

# Little Dunmow Development Update Feb 24

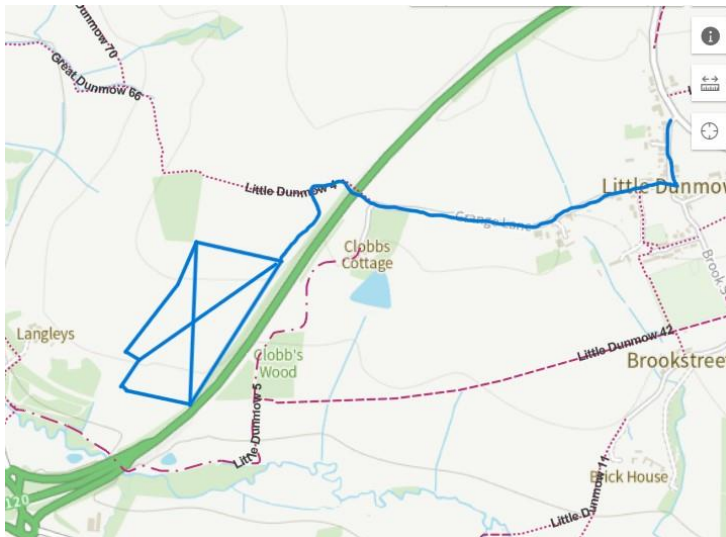
Below are brief details of proposed development in Little Dunmow. Your comments are appreciated, but this site is not for the purpose of lodging objections, this needs to be done via the Uttlesford Planning department.

More details are available on the Uttlesford Planning department website  
<https://www.uttlesford.gov.uk/article/4846/Planning-applications>

**UTT/23/2136/FUL**

## **Proposed Solar Farm – Bumble Hill**

**The installation and operation of a solar farm and associated infrastructure including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, fencing, pole-mounted CCTV cameras, Land West of A120 Chelmsford Road Little Dunmow**



Application made on 21<sup>st</sup> Aug 23 – this follows an earlier application in 2015.

This application hasn't gone to the planning committee yet, as its waiting on responses from statutory authorities.

5<sup>th</sup> Oct - highways have said it can't proceed until a detailed construction plan including construction transport routes has been submitted. They also say the highways involved must be repaired where damage resulting from the development occurs.

6<sup>th</sup> Oct – National highways say nothing can proceed without a construction management plan.

10<sup>th</sup> November – No new documentation on this application but 3 resident's representations.

24th November 23 – Essex County Council have opposed the granting of planning permission as there is insufficient Ecological information to demonstrate avoidance of impacts upon Ground nesting birds (Skylarks).

24th November 23 – National highways recommended non approval awaiting a construction traffic management plan and also a glint and glare assessment for traffic on the A120.

7th January 24 – No New documentation

**16<sup>th</sup> January 24** – Developer has submitted details of a glint and glare report, stormwater run off and construction traffic management plan.

**23<sup>rd</sup> January 24** – National highways have accepted the glint and glare report. Accepted the stormwater run off will not be an issue. Have deferred to Essex highways suggested conditions with reference to a construction traffic management plan. They have also recommended no permission be granted before the 28<sup>th</sup> February while they examine a report into a Dunmow accommodation bridge.

**23<sup>rd</sup> January 24** – Essex highways have set conditions on accepting the application which include –

- A survey of Grange lane after the construction to return it to the state recorded in a survey carried out in 2015.
- Traffic marshals to manage the passing of construction vehicles.
- Developer to ensure the PROW is maintained and the safety of it's users is given a high priority.

**29<sup>th</sup> January 24** – Representation letter from Val Westbrook suggesting that construction traffic through the village should be avoided and a route previously used by power transmission line installers be used.

**14<sup>th</sup> February 24** – proposed meeting between Dunmow Solar Ltd and Little Dunmow Parish council to establish the volume and duration of the construction traffic. This will be used to frame the Parish Councils response to the planning application.

The application will not go before the planning committee before the 6<sup>th</sup> March 2024.

## **UTT/23/1322/FUL**

### **S73A part retrospective application for the retention, partial demolition and alterations to an existing unauthorised building to form an agricultural barn for poultry production and storage.**

A 3 story structure was built in this Stebbingford location without planning permission. UCC have issued an order for the building to be removed and the land returned to its previous condition.

This application was to appeal the decision to demolish the building, which was to be a homeopathic treatment centre, and alter it to become an agricultural building for the breeding and slaughter of poultry.

This appeal has been turned down and the building must still be demolished.

