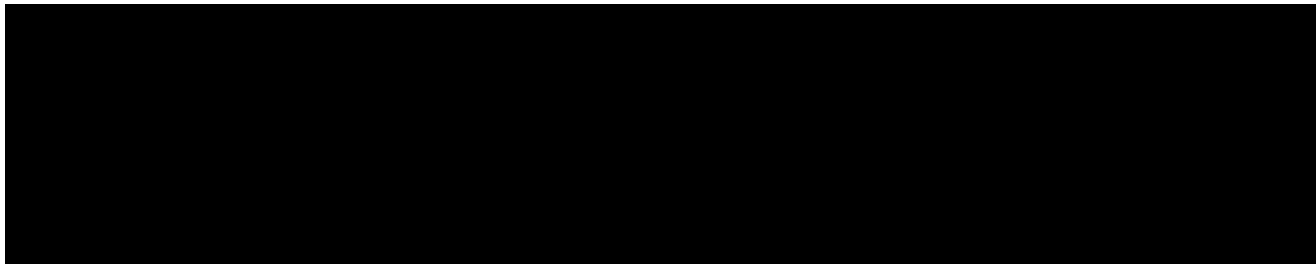
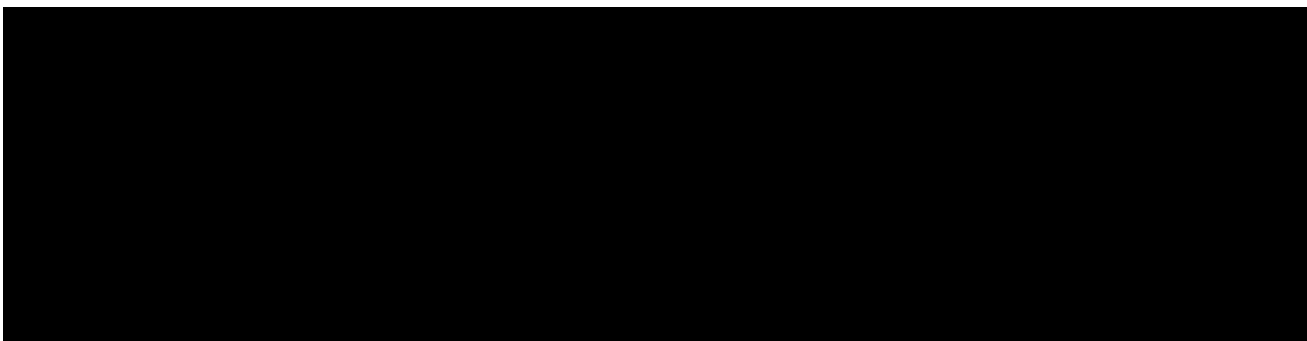
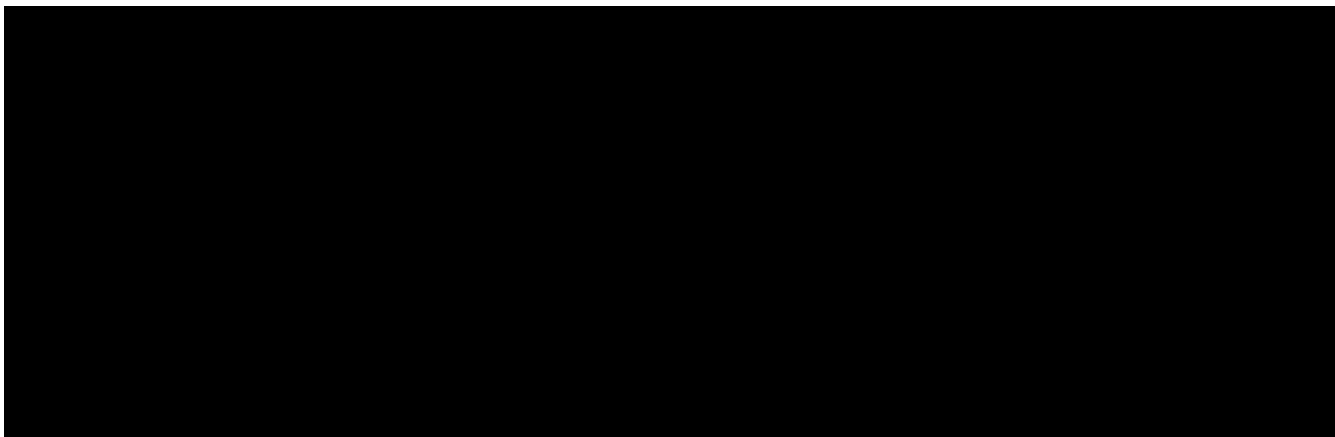


