

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 15
DECEMBER 2021 at 10.00 am**

Present:	Councillor S Merifield (Chair) Councillors G Bagnall, J Emanuel, R Freeman, G LeCount, M Lemon (Vice-Chair), B Light (substitute for Councillor Fairhurst), J Loughlin, R Pavitt, N Reeve and M Sutton
Officers in attendance:	W Allwood (Principal Planning Officer), J Bennett (Principal Urban Design Planner), N Brown (Development Manager), C Edwards (Democratic Services Officer), C Gibson (Democratic Services Officer), E Smith (Solicitor), C Theobald (Senior Planning Officer), C Tyler (Senior Planning Officer), A Vlachos (Planning Officer) and K Wilkinson (Essex CC Highways)
Public Speakers:	P Barber, P Bodsworth, D Bye, Councillor J Cheetham, A Clark, S Cousins, B Critchley, A Gunne-Jones, R Haynes, P Hewett, K Lilley, M Marriage, J Morgan, Councillor G Mott, M Peachey, M Pearce, B Pearman, S Pedder, K Rixson, Dr Z Rutterford and C Schorah.

PC80 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Fairhurst; Councillor Light substituted.

Councillor Bagnall declared a non-pecuniary interest as a Member of Takeley PC and Ward Councillor for Takeley on Agenda Items 4 and 6. He also said this was near where he lived.

Councillor Sutton declared a non-pecuniary interest as Ward Councillor for Takeley.

Councillor Lemon declared a non-pecuniary interest as Ward Councillor for Hatfield Heath in that he would be speaking about NHS commissioning affecting his ward on Agenda Item 4.

The Chair declared a non-pecuniary interest as a Ward Councillor for Felsted on Agenda Item 9.

Councillor Reeve declared a non-pecuniary interest as Portfolio Holder for the Economy, Investment and Corporate Strategy.

PC81 MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 24 November 2021 were approved.

PC82 **CURRENT PERFORMANCE STATISTICS FOR DEVELOPMENT MANAGEMENT (SPEED AND QUALITY)**

The Development Manager presented the current performance statistics and explained the four key designations. He said that this would be a regular item on future agendas.

The report was noted.

PC83 **UTT/21/1987/FUL - LAND AT WARISH HALL FARM, SMITHS GREEN, TAKELEY**

The Principal Planning Officer presented an application for mixed use development including revised access to and from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: light industrial/ flexible employment units including health care medical facility/ flexible employment building; 126 dwellings on Bulls Field, south of Prior's Wood; 24 dwellings west of and with access from Smiths Green Lane; 38 dwellings on land north of Jacks Lane, east of Smiths Green Lane including associated landscaping, woodland extension, public open space, pedestrian and cycle routes.

The application was recommended for conditional approval subject to S106 Legal Obligations.

There was a brief adjournment between 10.25 am and 10.33 am when the Principal Planning Officer's internet connection failed.

There then followed presentations from the public and the applicant.

The meeting adjourned at 11.48 am and re-convened at 12.53 pm.

Members discussed:

- The many points raised by members of the public.
- Healthcare financial issues with the likely knock-on effects to Healthcare facilities at Hatfield Broad Oak and Hatfield Heath.
- Potential damage to the Uttlesford Countryside Protection Zone, together with Stansted Airport previously being surrounded by countryside.
- The unsustainability of the location.
- Building on agricultural land.
- The possible merits of the commercial developments within the application.
- Grade 1 listed building.
- School provision.
- Protected lanes, together with parking issues.
- Lack of support for the proposed development.
- Concerns raised by Essex Quality Review Panel.
- The many harms significantly outweighing possible benefits.

Councillor Pavitt proposed that the application be refused on the grounds of:

- ENV 2, S7 & S8, ENV 8 & ENV 9, ENV 4, GEN 6 & ENV 7, 199 & 202 NPPI and 118 NPPI.

Councillor Sutton seconded the motion.

RESOLVED to refuse the application on the grounds stated above.

P Hewett (Takeley Neighbourhood Plan Steering Group), J Cheetham, R Haynes, M Peachey, M Marriage (Stop Warish Hall Group), P Bodsworth, P Barber, B Critchley and Councillor J Cheetham on behalf of Takeley PC) spoke against the application. A statement against the application was read out from A Bass.

M Pearce (Applicant) spoke in support.

The Meeting adjourned at 1.48 pm and reconvened at 1.52 pm.

PC84 **UTT/21/2799/DFO - LAND TO THE NORTH WEST OF HENHAM ROAD, ELSENHAM**

The Senior Planning Officer presented an application with details following outline approval UTT/17/3573/OP (approved under appeal reference APP/C1570/W/19/3243744) for access road infrastructure to serve up to 350 new homes and associated uses – details of appearance, landscaping, layout and scale.

The application was recommended for approval subject to conditions.

Members discussed:

- The need to continue to keep the footpath open for public right of way and whether this needed to be conditioned.
- Construction Management Plan to ensure construction vehicles on site, not the highway.
- Speed limits.
- Bus stops.

The officer from Essex CC Highways confirmed that under the Highways Act 1980 the public right of way would continue.

