

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 8  
MARCH 2023 at 10.00 am**

Present:

[REDACTED]

Officers in  
attendance:

[REDACTED]

Public  
Speakers:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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PC290 **S62A APPLICATIONS**

The Head of Development Management and Enforcement presented the S62A Applications report and updated Members on progress made.

Committee Members agreed that the public had a democratic right to let Members know their feelings ahead of consideration by the Planning Committee.

The report was noted.

PC291 **S62A/22/0011. UTT/22/2624/PINS - LAND NEAR PELHAM SUBSTATION, MAGGOTS END ROAD, MANUDEN**

The Principal Planning Officer presented a report in relation to a major planning application submitted to the Planning Inspectorate (PINS) for determination. The proposal was for the construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development including inverter cabins, DNO substation, customer switchgear access, fencing, CCTV cameras and landscaping

He recommended that the Director of Planning be authorised to advise the Planning Inspectorate of the Council's observations as detailed in the report.

In response to various questions from Members, officers:

- Confirmed that security lighting could be conditioned.
- Confirmed that temporary access for construction vehicles to cease on completion could be conditioned.
- Said that no information had yet been received relating to de-commissioning.
- Said that the Rochdale Principle was appropriate for renewable energy systems.
- Confirmed that the developer had looked at other possible sites.
- Clarified the position in respect of the Environmental Impact Assessment (EIA) and said that it was for the Inspectors to assess.
- Explained the possible benefits from a 10% reduction in the scheme.

Members discussed:

- The fact that it did not appear that the eight reasons for previous refusal had been addressed and that these should be repeated in any submission to PINS.
- The significant impact that the development would have and that 40 years was hardly a temporary period of time.
- The need for a S106 to be included to cover such as issues as site condition surveys.
- The need for de-commissioning to be conditioned to include a review period.
- The need for a Construction Management Plan (CMP) to be conditioned.
- The historic landscape and Ancient Woodland, together with the loss of agricultural land
- An additional condition in respect of a perimeter boundary management plan that ensures the safety of animals.
- Concerns at the need for maintenance of infrastructure, including the battery storage units and the need for screening.
- The reduction of the developable area set against the possible renewable energy generation of up to 49.99MW.
- Where liability responsibility sat.

Members supported a general notification being sent to PINS by UDC about solar panels applications

The Head of Development Management and Enforcement summarised the concerns that had been raised by Members as detailed above. He referred to making an objection in principle to the proposal to include:

- All recommendations made in Paragraph 1 of the report.
- The previous eight reasons for refusal continuing to be valid having not been addressed.
- Loss of agricultural land.
- The need to strengthen the call for a S106, rather than conditions.
- The 10% reduction in space set against the possible renewable energy generation of up to 49.99MW.
- The need for conditions in respect of ecology, highways, security lighting, a CMP, boundary treatment, perimeter fencing, screening, landscaping and maintenance.
- Recognition that 40 years was not a temporary time period.

Members confirmed that they were content with the above comments being conveyed to PINS.

*The meeting adjourned at 11.40 am and reconvened at 11.50 am*



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