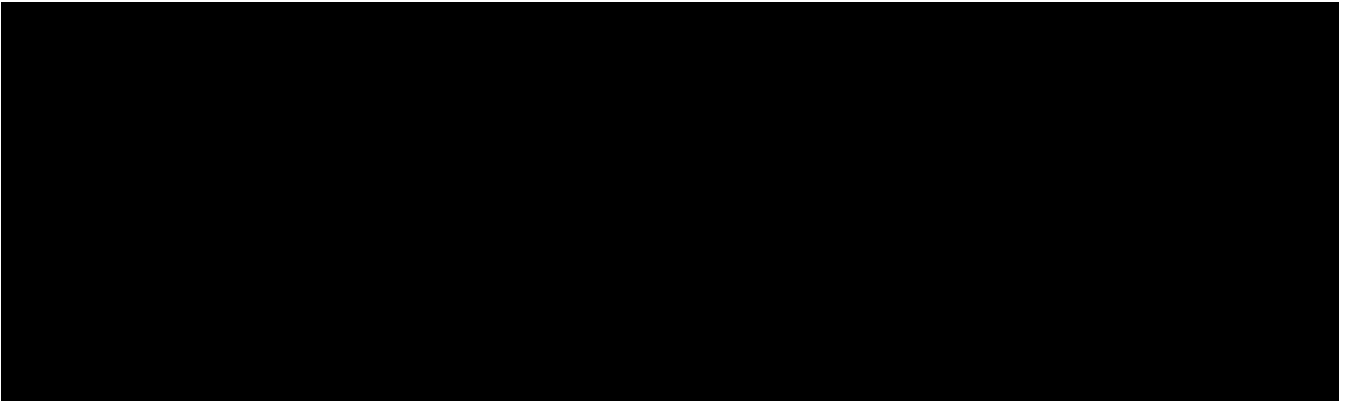
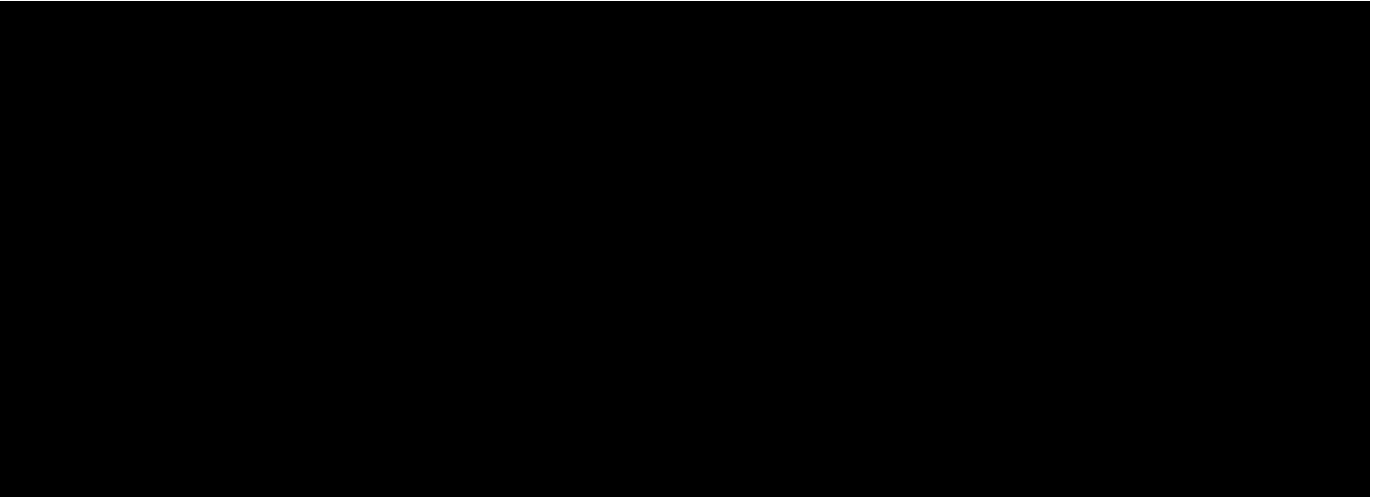
**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY 30  
AUGUST 2023 at 10.00 am**

Present: Councillor R Freeman (Chair)  
Councillors G Bagnall, N Church, J Emanuel (Vice-Chair), R  
Haynes, M Lemon and G Sell

Officers in attendance: M Bradley (Essex CC Highways Officer), N Brown (Head of  
Development Management and Enforcement), C Edwards  
(Democratic Services Officer), C Gibson (Democratic Services  
Officer), J Lyall (Planning Lawyer), R McKeown (Essex CC  
Highways Officer), F Nwanze (Interim Planning Team Leader),  
M Sawyers (Planning Officer), L Trevillian (Principal Planning  
Officer) and C Tyler (Senior Planning Officer).

Public Speakers: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED].





PC52 **S62A/2023/0019. UTT/23/1583/PINS – LAND KNOWN AS BULL FIELD, WARISH HALL FARM, SMITHS GREEN, TAKELEY**

The Head of Development Management and Enforcement presented a PINS application for access to and from Parsonage Road between Weston Group Business Centre buildings leading to 96 dwellings on Bulls Field, south of Prior's Wood, including associated parking, landscaping, public open space, land for the expansion to Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure. He referred Members to information contained within the Late List, particularly those from Takeley PC.

He invited Members to comment on the proposal as consultees.

In response to various questions from Members, he:

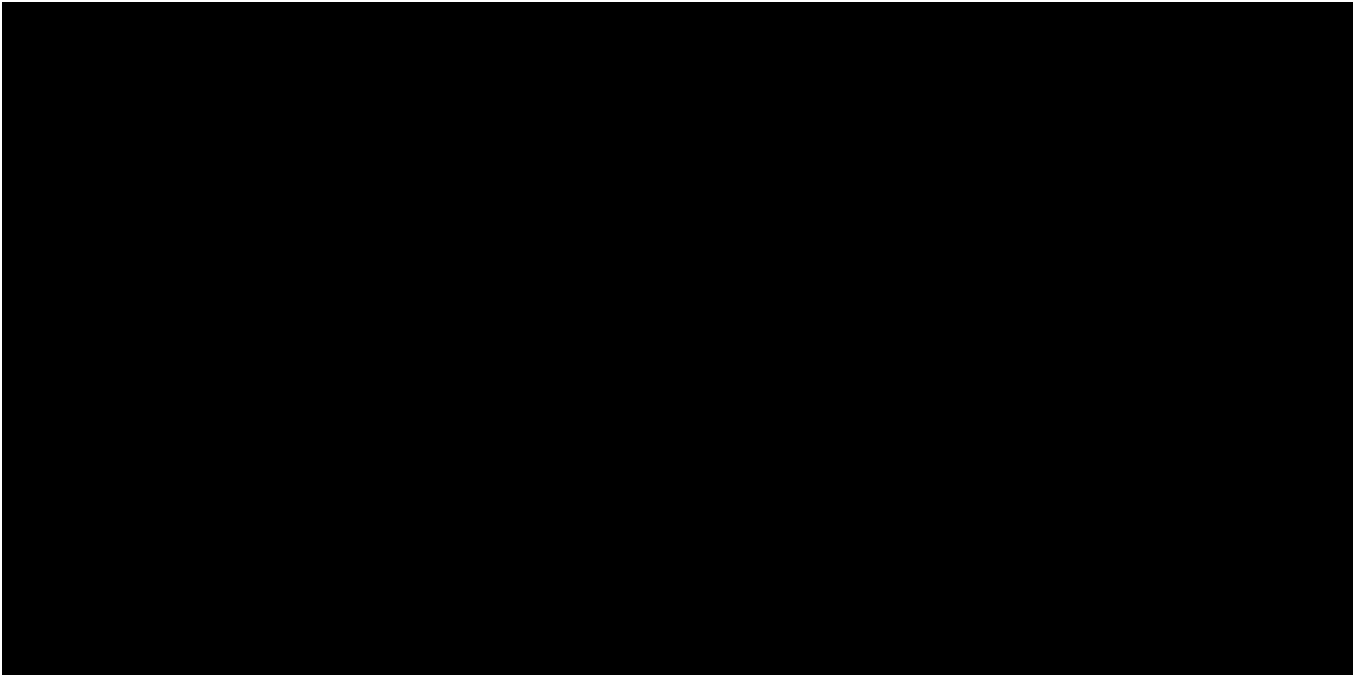
- Said that the size of the buffer zone against the ancient woodland needed clarification to ensure the appropriate gaps were in place. Guidelines ranged from 10m to 15m.
- Said that the density per dwelling amounted to 19.8 hectares divided by 96 dwellings.