Councillor Reeve proposed that the application be approved with an additional condition that the footpath public right of way remains open. This was seconded by Councillor Bagnall.

RESOLVED to approve the application with an additional condition as stated above.

Councillor G Mott (Chair of Elsenham PC) spoke about the need for the public right of way to remain.

A Clark (Applicant) spoke in support of the application.

PC85 **UTT/21/0247/OP - THE RISE, BRICK END, BROXTED**

The Principal Planning Officer presented an outline application with all matters reserved except access, layout and scale for the demolition of two existing buildings and erection of three new buildings, together with creation of a Craft Hub and re-formation of existing parking areas with associated landscaping.

The application was recommended for approval with conditions.

There then followed presentations from the public, the agent and the applicant.

The meeting adjourned at 3.02 pm and re-convened at 4.00 pm.

Members discussed:

- The many concerns raised by the public speakers.
- The location not being suitable for larger development and that this would constitute overdevelopment.
- Lack of car passing spaces on narrow roads.
- Access on a bend.
- Protected lanes.
- Flooding.
- Parking arrangements.
- Whether Essex CC Highways had visited the site.
- Inconsistencies in the reports from the Landscape Officer on-line and in the report.
- What could constitute a craft hub.

The Principal Planning Officer confirmed that Highways had visited the site on three occasions. He also clarified the status of the reports from the Landscape Officer and confirmed that the SUDs team were satisfied with the flood risk assessment.

Councillor Pavitt said that overdevelopment access, traffic volumes and damage to the protected lane were the key issues. He proposed that the application be refused on the grounds of GEN 2, S7 & S8, GEN 7 & ENV 9.

The motion was seconded by Councillor LeCount.

RESOLVED to refuse the application on the grounds as detailed above.
above.

Dr Z Rutterford, S Cousins, K Rixson (Broxted PC Clerk) spoke against the application. Statements were read out against the application from Councillor V Isham and W O'Connor.

A Gunne-Jones (Agent) and D Bye (Applicant) spoke in support of the application.

Councillor LeCount left the meeting at 4.40 pm.

PC86 UTT/21/2697/OP - LAND AT RICKLING ROAD, WICKEN BONHUNT

The Planning Officer presented an outline application for three dwellings with all matters reserved except for access.

The application was recommended for approval with conditions.

Members discussed:

- Whether it was an infill site.
- How the application was different to that which was refused in 2012.
- Protected Lane status.
- Speed limit concerns.
- Reference to a treatment plant and sewage lines.
- Appeal history in the area.
- Retention of two large mature oak trees on the frontage.

The Development Manager confirmed that this was an infill site.

Councillor Emanuel proposed that the application be approved, with conditions and Councillor Lemon seconded the proposal.

RESOLVED to approve the application, with conditions.

J Morgan (Chair of Wicken Bonhunt Parish Meeting) spoke against the application.

K Lilley (Agent) spoke in support of the application.

Councillor Freeman left the meeting at 5.15 pm.

PC87 UTT/21/1850/OP - 10 & 12 THE MEAD, THAXTED

The Principal Planning Officer presented an outline application with all matters reserved for the demolition of a pair of defective bungalows and the erection of one bungalow together with new vehicular parking and associated external works. He said that the application was for a bungalow to meet housing need and that the property was now being offered as a Council-owned property to meet local authority housing need.

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The application was recommended for approval, subject to conditions.

Members discussed possible reasons for two dwellings being replaced by one.

Councillor Emanuel proposed to approve the application, subject to conditions.

This was seconded by Councillor Pavitt.

RESOLVED to approve the application subject to conditions.

PC88 UTT/21/1853/OP - 22 RAVENS CRESCENT, FELSTED

The Principal Planning Officer presented an outline application with all matters reserved for the erection of one bungalow together with new access including replacement vehicular parking for 22 Ravens Crescent and associated external works.

The application was recommended for approval, subject to conditions.

Members discussed some of the concerns expressed by the public speakers and the fact that the Parish Council was not in support.

Councillor Loughlin proposed that the application be deferred, pending a site visit.

Councillor Bagnall seconded the motion.

RESOLVED to defer the application, pending a site visit.

S Pedder, B Pearman and C Schorah (Felsted PC Assistant Clerk) spoke against the application.

PC89 UTT/21/2376/FUL - LAND TO THE WEST OF HIGH LANE, STANSTED

The Senior Planning Officer presented an application for variation of condition 18 (footpaths) of planning permission UTT/18/1993/FUL – condition 18 to read “The pedestrian links, as indicated on drawing no. BRD/19/045/052 as Footpath 1 and Footpath 4, shall be constructed to a minimum width of 2 metres.

The application was recommended for approval of variation of Condition 18, subject to conditions.

Members referred to the concerns expressed by Stansted Mountfitchet Parish Council in respect of footpaths, steps and Active Travel.

Councillor Loughlin proposed that the application be deferred, pending a site visit.

Councillor Bagnall seconded the motion.

RESOLVED to defer the application, pending a site visit.

The meeting ended at 5.50 pm.