

TOTAL GARAGE, 1 Cambridge Road

General:

There is a “creeping” increase of multi story flats being built in our village which is changing and degrading the character of Stansted Mountfitchet. We fear we will follow Bishops Stortford in their downward spiral as a consequence of the many flats recently built there and much disliked by that community.

In Stansted Mountfitchet between Windmill Close and Bentfield Road there are already well over 120 flats/small properties about 50% of which have been built in the past 10 years.

This planning application is now extending the possibility of even more high density multi story urban flats being built to the north of Chapel Hill along Cambridge road; it has to be asked, what will come next, development on The Feathers pub and/or The Three Colts and others?

The following objections are supported by 327 villagers who have signed my petition. It shows the strength of feeling against this application and the care our community has for our environment.

Objections:

- 1. This development** is out of character for our village and will make it less attractive. It will be **overly dominant on the street scene** and cause harm to the setting of close-by listed buildings. It will also cut out the open vista seen to the west through the **open construction** of the garage.
- 2.** These 13, mostly 3 story flats and 21 car parking spaces will result in the area being **over developed, oppressive and reduce natural light in the buildings opposite.**
- 3.** There have been many additional dwellings built in the village already with **no improvements to the infrastructure** particularly roads.
- 4.** Our recent **Village Questionnaire** shows that the Stansted Mountfitchet **community does not want more flats** built in our village.
- 5.** This application will **change the use of the site from retail to residential** with the loss of a filling station, convenience store and cash dispenser. **There will also be job losses and the loss of another place of employment in our village.**
- 6.** No facility is provided for large vehicles during the construction and moving-in phases. This would **exacerbate parking problems and existing traffic congestion along B1383.**
- 7.** Car parking provision is considered unacceptable.

Recommendations:

That the **Development Control Committee should reject this planning application to protect the observations and wishes of the community.**

If the Development Control Committee elects to go against the wishes of Stansted Mountfitchet residents, then stringent conditions already specified by **Officers** must include:

1. The Committee has a responsibility to **ensure pedestrian safety by specifying a pedestrian crossing is constructed on Cambridge road** midway along the length of the development to satisfy UDC Officers comments 1) and 3) in their documentation (Top of page 4).

2. Any **road works** associated with this development are co-ordinated to stop/minimise repeated road traffic disruption by contrast with past developments.

3. The site must be **properly decontaminated** - the experience of Tesco on the former B&R site must not be replicated.

4. Kerbs along Cambridge road and Bentfield road close to this application, to be increased in height to **prevent on pavement parking.**

5. The high wall close to the traffic entry/exit is lowered for **pedestrian safety.**

PLEASE REJECT THIS PLANNING APPLICATION

Submitted by: Raymond Woodcock; High Trees, 64 Chapel Hill, Stansted Mountfitchet