

**From:** Madeleine Jones [REDACTED]  
**Sent:** 20 June 2023 12:59  
**To:** Planning <planning@uttlesford.gov.uk>; Section 62A Applications <section62a@planninginspectorate.gov.uk>  
**Subject:** s62a /2023/0017

PC7

**DEAR SIR/MADAM**

**PLEASE FIND ATTACHED MINUTES FROM COMMITTEE MEETING**

**S62A/2023/0017. UTT/23/0950/PINS – LAND AT TILEKILN GREEN, STANSTED, GREAT HALLINGBURY**

The Senior Planning Officer presented a report in relation to a major planning application submitted to the Planning Inspectorate (PINS) for determination. The application was for an open logistics facility where storage containers were decanted from larger vehicles onto smaller ones, to be located within the Countryside Protection Zone (CPZ) in Great Hallingbury.

She 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 the application was basically the same as that which had previously been refused with some addendums submitted.
- Confirmed that this was against CPZ policy.

Members discussed:

- The fact that the application was basically the same and that four refusal reasons given previously by the Planning Committee remained valid.
- Clarification being required in respect of Para 14.3.4 as to whether or not the site was designated.
- There being highways conflicts.
- The benefits to the economy being overstated in that the effects would be neutral.

Councillor Emanuel proposed that comments be sent to PINS objecting to the application on the basis of the four previous reasons given by the Planning Committee, concerns re highways conflicts, noise impact, GEN 2 concerns as well as stating that there would not be a net loss of jobs and that clarification should be sought as to whether the land was designated.

Councillor Lemon seconded the proposal.

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