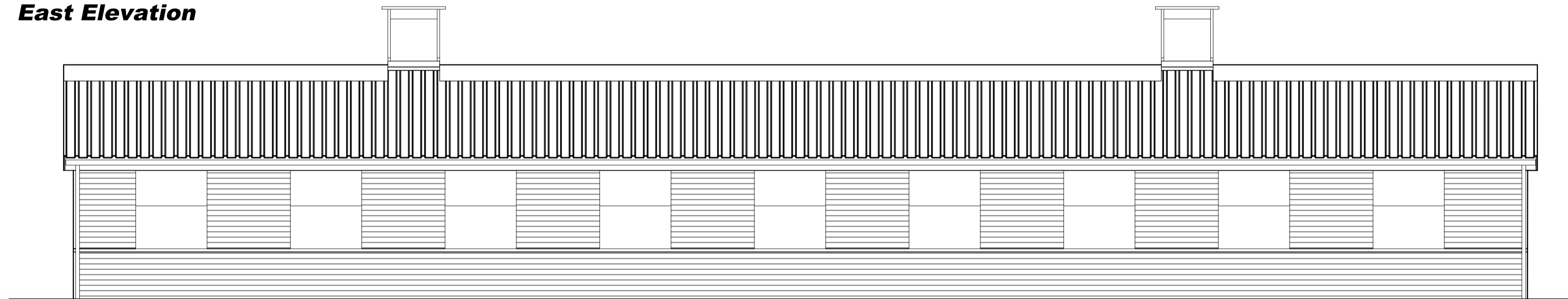
Poultry Unit, Building C
Existing Floor Plans and Elevations
Scale 1:50



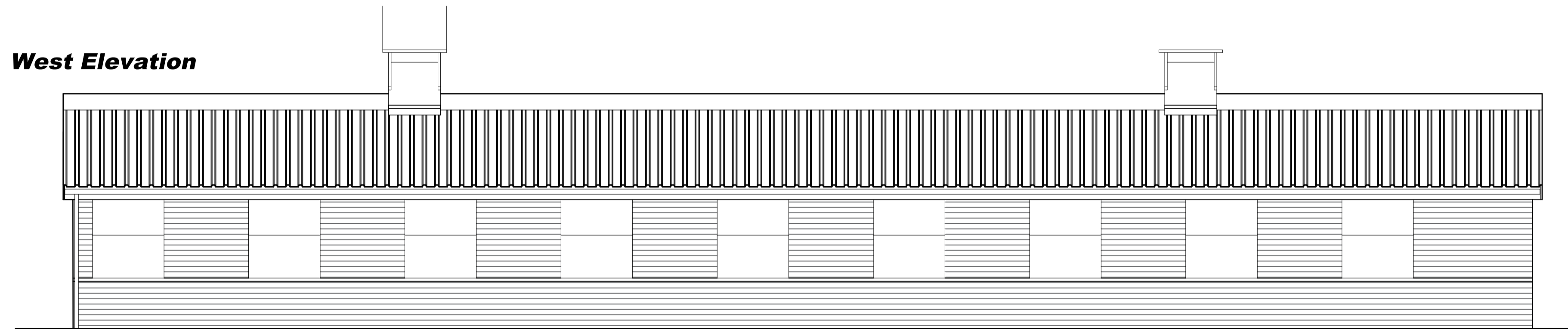
Floor Plan



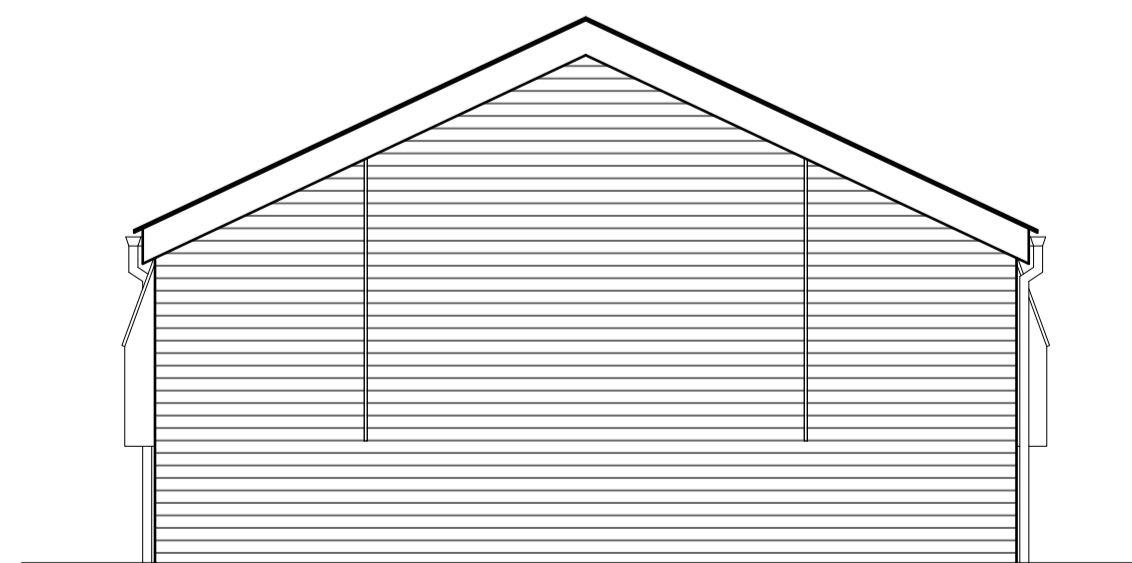
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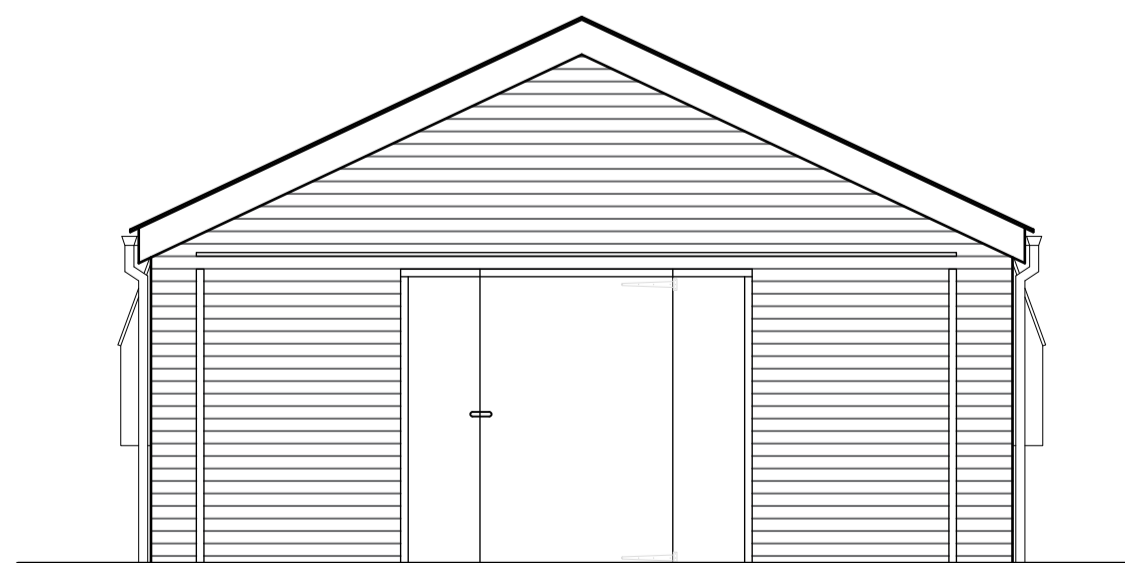
West Elevation