Members discussed:

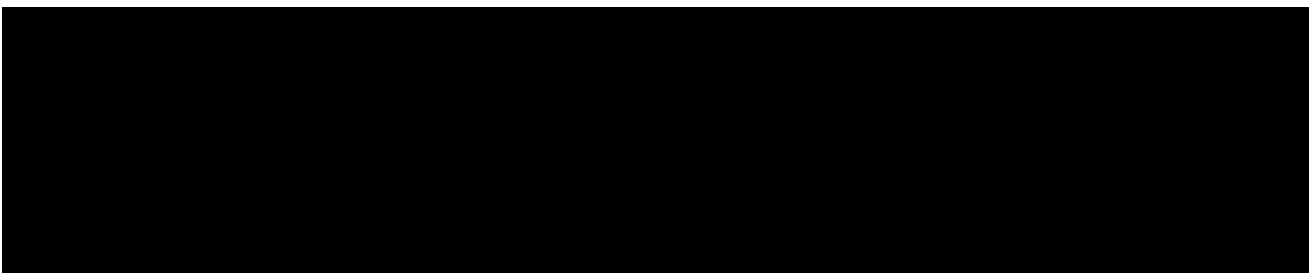
- The feasibility of the school being extended due to the change of levels and trees.
- The various points made by Takeley PC.
- Amenity space and parking concerns.
- Size of buffer zone and any measurements being taken from the canopy and whether the buffer zone could be achieved throughout as a pinch point of less than 15m existed.
- Highways concerns through the cumulative impact on traffic on Parsonage Road. Not satisfactory access arrangements.
- CPZ and Infrastructure concerns.
- Landscape and Heritage impact harms. Impact on listed buildings, conservation area, protection of ancient woodland.
- Light pollution considered to be significant.
- The need to address the discrepancy on the eastern edge, page 20 of design and access refers.

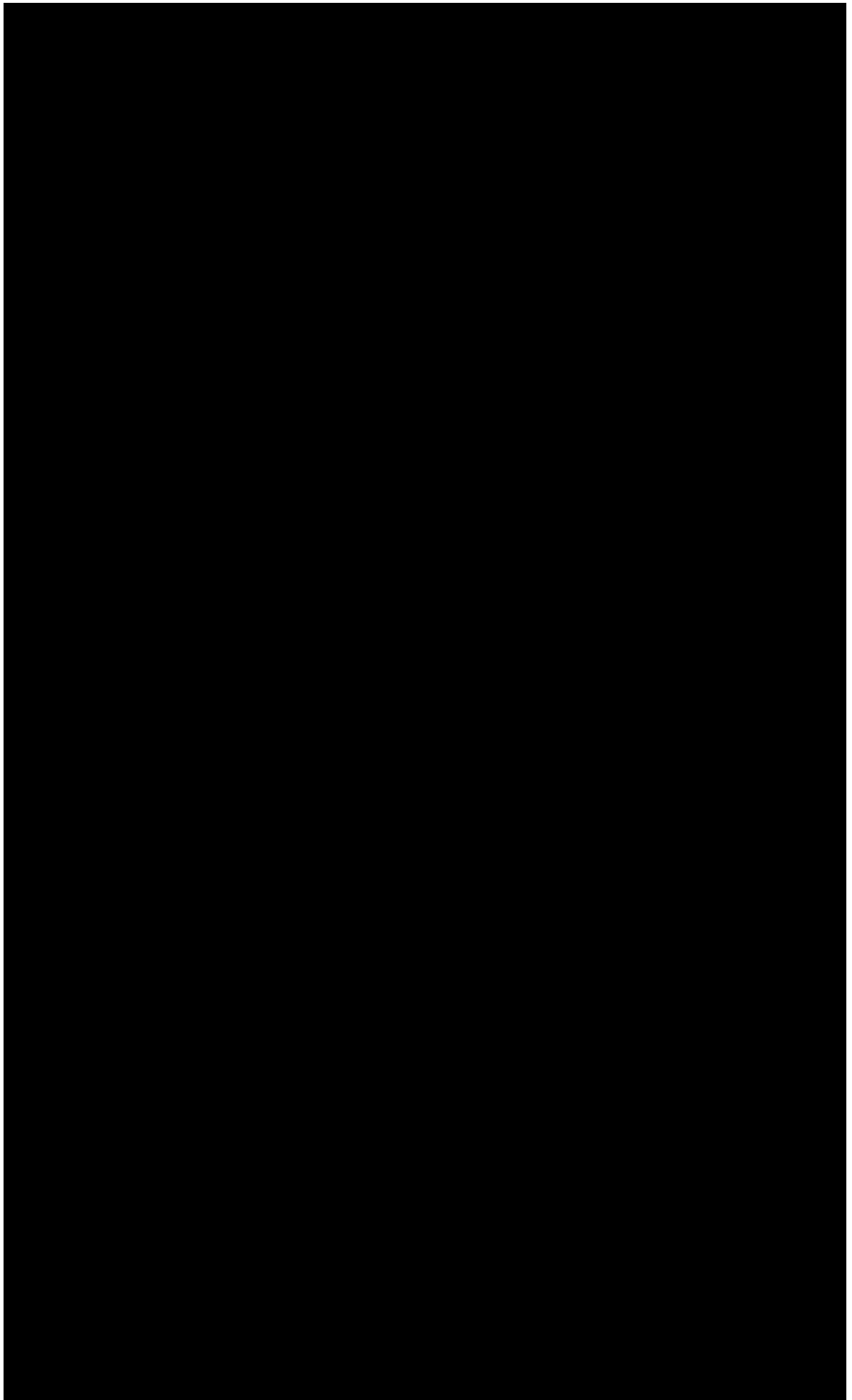
Members generally agreed that had this application been submitted to this Committee it would have been refused.