10<sup>th</sup> November - No new documents.

11<sup>th</sup> December - No new documents.

7th January – No new documents.

**6<sup>th</sup> February 24** – No new documents posted on the planning portal but Cllr Criscione has e-mailed Uttlesford Planning department on the 11<sup>th</sup> Jan, asking what action they are taking to have the building removed.

## **UTT/22/3470/OP**

### **Flitch Green Extension – Access via Baynards Avenue**

72 dwellings with a community building.

Went to the planning committee on the 30<sup>th</sup> August and a decision was deferred with worries over site access during construction. Essex highways had already said a construction management plan will be required before development starts. The committee want to see the plan before making a decision. There have been no documents submitted since this decision.

**30<sup>th</sup> October** – Access Option Appraisal, Construction route options and Parking Survey submitted by the developer.

Access Option Appraisal is concerned with access when built and concludes with the access via Baynards Avenue being the preferred option.

Construction route options – This suggests access would be best through Little Dunmow. Avoiding Ivy cottage by using a haul road across the fields to join up with Brook Street just before the bridge across the Flitch Way. Where there will also be a storage compound. Deliveries are expected to be 10 HGV's and 50 light vehicles a day.

The report does suggest that the final solution may involve both Baynards Avenue and Brook Street.



December 11<sup>th</sup> 23 – This application went to UDC planning committee on the 22<sup>nd</sup> of November and was refused planning permission.

7th January 24 – No new Documents

**6<sup>th</sup> February 24** – No new documents

## **UTT/22/2290/OP**

### **Station House – Gypsy Lane**

**Outline planning application with all matters reserved except access, for the demolition of dwelling and all outbuildings and erection of 8 no. dwellings.**

Permission has been granted even with the objections to the Station House being demolished.

**No movement by the applicant since Oct 2022**

**UTT/21/3182/FUL**

**Land opposite Cromwell Place**

**Proposed erection of 9 no. detached dwellings, provision of new access and associated landscaping and parking.**

Construction underway By Hart Homes

January 2024 – Report from Site manager that the development will be complete in May 24. 7 of the 9 dwellings have been sold.

**6<sup>th</sup> February 2024** – No new documentation

**UTT/17/3556/OP**

**Land North of Station Rd, Adjacent to Flitch Way and opposite Baynards Avenue.**

**buildings and removing of commercial storage and the erection of 8 no. detached dwellings, modifying the existing access to Priory Lodge | Priory Lodge Station Road Felsted. Outline application with all matters reserved except for access for the demolition of all commercial**

Under construction by Roof

**UTT/21/3596**

**Moors Fields**

**Application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP | Moors Fields Station Road Little Dunmow Essex.**

Developer Dandara – work underway and due to deliver 40 houses per year over the next 4 years – Extensive green space – Community building – Footpath links.

Meetings have been held between the Developer and the Parish council.

Main topics were:

Footpath links – Trying to avoid hedge removal by rerouting planned paths through the Troy homes site at Pound Hill.

Community Building –

1. To be built after 75% of development completed.
2. Repositioned on site to a better position.
3. Possible building layouts have been discussed.
4. Who will manage the facility.

10th November – Archaeological surveys have been underway with some interesting finds which have been reported to Essex Archaeology. The findings will be made public when the investigation is complete.

The developer will be installing a boundary fence to stop unauthorised access, Public rights of way will be respected.

The developer will soon start work on the site access, this will result in traffic management causing delays for several weeks.

21<sup>st</sup> November 23 – Dandara submitted a large number of documents onto the Planning Inspectorate portal using the reference <https://www.gov.uk/guidance/section-62a-planning-application-s62a20230021-moors-field-station-road-little-dunmow-essex>

These documents cover

- The parking issues that Essex highways had highlighted.
- The Landscape plan for the green spaces.

The hearing to decide on these documents was due to be held on the 23<sup>rd</sup> November but has been postponed to give interested parties a chance to comment.

21st November 23 - Parish council had a meeting with Dandara to discuss:-

- Access route to Station Rd, Dandara have had to send plans showing the old route but are still willing to change to our preferred route subject to the planning authority's approval.
- The enlarging and re-siting of the proposed community building. The council is lobbying for a much larger community building on the site of the community gardens. This will include a daycare Nursery to give an income stream to help with upkeep. Please note this is an ongoing project and anyone interested in helping us bring the project to fruition or if you just want more details please do contact me.

5th December 23 – On-line meeting with Nigel Brown of Uttlesford Planning department who has agreed to give their support to the rerouting of the access to Station rd to our preferred route. He is also willing to give the Parish council help and advise with the proposed community building.