South Elevation



North Elevation



Photos From Site
Not to Scale



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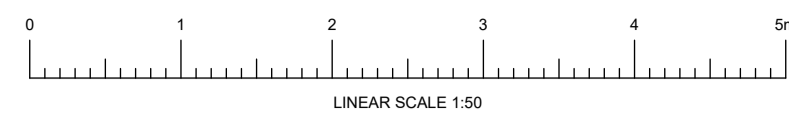
CLIENT
 James Luckin

PROJECT
 Conversion of Former Poultry Units
 Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
 EXISTING Poultry Unit, Building C
 Floor Plans & Elevations

SCALE	DATE	DWG No
1:50 @A1	Sept '21	1223 - S2 - 05

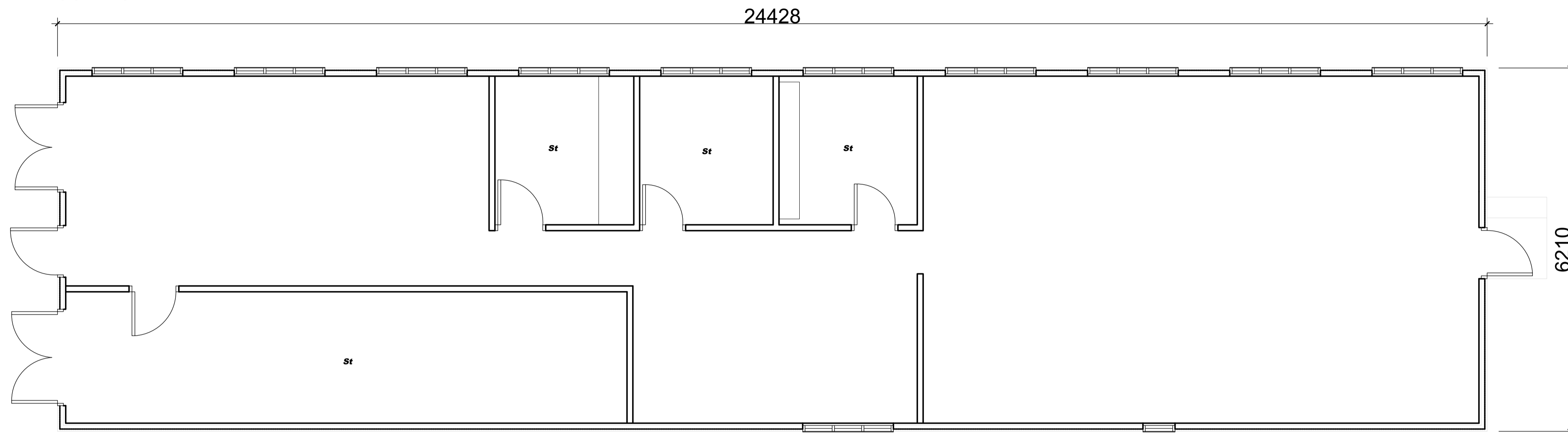
Poultry Unit, Building D
Existing Floor Plans and Elevations
Scale 1:50



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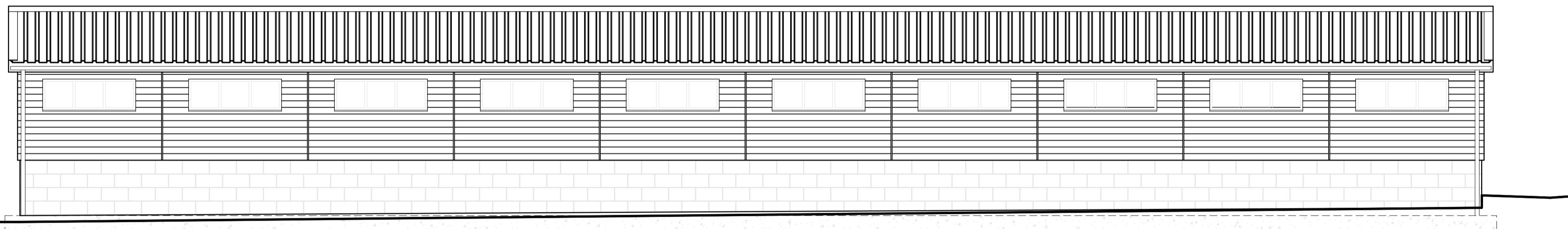
Floor Plan