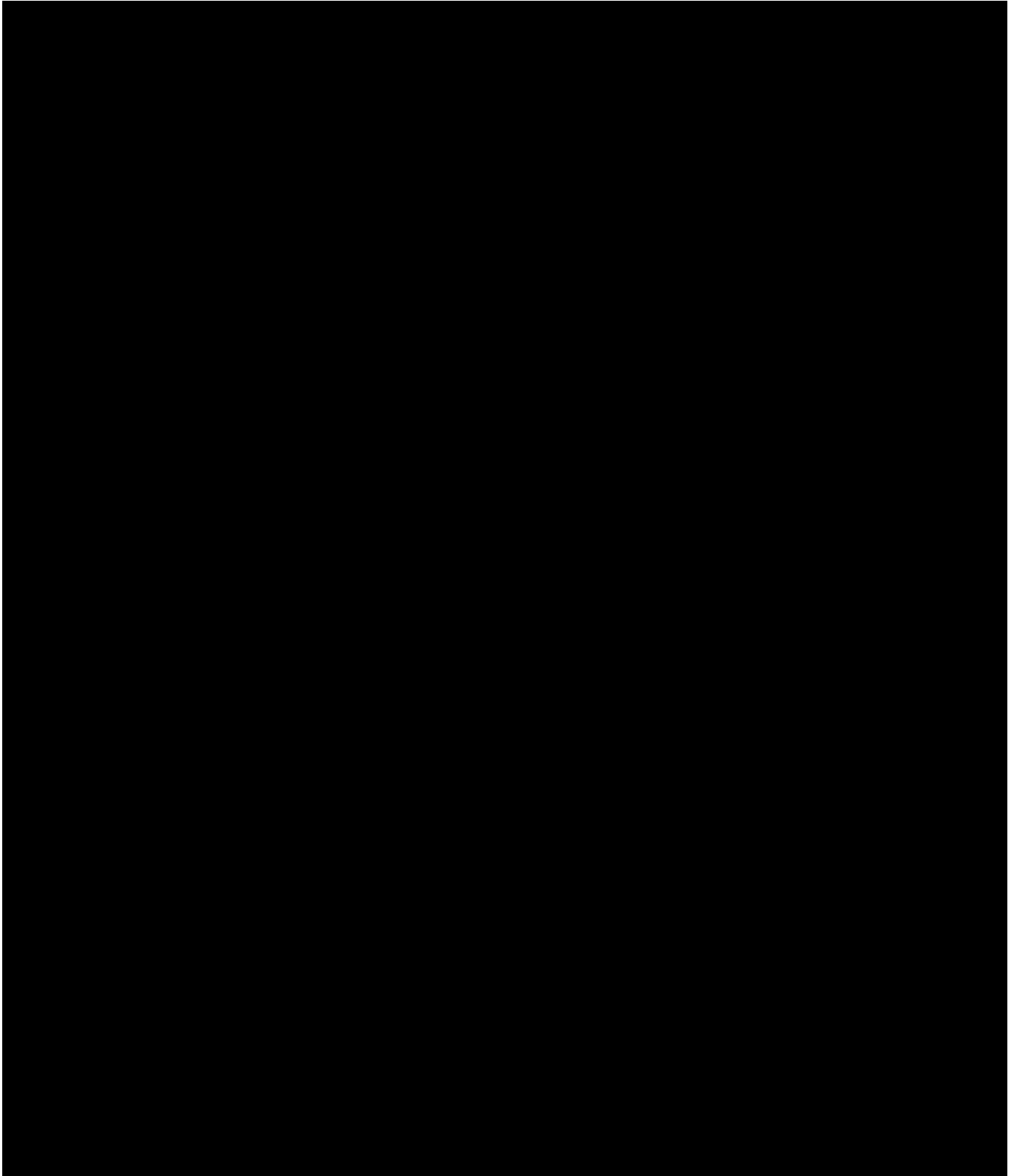
Members agreed that the Head of Development Management and Enforcement would co-ordinate the objections and concerns expressed by the Committee, as consultees, and would submit them to PINS by the end of the week.