7th January 24 – No new documents

**24<sup>th</sup> Jan 24** – Application by developer to change some technical clauses related to the affordable housing contracts. Ref Utt/24/0198/DOV

**29<sup>th</sup> Jan 24** – acceptance by Uttlesford housing on the majority of changes but not accepted on the rent raise clause.

**9<sup>th</sup> Feb 24** – proposed meeting with Dandara and Little Dunmow Parish Council re-

- Access route to Station rd
- Community building provision.
- Upcoming road closures to build access and connect mains services.

**22<sup>nd</sup> Feb 24** – Hearing with the planning inspectorate at Saffron Walden to give decision on Items raised in November 23 re

- Parking
- Highways comments on site layout and connectivity.
- Landscape plan and future management.

Members of the public are able to make statements, but only on the agenda subjects. Planning permission has already been given for the building of the houses.

### **UTT/19/1789/FUL**

**Residential development comprising 14 dwellings (use class C3), vehicular access, public open space, sustainable drainage systems and all other associated hard/soft landscaping and infrastructure. | Land At Pound Hill Little Dunmow**

Under construction by Troy Homes.

Meetings have been held between Troy homes and the Parish council to discuss connectivity issues between Station rd and the Moors Field development.

Nov 23 - Awaiting an update from Troy Homes

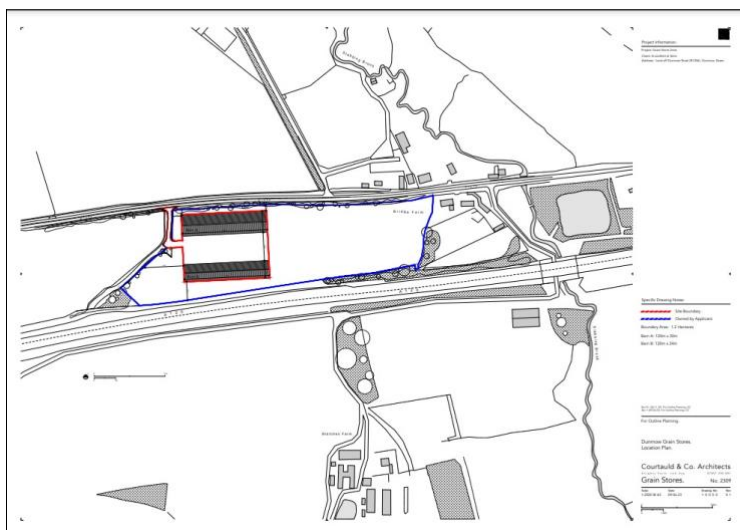
Dec 23 – Awaiting an update from Troy Homes

7th Jan 24 – Report from Troy Homes. Work will start on the service road in January.

**6th Feb 24** – No documentation since Oct 23. There has been some issues with mud and litter on Station rd, Troy Homes have been asked to reply.

### **UTT/23/2986/OP |**

**Outline application with all matters reserved for the erection of 2 no. agricultural buildings and associated hard standing to provide a grain, fertiliser, machinery store, workshop and office | Land South Of The B1256 Little Dunmow Essex**



7th Jan 24 – 14th December 23, new application for 2 agricultural buildings, one 120m long by 24m wide by 12m high and the other 120m long by 30m wide by 12m high. Access will be from the north end of Bramble Lane currently blocked by tyres at it's junction with the B 1256.

**9<sup>th</sup> Jan 24** – Response from Little Dunmow Parish Council giving support of the scheme but with concerns that there should be no change of use in the foreseeable future.

**22<sup>nd</sup> Jan 24** – Representation letter – Kevin French suggested that bird nesting sites and open water should be included in the plan to benefit wildlife.

**5<sup>th</sup> Feb 24** – Essex CC, Flood risk officer asked for the application to be put on hold while additional drainage information is supplied.

### **UTT/24/0157/FUL**

**Erection of replacement agricultural glasshouse on identical footprint to previously dismantled agricultural glasshouse. | Agrii Technology Centre Brookend Road Little Dunmow Dunmow CM6 3AG**

**26<sup>th</sup> Jan 24** – Application made to replace an existing commercial glass house. No increase in footprint.

### **Uttlesford Local Plan**

We have been sent this link which to the draft of the Local Plan. This document gives the intentions of the District Council regarding proposed development and the means to register your views. <https://uttlesford.moderngov.co.uk/documents/s33026/Report.pdf>

Cllr Kevin French

Little Dunmow Parish Council