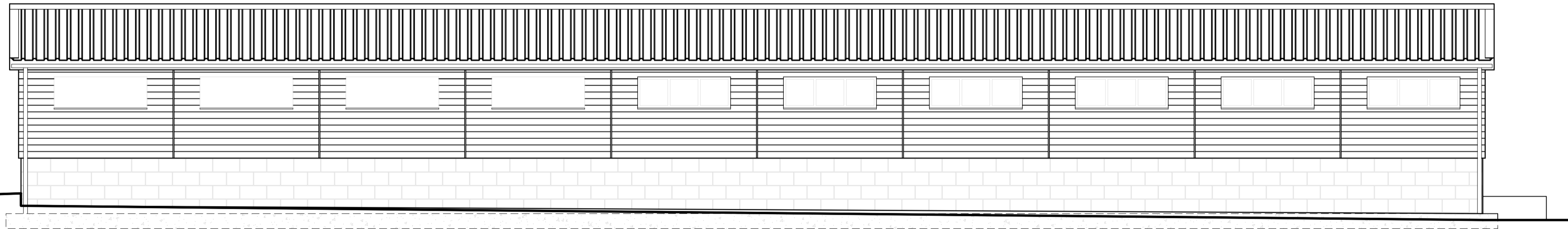
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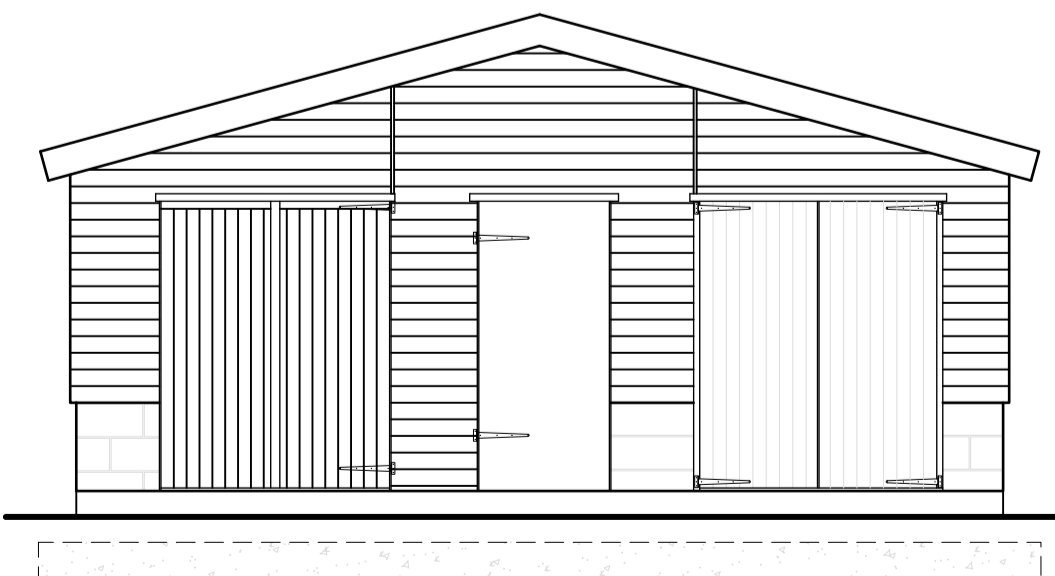
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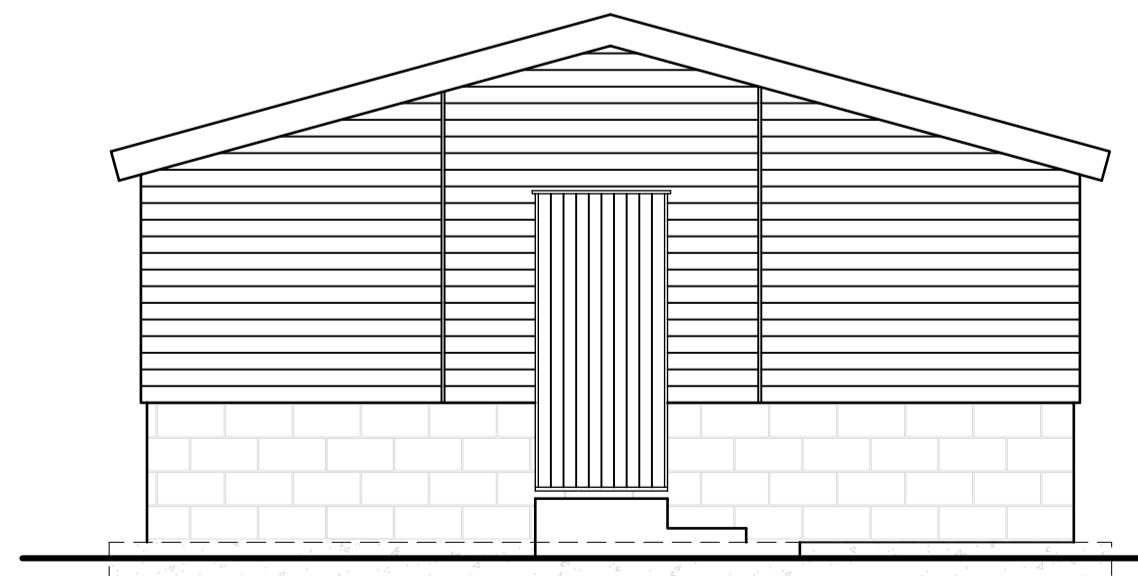
West Elevation



North Elevation



South Elevation



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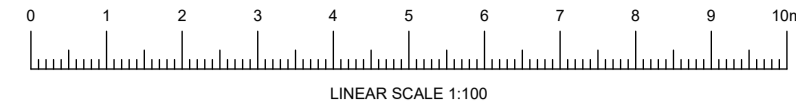
CLIENT
 James Luckin

PROJECT
 Conversion of Former Poultry Units
 Wheats Farm, Chelmsford, Essex, CM3 1HW

DRG
 EXISTING Poultry Unit, Building D
 Floor Plans & Elevations

SCALE 1:50 @A1	DATE Sept '21	DWG No 1223 - S2 -06
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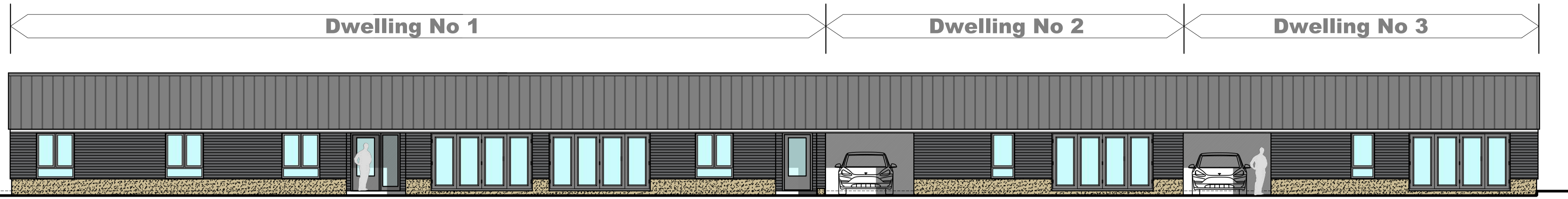
Building A Proposed Plans & Elevations
Dwellings No.1, 2 & 3 Scale 1:100



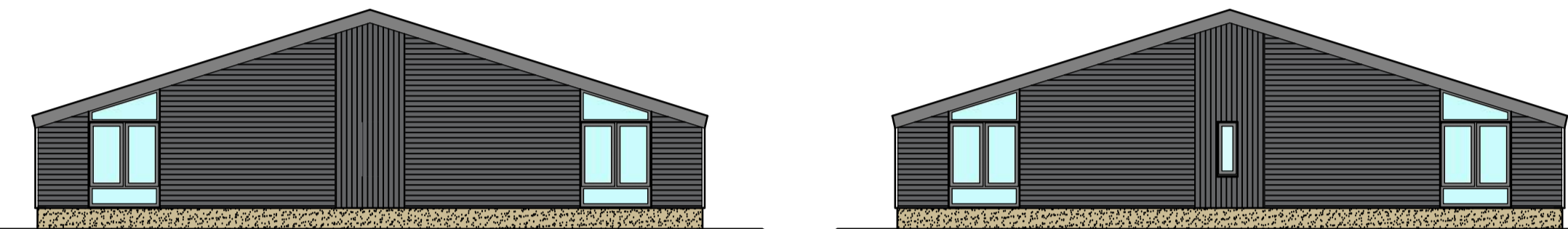
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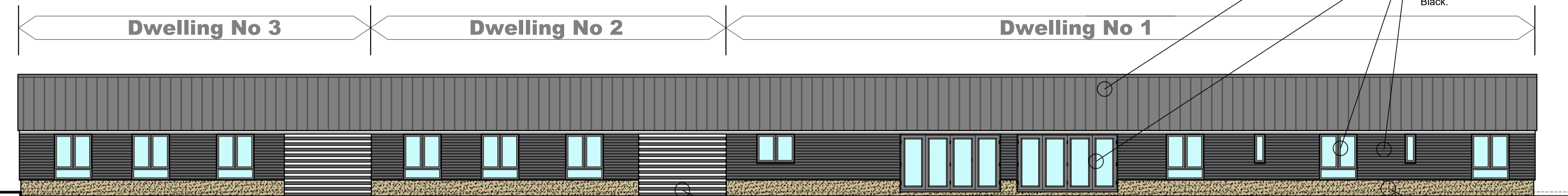


West Facing Elevation



North Facing Elevation

South Facing Elevation



East Facing Elevation

Standing seam single skin roof covering to replace existing corrugated concrete roof panels in anthracite grey, NO increase in height
 Anthracite Grey Aluminium windows & sliding doors
 Horizontal timber cladding in Black.