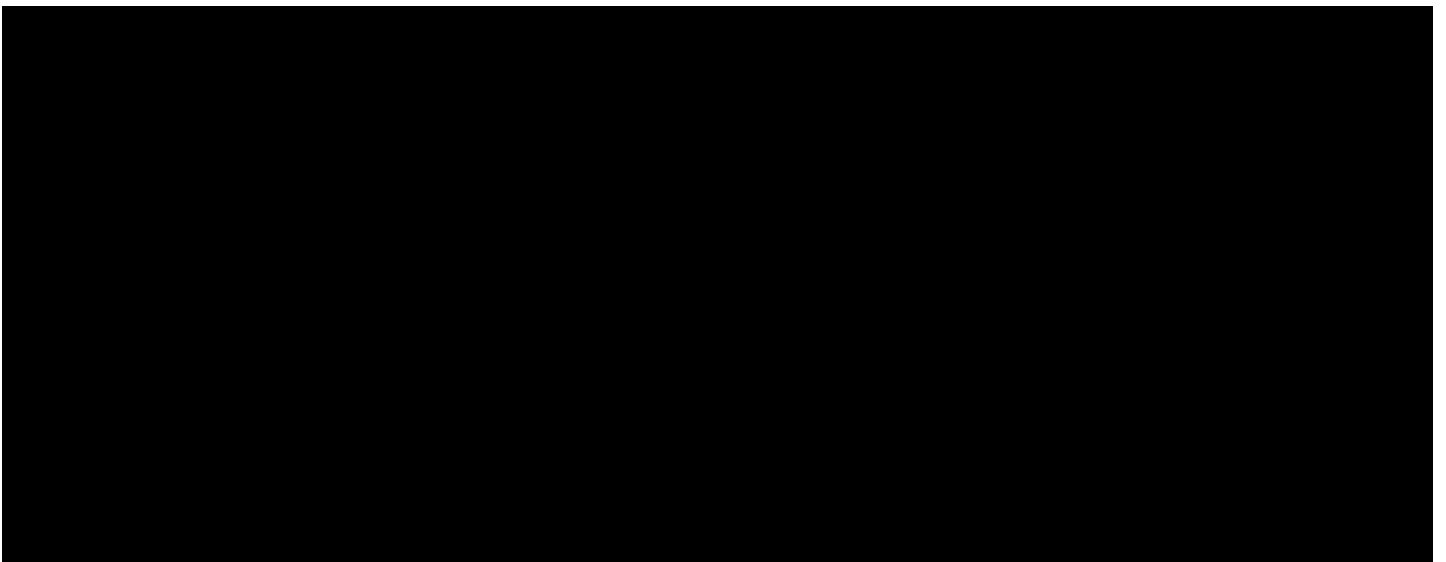
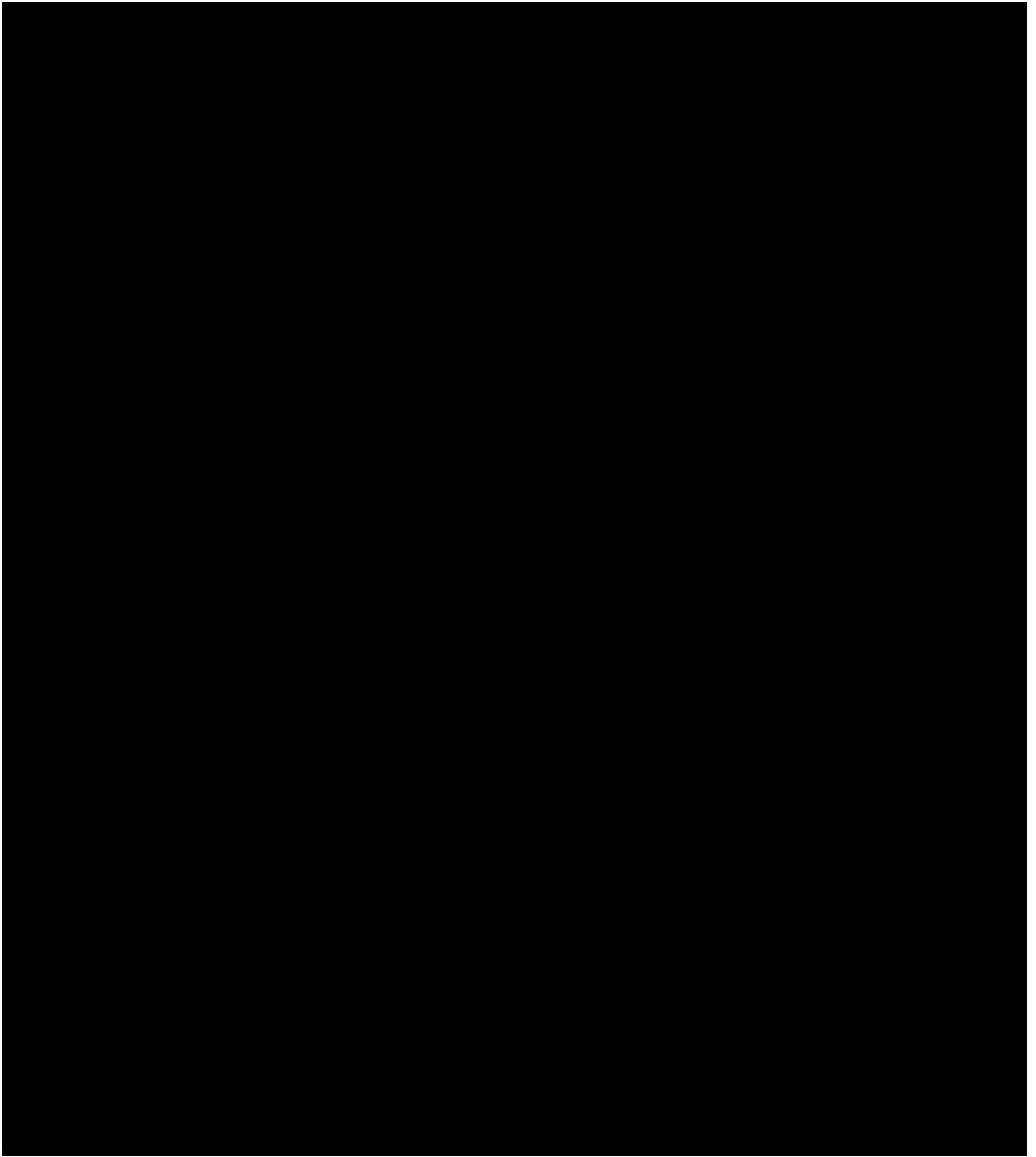


