

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 11
JANUARY 2023 at 10.00 am**

Present:

[REDACTED]

Officers in
attendance:

[REDACTED]
C Tyler (Senior
Planning Officer)

Public
Speakers:

[REDACTED]

PC254 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors [REDACTED]
Councillor [REDACTED] substituted for Councillor [REDACTED] and Councillor [REDACTED] for
Councillor [REDACTED]

Apologies for lateness were received from Councillors [REDACTED] and
[REDACTED]

Councillor [REDACTED] declared that she was the Ward Member for Stebbing (Item
9).

Councillor [REDACTED] declared that she was a Member of Saffron Walden Town
Council (item 11).

PC255 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 14 December 2022 were approved as an
accurate record.

PC256 SPEED AND QUALITY REPORT

The Head of Development Management and Enforcement presented the Speed
and Quality Report. He said that there had recently been a further appeal lost.

The report was noted.

PC257 **QUALITY OF MAJOR APPLICATIONS REPORT**

The Head of Development Management and Enforcement presented the Quality of Major Applications report.

The report was noted.

Councillor [REDACTED] arrived @ 10.19 am.

PC258 **S62A APPLICATIONS**

The Head of Development Management and Enforcement presented the S62A Applications report.

The report was noted.

PC259 **S62A/2022/0014. UTT/22/3258/PINS - LAND TO THE WEST OF THAXTED ROAD, SAFFRON WALDEN**

The Senior Planning Officer presented a report in relation to a major (full) planning application submitted to PINS for determination. The outline application was with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road.

The report recommended that observations be submitted to the Planning Inspectorate.

The Senior Planning Officer highlighted a number of issues that had been raised and updated Members on information contained in the Late List as well as three further objections received.

Councillor [REDACTED] arrived @ 10.25 am but took no part in the discussion on this item.

In response to various questions from Members, officers:

- Outlined the comments made by UDC Environmental Health provided on the Late List.
- Said that any cycle paths would be on the site and connected to Thaxted Road and that further information was awaited from Essex Highways in respect of provision of a cycleway.
- Said that no further information had been provided in reference to Paragraph 6.1 of the report but that pre-application discussions had originally taken place with UDC.
- Said that Urban Design had objected to the application and SUDs had provided a holding objection.
- Explained that the green orbital route referenced a recreational footpath.
- Detailed possible economic benefits.
- Corrected the incorrect reference to Elsenham in the report.

- Clarified the situation re Public Rights of Way, non-vehicular access points and unregulated footpaths.
- Outlined the situation in respect of Public Open Spaces.
- Referred to the need to balance between the benefits of 39 dwellings against S7.

Members discussed:

- Information from a previous appeal not being included as a material consideration in the report, other than in the history section.
- Lack of infrastructure – lack of doctors’ surgeries and schools.
- Poor surface water flooding- DEFRA designation. Lack of response from SUDs.
- Poor public transport.
- One access point Cycleways and the cumulative effect on traffic on an already busy road.
- Loss of land.
- Public Open Space concerns.
- Urban creep.
- The density of the gateway development and particularly use of 3-storey landmark buildings.
- Clustered affordable housing, not compliant with the Neighbourhood Plan.
- The need to reference the Neighbourhood Plan and the objections made by the Town Council.
- To note the improved situation re the 5 year land supply.

Following discussions Members were in agreement that the following concerns be brought to the attention of the Planning Inspectorate:

- Density concerns in respect of a gateway site.
- Lack of infrastructure relating to health and education.
- Location of Affordable housing- being clustered, not compliant with the Neighbourhood Plan.
- Technical issues – SUDs and biodiversity concerns.
- Public Open Spaces- quantum and quality issues to be linked to the Neighbourhood Plan.
- Active travel concerns – lack of linkages.
- Single access point.
- Significant adverse landscape impact and AQMA on Thaxted Road.
- Size of houses not meeting local housing needs.
- Lack of public transport.
- The permeability of the site.

The meeting adjourned at 11.17 and reconvened at 11.29.

Councillor [REDACTED] recused herself as she knew the applicant and left the room. Councillor [REDACTED] took the Chair, having been nominated by the Chair and seconded by Councillor [REDACTED].

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