Hit & Miss boarding to back of open carports.

Render finish.

Material Example Images
Not to Scale



Horizontal timber cladding in Black, to mimic the existing corrugated timber finish to the rear of the Essex Barn.



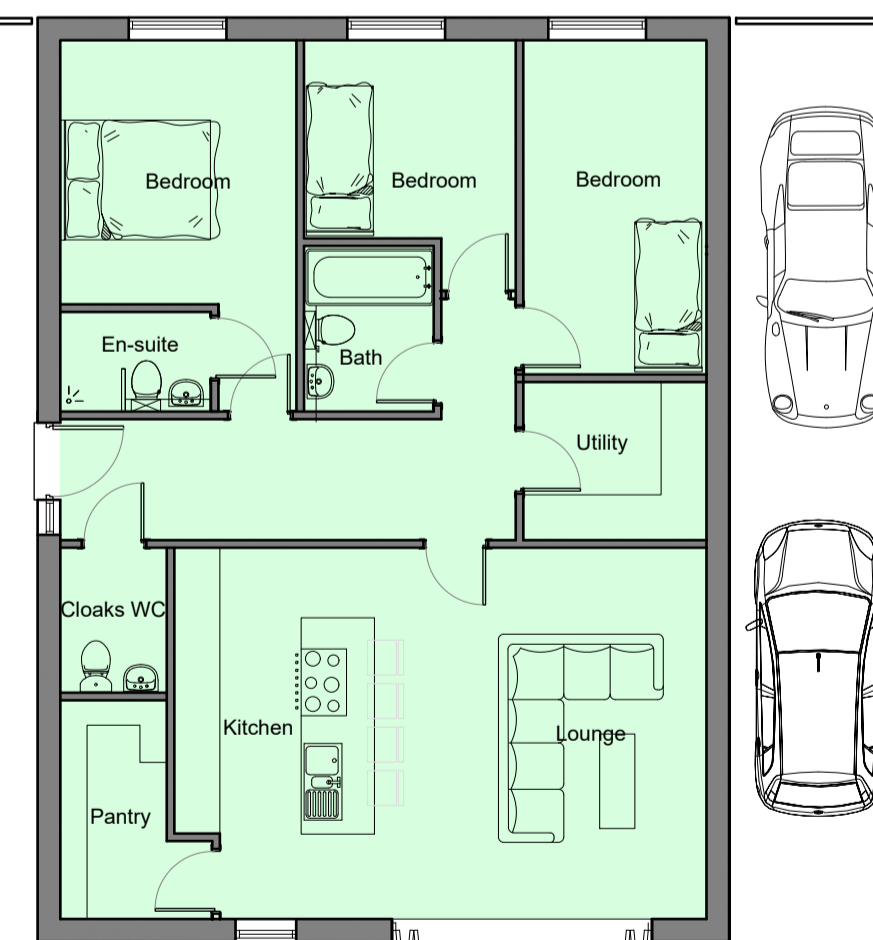
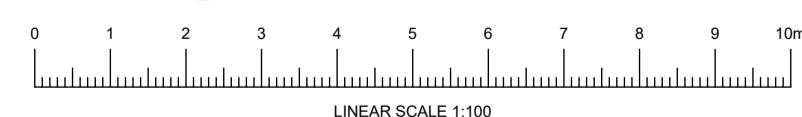
Standing seam single skin roof covering in anthracite grey to replace existing corrugated asbestos concrete roof panels, NO increase in height



