



**The Town and Country Planning (Section 62A Applications) (Hearings) Rules 2013  
AGENDA**

**Application Reference No:** S62A/2023/0019

**Applicant:** Weston Homes PLC

**Description of proposal:** Access to/from Parsonage Road between Weston Group Business Centre and Innovation 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 of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure

**Site address:** Land to the north of Roseacres, between Parsonage Road and Smiths Green Lane, Takeley, Essex, CM22 6NZ (Land known as Bull Field, Warish Hall Farm, Takeley, Essex)

**Hearing to be held at:** Uttlesford Council Chamber, District Council, London Road, Saffron Walden, CB11 4ER

**Appointed person:** Grahame Kean BA (Hons)  
MIPROW, MRTPI, Solicitor

**Date and time of hearing:**  
10.00am on 2 October 2023

Item	
<b>Welcome, opening remarks and introductions</b>	
<b>The appointed person's summary of the main issues</b>	
Speakers	Time allowed (approx.)
Members of the public	4 minutes (each)
Councillors	5 minutes (each)
Statutory consultees	10 minutes (each)
Non-statutory consultees	5 minutes (each)
The Council	15 minutes
The applicant	30 minutes
<b>Discussion on conditions</b>	
<b>Discussion on s106 Planning Obligation</b>	

<b>The appointed person's closing remarks</b>
<b>Close</b>

**Please note:**

1. All timings are approximate. There will be comfort breaks and a break for lunch as appropriate.
2. The appointed person will determine the procedure at the Hearing. Please see the **Procedural Guidance** produced by the Planning Inspectorate for more information on how the Hearing will be conducted.  
<https://www.gov.uk/government/publications/planning-applications-process-section-62a-authorities-in-special-measures/procedural-guidance-for-section-62a-authorities-in-special-measures>
3. The following are entitled to speak at the Hearing:

The applicant, the designated planning authority, any councillor of the designated planning authority for the ward in which the application site (or any part of the application site) is situated, a statutory consultee, the district/county planning authority (where not the designated authority), the parish council, and any person who made representations on the application within the representation period and, when making representations, requested to be heard.

4. The appointed person may refuse to permit representations which are considered irrelevant or repetitious.
5. The appointed person may require any person appearing or present at the hearing who, in his/her opinion, is behaving disruptively to leave.
6. The appointed person may proceed with the hearing in the absence of any person entitled to appear at it.
7. The appointed person may adjourn a hearing.