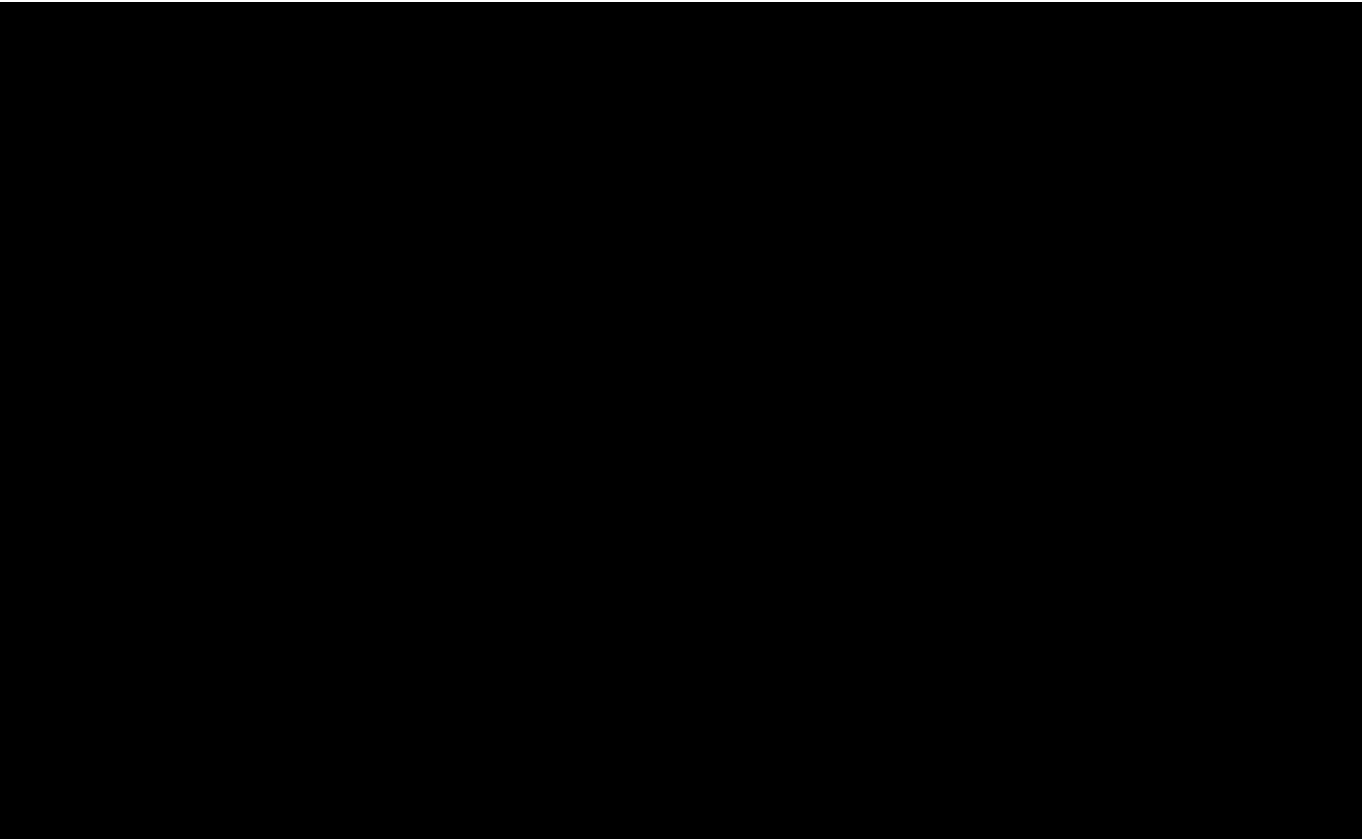
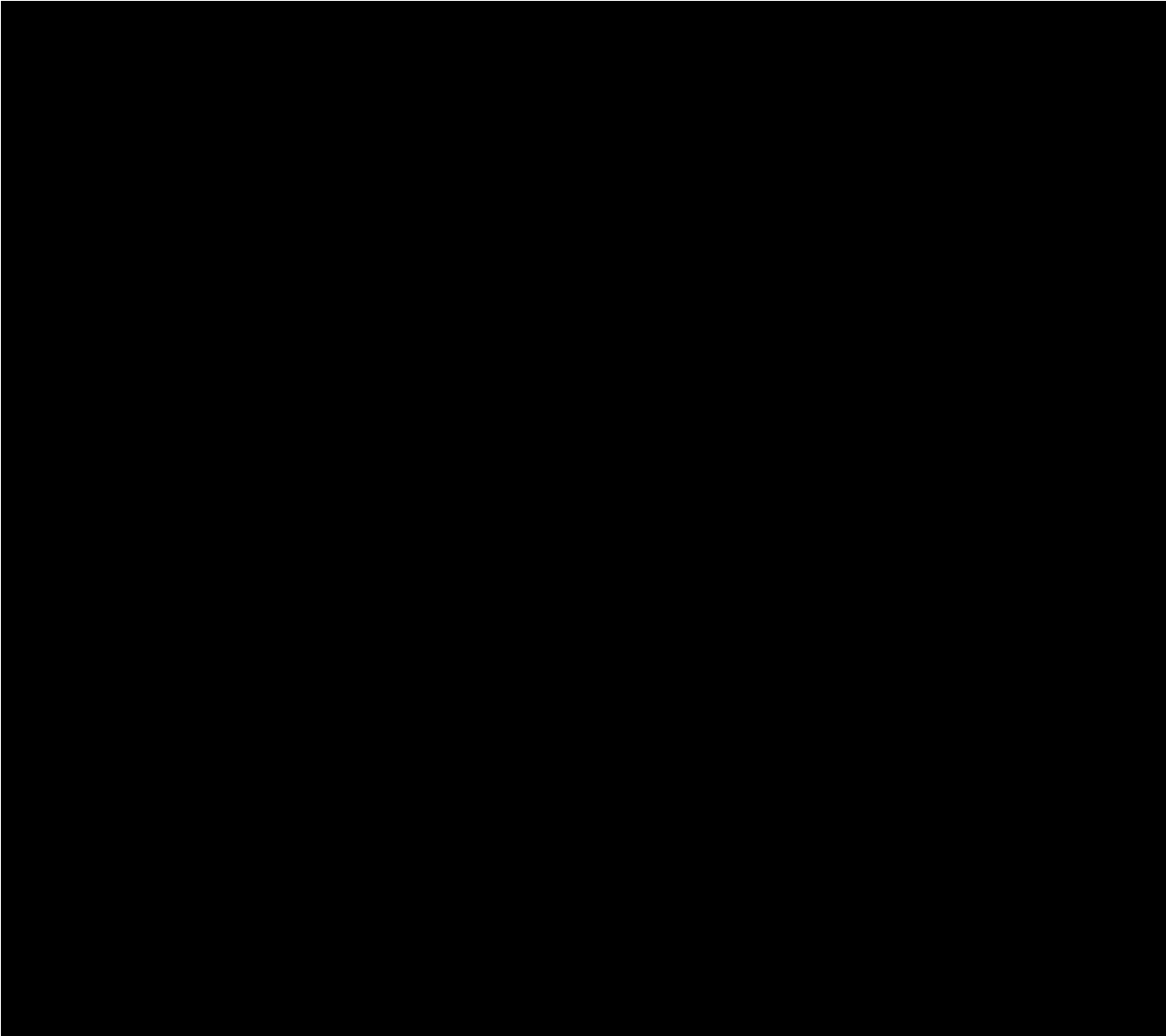
*The meeting adjourned from 10.55 am to 11.05 am.*