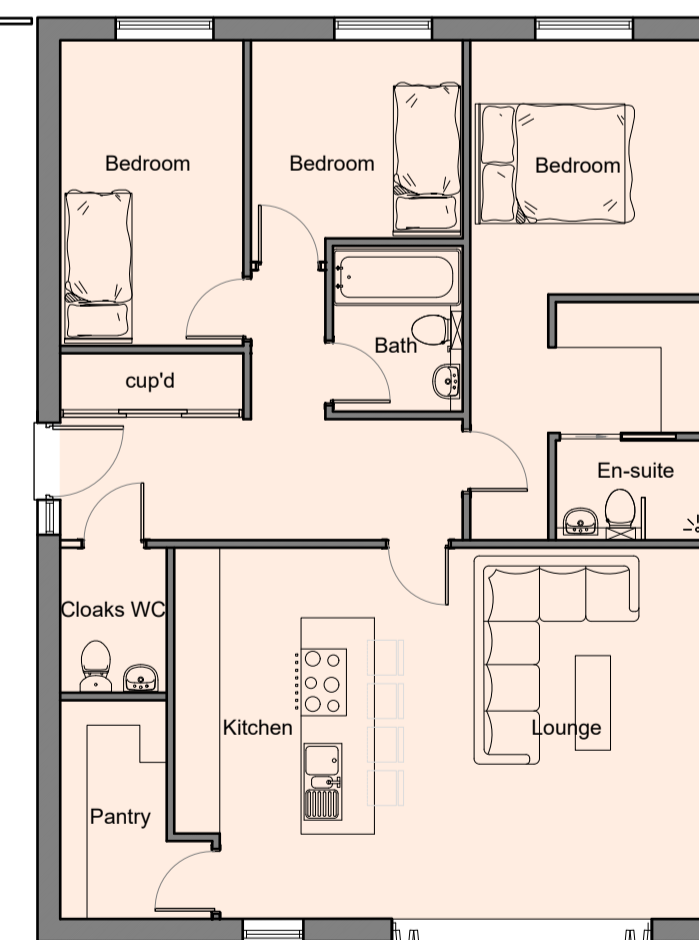
Example architectural vernacular



Proposed Dwelling No1
Floor Plan
306sqm



Proposed Dwelling No2
Floor Plan
99.5sqm



Proposed Dwelling No3
Floor Plan
99.5sqm

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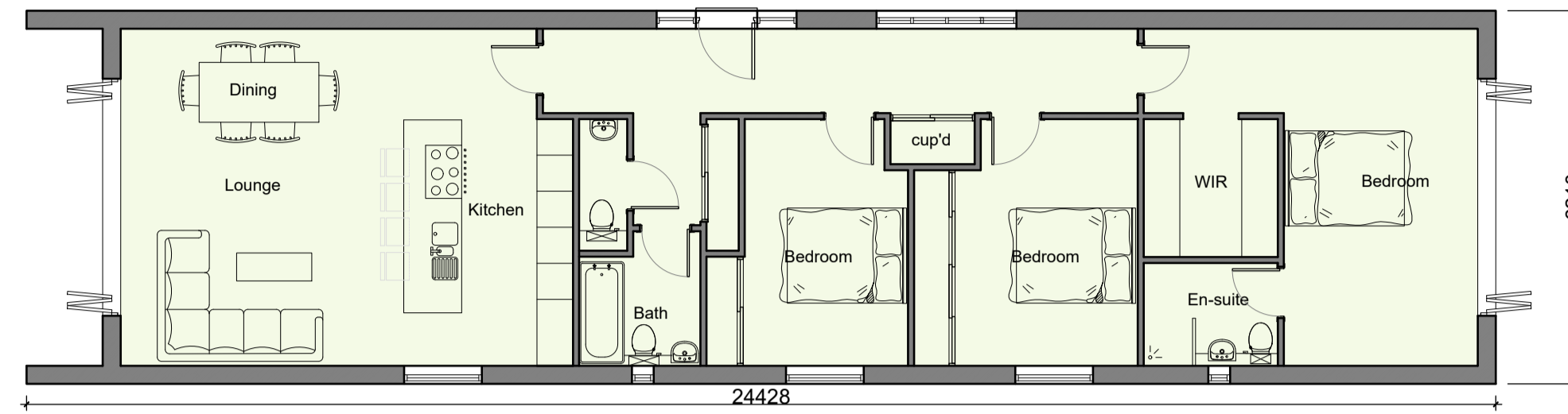
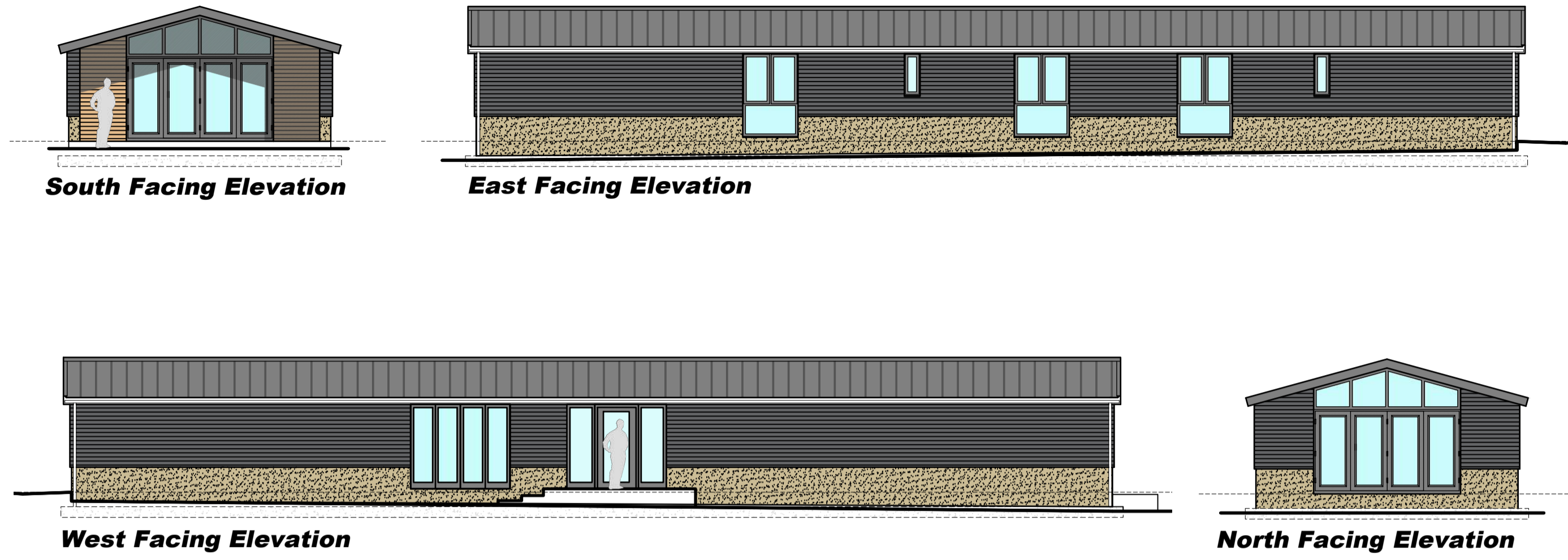
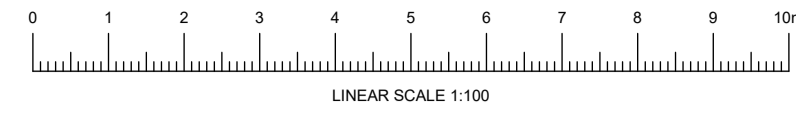
CLIENT
 James Luckin

PROJECT
 Conversion of Former Poultry Units
 Wheats farm, Chelmsford, CM3 1HW

DRG
 PROPOSED (Former Building A)
 Dwellings No.1, 2 & 3 Proposed Plans & Elevations

SCALE 1:100 @ A1	DATE Nov '23	DWG No 1223 - S2 - 11
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Building D Proposed Plans & Elevations
Dwelling No.4 Scale 1:100



