

S62A/2023/0016. UTT/23/0902/PINS – WARISH HALL FARM, SMITHS GREEN LANE, TAKELEY

Councillor Bagnall recused himself from the meeting.

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 of 40 dwellings (Class C3), including open space, landscaping and associated infrastructure.

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:

- Explained the possible reasoning for two applications being submitted.

Members discussed:

- Reasons given previously for refusal of the application.
- Concerns re the protected lane.
- CPZ concerns across four sites.
- The impact on the proposed Takeley conservation area.
- Access concerns, although Place Services had considered there would be no harm.
- The closeness of the site to the conservation area.
- GEN 2 concerns in that this was special landscape.

Councillor Emanuel proposed that comments be sent to PINS objecting to the application and raising concerns about the impact on the CPZ, the suburban form of development contrary to GEN 2, highlighting the need to give appropriate weight to the emerging proposed conservation area, the site access onto a protected lane, the character being changed together with there being no clear and convincing benefits to the community.

Councillor Sutton seconded the proposal.

- RESOLVED that the objections as proposed above be conveyed to PINS.

The meeting adjourned for a comfort break between 11.30 am and 11.40 am, during which Councillors Bagnall and Haynes returned to the meeting.