



# Uttlesford District Council

Chief Executive: Peter Holt

## Planning Committee

**Date:** Wednesday, 7th February, 2024

**Time:** 10.00 am

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

**Chair:** Councillor R Freeman

**Members:** Councillors G Bagnall, N Church, J Emanuel (Vice-Chair), R Haynes,  
M Lemon, J Loughlin, R Pavitt and M Sutton

**Substitutes:** Councillors M Ahmed, A Coote, R Gooding, N Gregory, G Sell and  
R Silcock

### 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.

When an application is to be determined by the Planning Inspectorate (PINS) the purpose of the report to Planning Committee is not to determine the application but to provide the PINS with the Council's view of the planning application. The role of the District Council is solely as a statutory consultee on the planning application; its consultation runs parallel with other statutory and non-statutory consultees.

The Planning Committee is not the opportunity to make representations directly to the decision maker and as such no public speaking on this matter will be afforded to either third parties or the applicant. Please find further information [here](#) regarding submitting representations directly with PINS.

Those who would like to watch the meeting live can do so virtually [here](#). The broadcast will be made available as soon as the meeting begins.

**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** 6 - 16

To consider the minutes of the previous meeting.
- 3 Speed and Quality Report** 17

To note the Speed and Quality Report.
- 4 Quality of Major Applications Report** 18 - 21

To note the Quality of Major Applications Report.
- 5 S62A Applications Report** 22 - 24

To note the S62A Applications Report.
- 6 UTT/23/3112/PINS - Land North of Knight Park, Thaxted Road, SAFFRON WALDEN** 25 - 41

To consider making observations to the Planning Inspectorate in respect of UTT/23/3112/PINS.
- 7 UTT/23/3113/PINS - Land West of The Cricketers, Clatterbury Lane, CLAVERING** 42 - 61

To consider making observations to the Planning Inspectorate in respect of UTT/23/3113/PINS.
- 8 UTT/22/3126/FUL - Land at Warish Hall Farm, North of Jacks Lane, Smiths Green Lane, TAKELEY** 62 - 102

To consider application UTT/22/3126/FUL.
- 9 UTT/23/1470/OP - Stansted Distribution Centre, Start Hill, GREAT HALLINGBURY** 103 - 173

To consider application UTT/23/1470/OP.

- 10 UTT/23/0707/FUL - Land South of Deynes Road, DEBDEN 174 - 197**

To consider application UTT/23/0707/FUL.

**PLEASE NOTE THAT ITEM 11 WILL NOT BE TAKEN BEFORE  
2.00pm**

- 11 UTT/23/2494/FUL - Car Park, Recreation Ground, The Causeway, GREAT DUNMOW 198 - 217**

To consider application UTT/23/2494/FUL.

- 12 UTT/23/2538/FUL - Land to the West of Stortford Road, CLAVERING 218 - 237**

To consider application UTT/23/2538/FUL.

- 13 UTT/23/1950/FUL - Old Cottage, Start Hill, Stane Street, GREAT HALLINGBURY 238 - 264**

To consider application UTT/23/1950/FUL.

- 14 Addendum List 265 - 283**

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 Addendum 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](#).

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**

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