Proposed Dwelling No.4
Floor Plan
126sqm

Material Example Images
Not to Scale

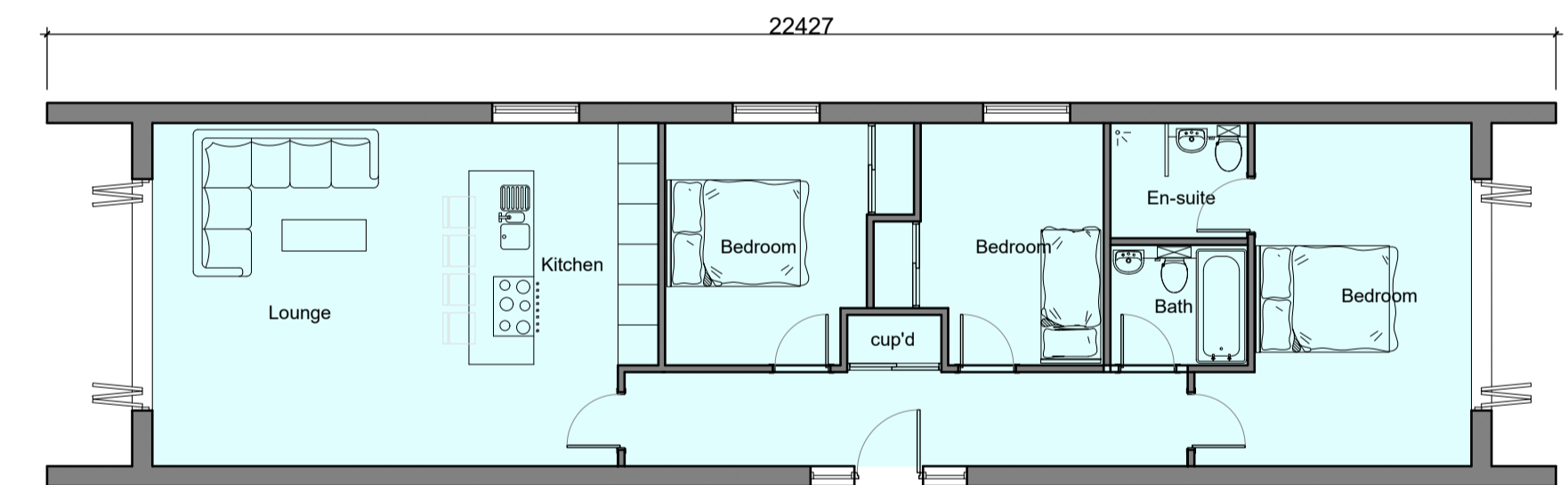
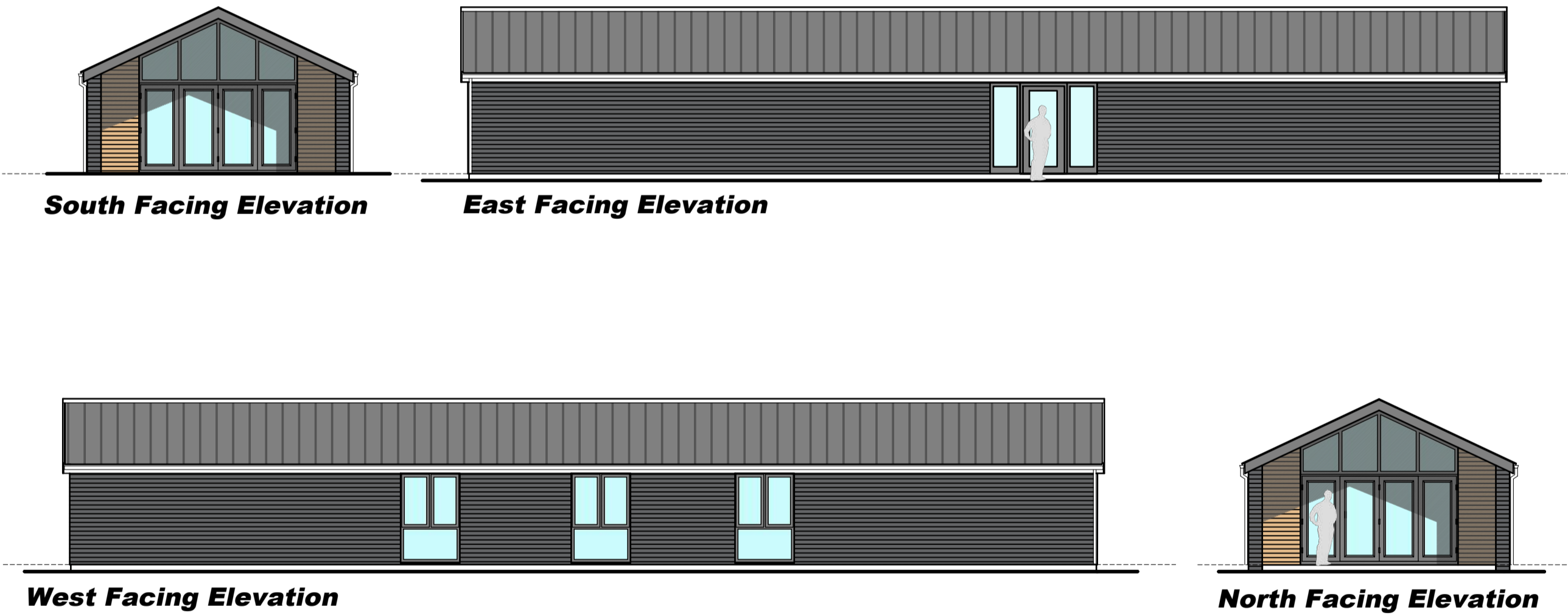
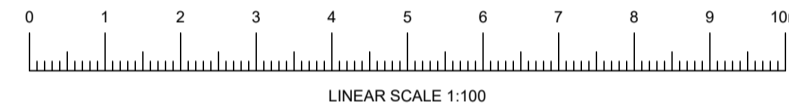


Horizontal timber cladding in Black, to mimic the existing timber finish to the rear of the Essex Barn.



Standing seam single skin roof covering in anthracite grey to replace existing box profile metal roof panels, NO increase in height

Building C Proposed Plans & Elevations
Dwelling No.5 Scale 1:100



Proposed Dwelling No.5
Floor Plan
99sqm



Example architectural vernacular

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CLIENT
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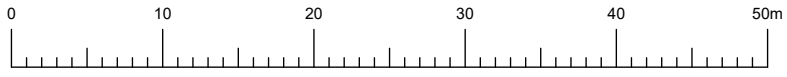
PROJECT
 Conversion of Former Poultry Units
 Warrants farm, Chelmsford, CM3 1HW

DRG
 PROPOSED (Former Buildings C & D)
 Dwellings No.4 & 5 Proposed Plans & Elevations

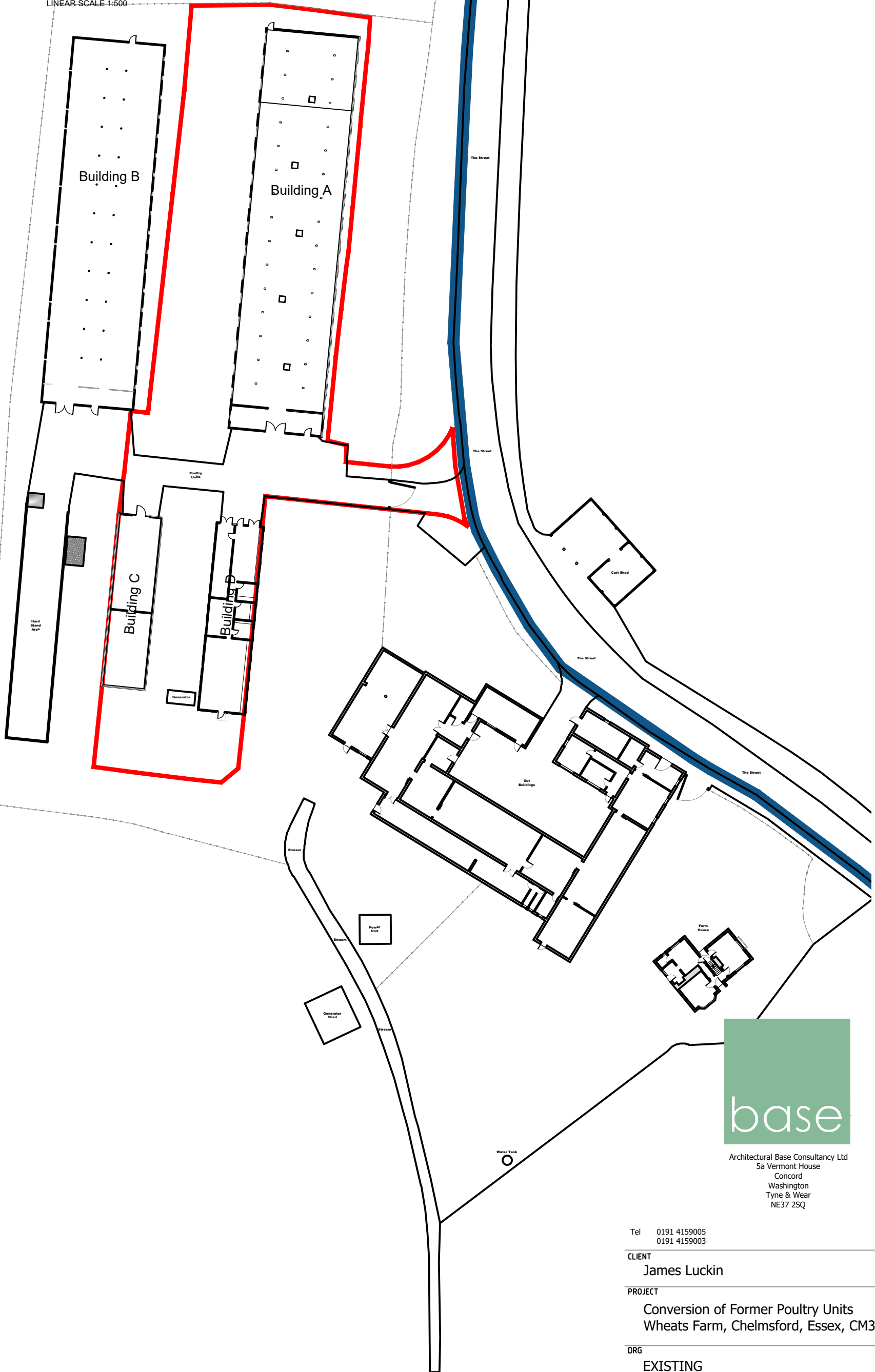
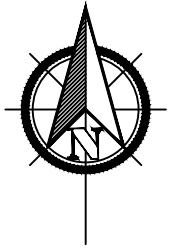
SCALE	DATE	DWG No
1:100 @ A1	Nov '23	1223 - S2 - 12