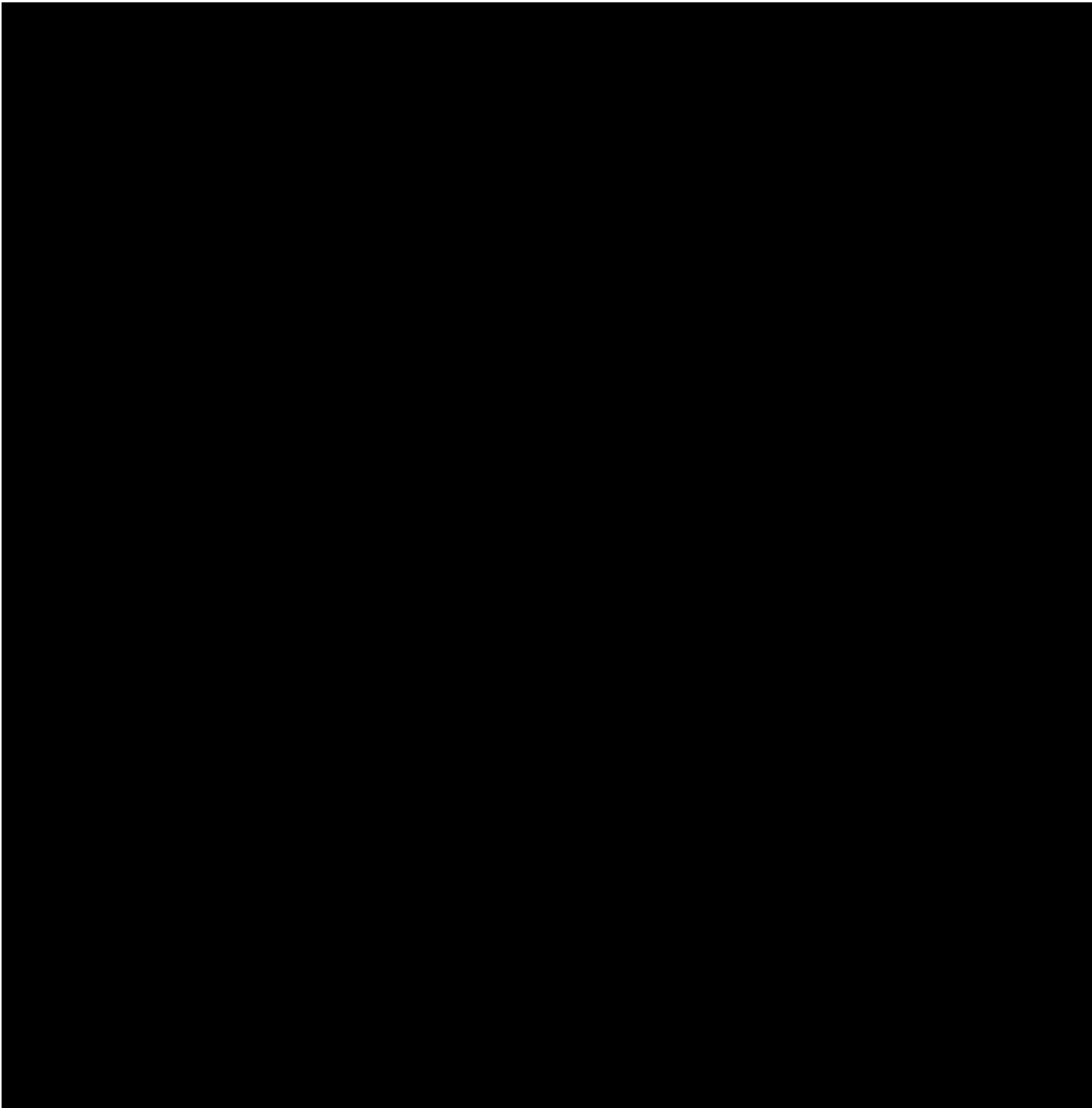
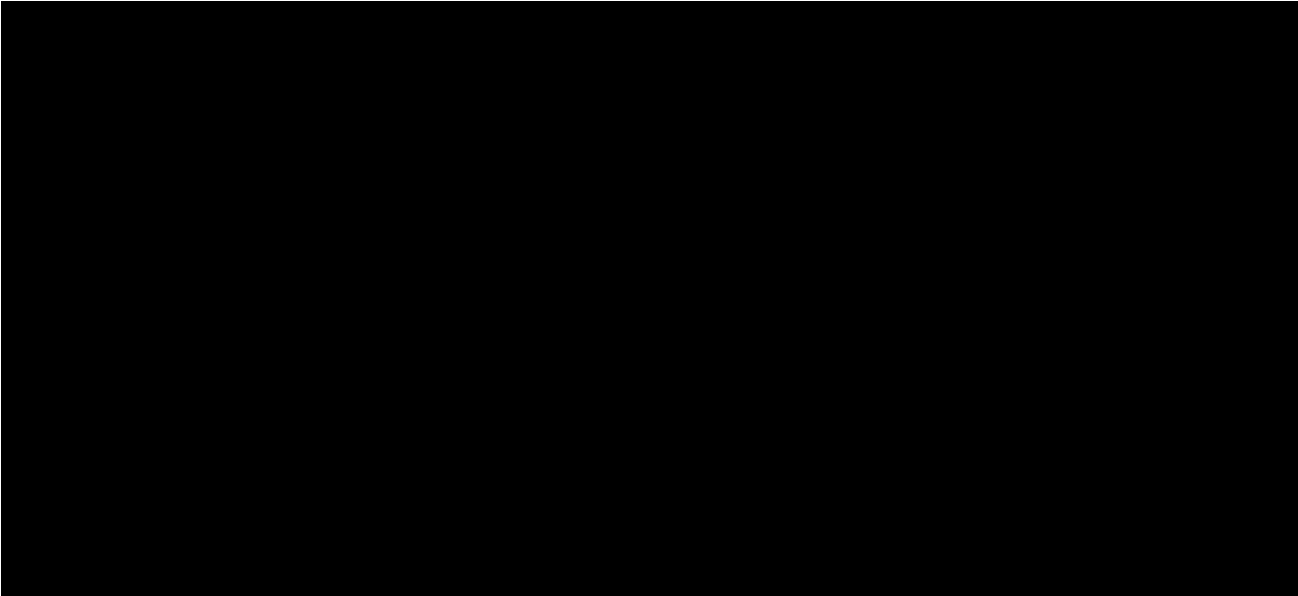




