

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

6).

[REDACTED]

[REDACTED]

[REDACTED]

P

[REDACTED]

[REDACTED]

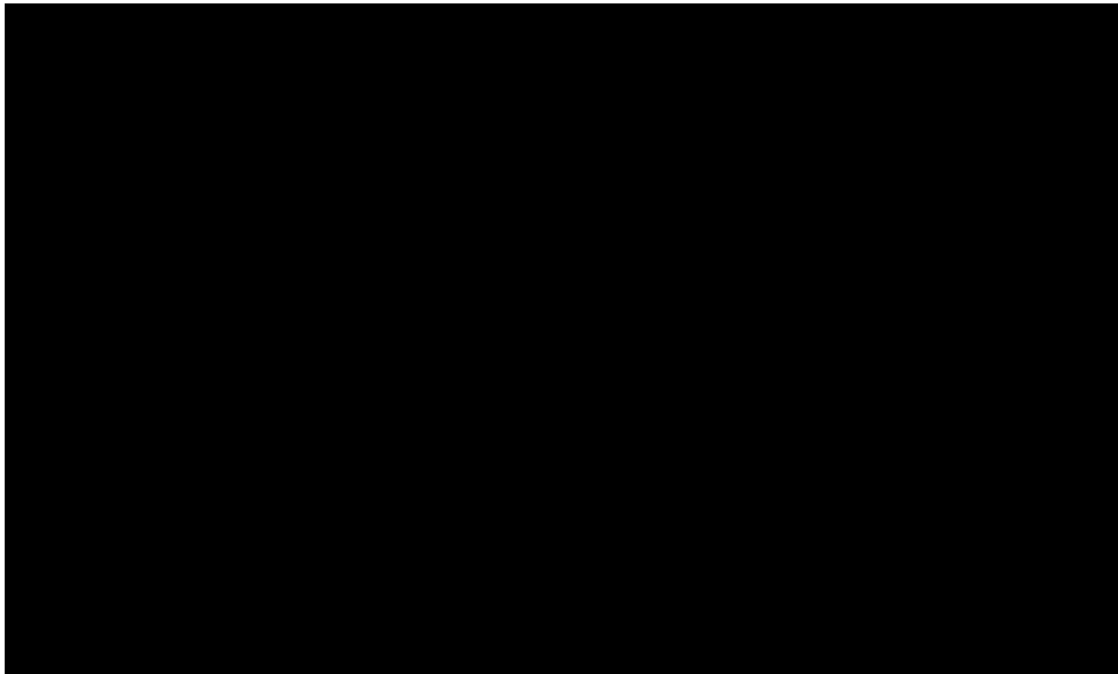
[REDACTED]

[REDACTED]