Existing Site Block & Existing Floor Plans In Context

Scale 1:500



LINEAR SCALE 1:500



- No dimensions to be scaled from drawing. All dimensions to be checked on site
- Any discrepancies between this drawing and any information given elsewhere are to be reported to Architect immediately

©Base

Rev Revision

Date

base

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James Luckin

PROJECT

Conversion of Former Poultry Units
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DRG

EXISTING
Site Block & Existing Floor Plans In Context

SCALE

1:500 @ A3

DATE

Nov '23

DWG No

1223 - S2 - 03

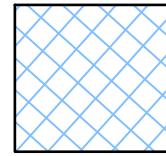
Proposed Block Plan

Scale 1:500

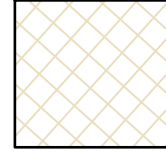
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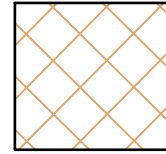
Rev	Revision	Date



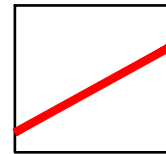
- Denotes existing access.



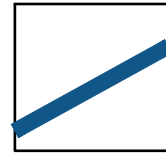
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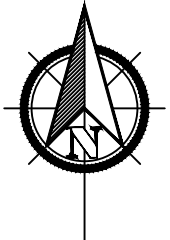
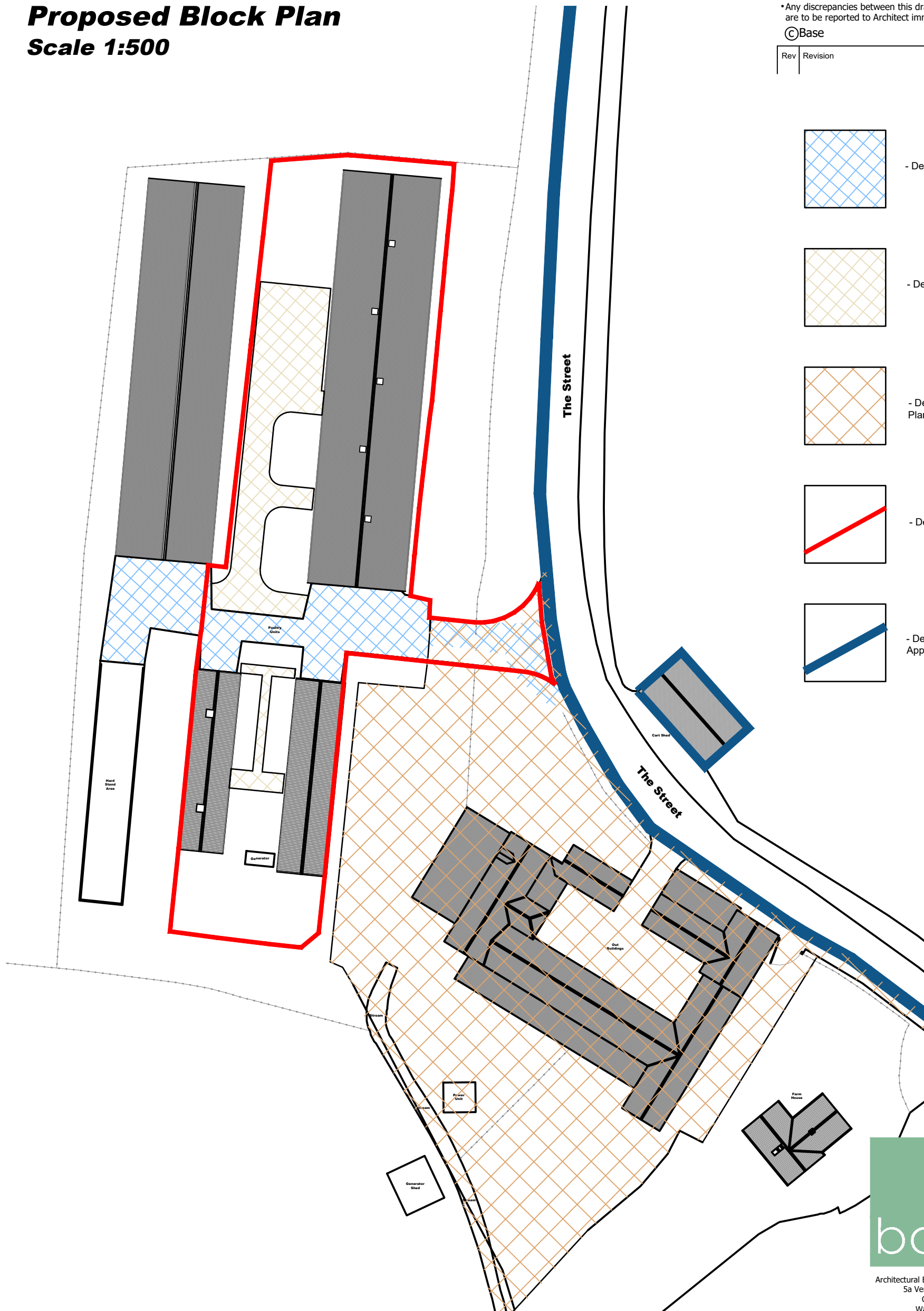
- Denotes area of scheme approved under Planning Approval UTT/23/1059/FUL.



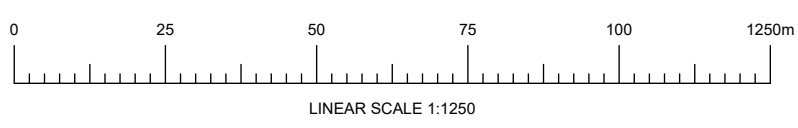
- Denotes Application Red Line Boundary.