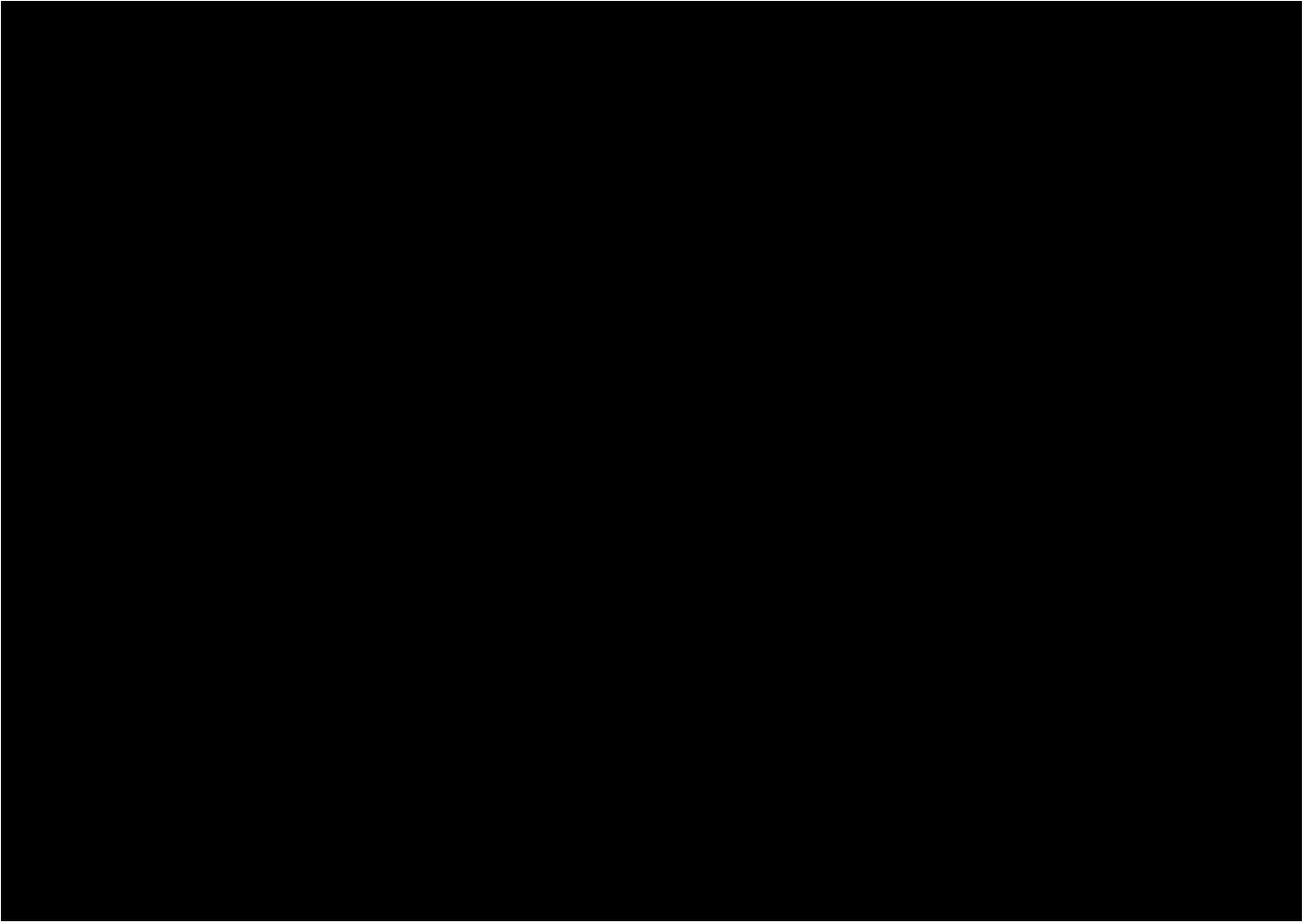












*The meeting ended at 4:25 pm.*