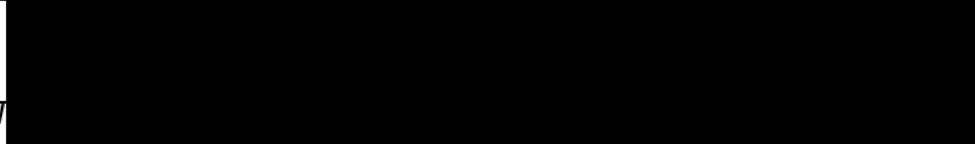
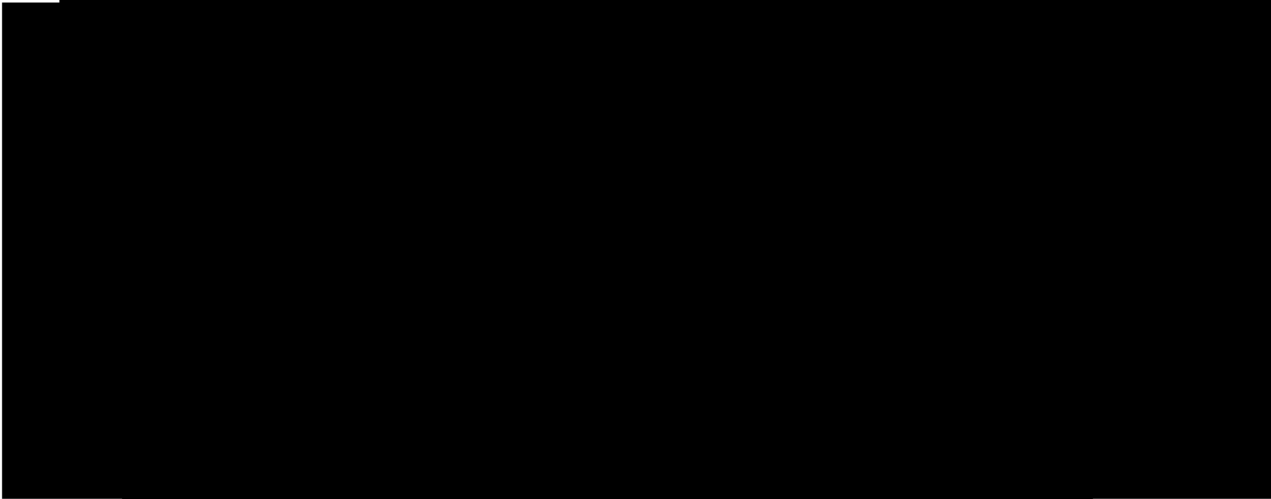
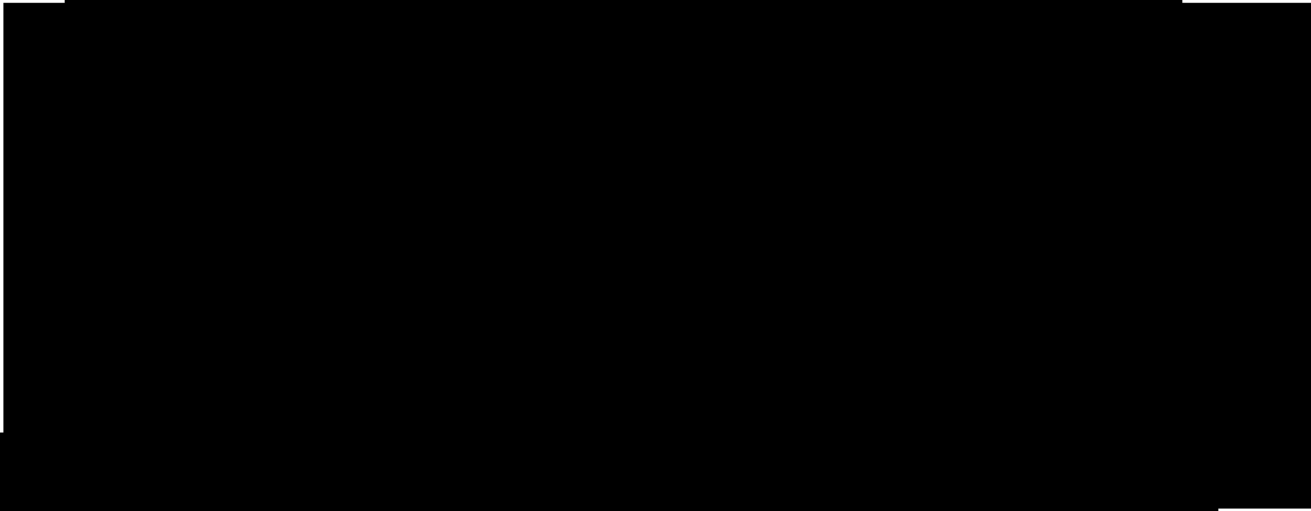
[REDACTED]

[REDACTED]

[REDACTED]



n  
s



7

PC292 **S62A/2023/0015. UTT/23/0246/PINS - GRANGE PADDOCK, ICKLETON ROAD, ELMDON**

The Senior Planning Officer presented a report in relation to a major planning application submitted to the Planning Inspectorate (PINS) for determination. The proposal was for outline planning permission for the erection of 18 dwellings including provision of access road, car parking and residential amenity space, a drainage pond, and communal open space, with all matters reserved for subsequent approval except for means of access and layout. He confirmed that a late representation had been received from Urban Design who were objecting to the proposal.

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

In response to various questions from Members, officers:

- Confirmed that no comments had been seen from Anglian Water in respect of sewage.
- Said that the land was Grade 2 Agricultural Land being used as Paddock Land.
- Said that open space use could be captured in a S106.
- Said that the site was not in a conservation area but was adjacent to a special habitat area.

Members discussed:

- Lack of reference to sustainability. The location being significant distances away from schools, medical facilities, shops, towns and supermarkets.
- The need to pay particular attention to the submission made by the Parish Council.
- The effects on the habitat area.
- The size, design and layout not fitting in with the existing dwellings in a "beautiful, special village", where only 12 houses had been built in the last 30 years. The need for starter homes was recognised. Elmdon had previously been classified as unsustainable.
- The need to drill down on the harms from the proposed development.
- There being no responses seen in respect of ecology, heritage and highways but to note the objections by Urban Design.
- There being real heritage concerns, edge of settlement concerns, GEN 2 concerns, priority habitat, not far from conservation area and impact on the church.
- The development being outside S7 development limits, GEN1 Highways concerns and loss of Grade 2 Agricultural Land.
- Harms on Elm Court, foul water, biodiversity and ecological harm, impact on the landscape and the urban form being a major concern.

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:

- The location being unsustainable.
- Harms to the setting of the village, in respect of urban design, landscape and character.
- Loss of agricultural land.
- Biodiversity concerns.

- Drainage, elevation and general topography concerns.
- Support for the views expressed by the Parish Council, Natural England and Urban Design.

An issue was raised that work on the site might have already commenced.

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

*The meeting adjourned for lunch between 12.30 pm and 1.30 pm.*

█

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



