



# Uttlesford District Council

Chief Executive: Peter Holt

## Planning Committee

**Date:** Wednesday, 5th April, 2023

**Time:** 10.00 am

**Venue:** Council Chamber - Council Offices, London Road, Saffron Walden,  
CB11 4ER

**Chair:** Councillor S Merifield

**Members:** Councillors G Bagnall, J Emanuel, P Fairhurst, R Freeman,  
G LeCount, M Lemon (Vice-Chair), J Loughlin, R Pavitt and M Sutton

**Substitutes:** Councillors M Caton, A Coote, C Criscione, N Gregory, B Light and  
J De Vries

### Public Speaking

At the start of each agenda item there will be an opportunity for members of the public to make statements relating to applications being determined by the District Council, subject to having given notice by 2pm on the day before the meeting. Please register your intention to speak at this meeting by writing to [committee@uttlesford.gov.uk](mailto:committee@uttlesford.gov.uk). Please see the section headed "Meetings and the Public" overleaf for further details.

### Live Broadcast

Due to the Local Government elections scheduled for 4 May, the Council has now entered the pre-election period. The pre-election period, previously known as 'purdah', describes the period of time immediately before elections or referendums when specific restrictions on communications activity are in place. The term 'heightened sensitivity' is also used. That being the case, the Planning Committee meeting on 5 April 2023 will not be broadcast. Members of the public are still welcome to attend the meeting in-person, and a recording will be uploaded to the website following the election. All other recordings of past meetings will remain on the website as a matter of public record.

# **AGENDA**

## **PART 1**

### **Open to Public and Press**

- 1 Apologies for Absence and Declarations of Interest**

To receive any apologies for absence and declarations of interest.
- 2 Minutes of the Previous Meeting** 7 - 15

To consider the minutes of the previous meeting.
- 3 Speed and Quality Report** 16

To note the Speed and Quality Report.
- 4 Quality of Major Applications Report** 17 - 20

To note the Quality of Major Applications Report.
- 5 S62A Applications** 21 - 22

To note applications which have been submitted direct to the Planning Inspectorate.
- 6 Community Involvement Protocol** 23 - 67

To approve the Community Involvement Protocol for Development Management Purposes.
- 7 UTT/22/2744/FUL - Land Known as 7 Acres, Warish Hall Farm, Parsonage Road, TAKELEY** 68 - 120

To consider application UTT/22/2744/FUL.
- 8 UTT/21/0688/FUL - Land at Cole End Lane, WIMBISH** 121 - 131

To consider application UTT/21/0688/FUL.
- 9 UTT/21/2461/DFO - Land to the West of Isabel Drive and off Stansted Road, ELSENHAM** 132 - 168

To consider application UTT/21/2461/DFO.

- 10 UTT/22/1718/FUL - Land West of Colehills Close, Middle Street, CLAVERING** 169 - 231

To consider application UTT/22/1718/FUL.

- 11 UTT/22/3013/OP - Highwood Farm, Stortford Road, GREAT DUNMOW** 232 - 266

To consider application UTT/22/3013/OP.

**PLEASE NOTE THAT AGENDA ITEM 12 WILL NOT BE TAKEN BEFORE 2.00**

- 12 UTT/21/3298/FUL - Land South of Cannons Lane, HATFIELD BROAD OAK** 267 - 312

To consider application UTT/21/3298/FUL.

- 13 UTT/22/1014/OP - Land North of Hammonds Road, HATFIELD BROAD OAK** 313 - 357

To consider application UTT/22/1014/OP.

- 14 UTT/22/2977/DFO - Land to the East of Shire Hill, SAFFRON WALDEN** 358 - 378

To consider application UTT/22/2977/DFO.

- 15 UTT/22/1752/FUL - Bluegates Farm, Stortford Road, GREAT DUNMOW** 379 - 399

To consider application UTT/22/1752/FUL.

- 16 UTT/21/3563/FUL - Land East of St Edmunds Lane, St Edmunds Lane, GREAT DUNMOW** 400 - 414

To consider application UTT/21/3563/FUL.

- 17 UTT/22/3321/OP - Land Rear of Woodene, High Street, LITTLE CHESTERFORD** 415 - 439

To consider application UTT/22/3321/OP.

- 18 UTT/23/0308/HHF - 54 Ross Close, SAFFRON WALDEN** 440 - 448

To consider application UTT/23/0308/HHF.

**19 UTT/22/3020/FUL - Newport Road, SAFFRON WALDEN** 449 - 464

To consider application UTT/22/3020/FUL.

**20 Late List** 465 - 501

This document contains late submissions, updates or addendums to existing agenda items which have been received up to and including the end of business on the Friday before Planning Committee. The late list is circulated on the Monday prior to Planning Committee. This is a public document, and it is published with the agenda papers on the UDC website.

## **Meetings And The Public**

Members of the public are welcome to attend any Council, Cabinet or Committee meeting and listen to the debate.

All live broadcasts and meeting papers can be viewed on the Council's website, through the [Calendar of Meetings](#). Please note that this meeting will not be broadcast live as detailed on the first page of the Agenda.

Members of the public and representatives of parish and town councils are permitted to speak at this meeting and guidance on the practicalities of participating in a meeting will be circulated, following the deadline to register to speak. If you have any questions regarding participation or access to meetings, please call Democratic Services on 01799 510 369/410/460/548. Alternatively, enquiries can be sent in writing to [committee@uttlesford.gov.uk](mailto:committee@uttlesford.gov.uk).

The following time allocations are in place for speaking at this meeting:

- Members of the public: up to 4 minutes.
- District Councillors who do not sit on the Planning Committee: up to 5 minutes.
- Representatives of Town/Parish Councils: up to 5 minutes.
- Agents/Applicants: up to 4 minutes with additional time for each objector, up to a maximum of 15 minutes. **Please note that if an application is recommended for approval and there are no registered speakers against the application then the agent/applicant will not have the right to make representations.**

The agenda is split into two parts. Most of the business is dealt with in Part I which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

Agenda and Minutes are available in alternative formats and/or languages. For more information, please call 01799 510510.

## **Facilities for people with disabilities**

The Council Offices has facilities for wheelchair users, including lifts and toilets. The Council Chamber has an induction loop so that those who have hearing difficulties can hear the debate. If you are deaf or have impaired hearing and would like a signer available at a meeting, please contact [committee@uttlesford.gov.uk](mailto:committee@uttlesford.gov.uk) or phone 01799 510 369/410/460/548 as soon as possible prior to the meeting.

## **Fire/Emergency Evacuation Procedure**

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest designated fire exit. You will be directed to the nearest exit by a designated officer. It is vital that you follow their instructions.

**For information about this meeting please contact Democratic Services**

Telephone: 01799 510410, 510369, 510548, or 510460

Email: [Committee@uttlesford.gov.uk](mailto:Committee@uttlesford.gov.uk)

**General Enquiries**

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: [uconnect@uttlesford.gov.uk](mailto:uconnect@uttlesford.gov.uk)

Website: [www.uttlesford.gov.uk](http://www.uttlesford.gov.uk)