- Denotes Additional Land Owned by Applicant.



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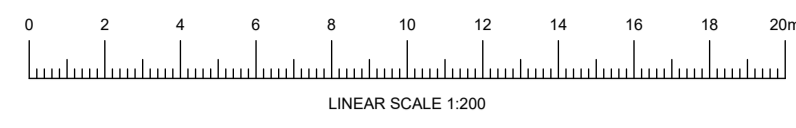
DRG
**PROPOSED
 Block Plan**

SCALE	DATE	DWG No
1:500 @ A3	Nov '23	1223 - S2 - 09

Wheats Farm, Chelmsford, CM3 1HW

Proposed Site Plan

Scale 1:200



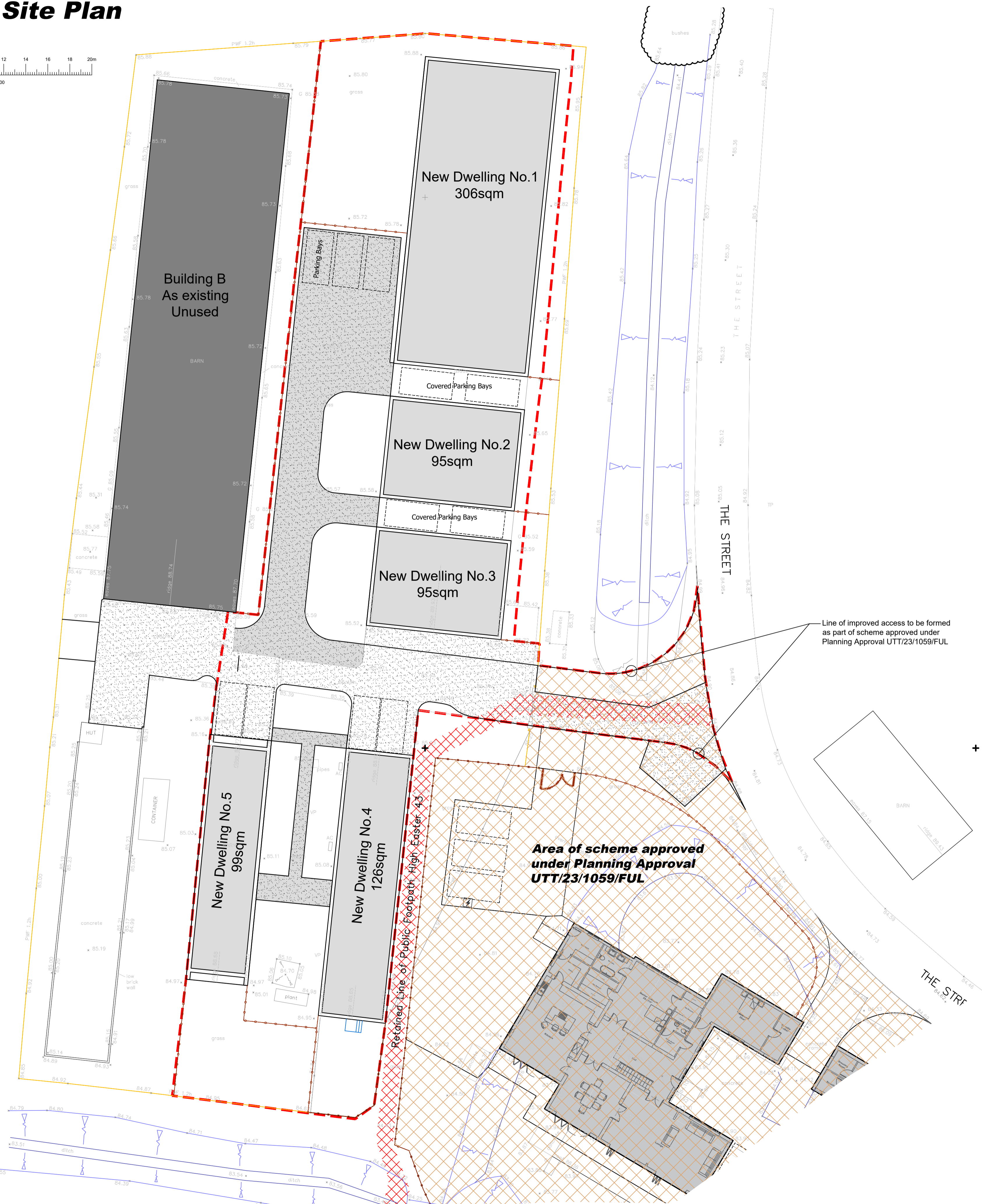
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Rev	Revision	Date

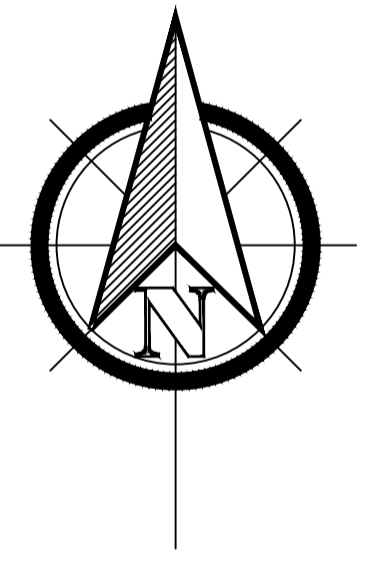
Key

- Denotes retained farm building unchanged.
- Denotes New Dwellings created as a result of conversion of existing farm buildings.
- Denotes assigned amenity space associated with each new dwelling
- Denotes existing hardstand and access
- Denotes new access.
- Denotes Area of scheme approved under Planning Approval UTT/23/1059/FUL.
- Denotes Right of Way route through site
- Denotes existing fences
- Denotes new fences
- Application Boundary



Area of scheme approved under Planning Approval UTT/23/1059/FUL

Line of improved access to be formed as part of scheme approved under Planning Approval UTT/23/1059/FUL



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DRG PROPOSED
Site Plan

SCALE	DATE	DWG No
1:200 @ A1	Oct '23	1223 - S2 - 10

Wheats Farm, Chelmsford, CM3 1HW






Proposed Wider Block Plan

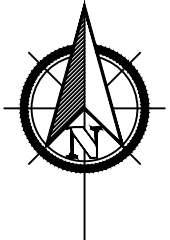
Scale 1:1250

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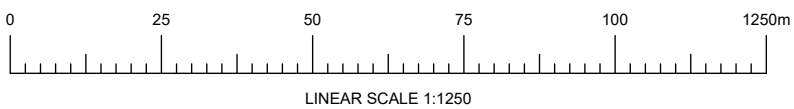
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Rev	Revision	Date

-  - Denotes existing access.
-  - Denotes new access.
-  - Denotes area of scheme approved under Planning Approval UTT/23/1059/FUL.
-  - Denotes Application Red Line Boundary.
-  - Denotes Additional Land Owned by Applicant.



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DRG
PROPOSED
 Wider Block Plan

SCALE
 1:1250 @ A3

DATE
 Nov '23

DWG No
 1223 - S2 - 08

Wheats Farm, Chelmsford, CM3 1HW