

PC97

**S62A/2023/0023: UTT/23/2193/PINS - LAND AT EASTFIELD STABLES, MAY WALK, ELSENHAM ROAD, STANSTED**

The Senior Planning Officer presented an application for the proposed erection of 5 no. residential dwellings and associated infrastructure that had been submitted to the Planning Inspectorate (PINS) for determination.

He recommended that comments be submitted to PINS requesting refusal of the application for the reasons set out in Section 15 of the report.

In response to questions from Members, officers:

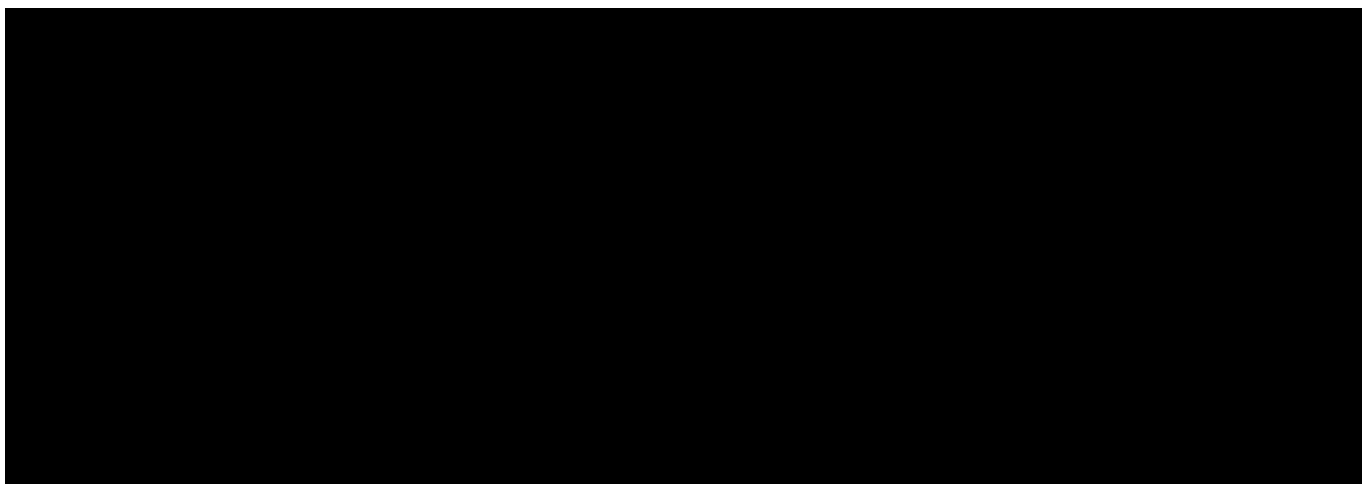
- Explained the reasoning behind the recommendation in that the Council had dealt with similar applications on the Eastfield Stables estate before, including dismissed appeal decisions.
- Explained the basis for the use of wording of policies being “out of date”, particularly that the Local Plan should have been updated every 5 years and it had not been. Policies were said to be still applicable with their weight depending on their compliance with the National Planning Policy Framework (2023).
- Explained that a Wellness Hub was a building approved to the southern part of the wider estate that would include commercial activities, such as fitness classes.

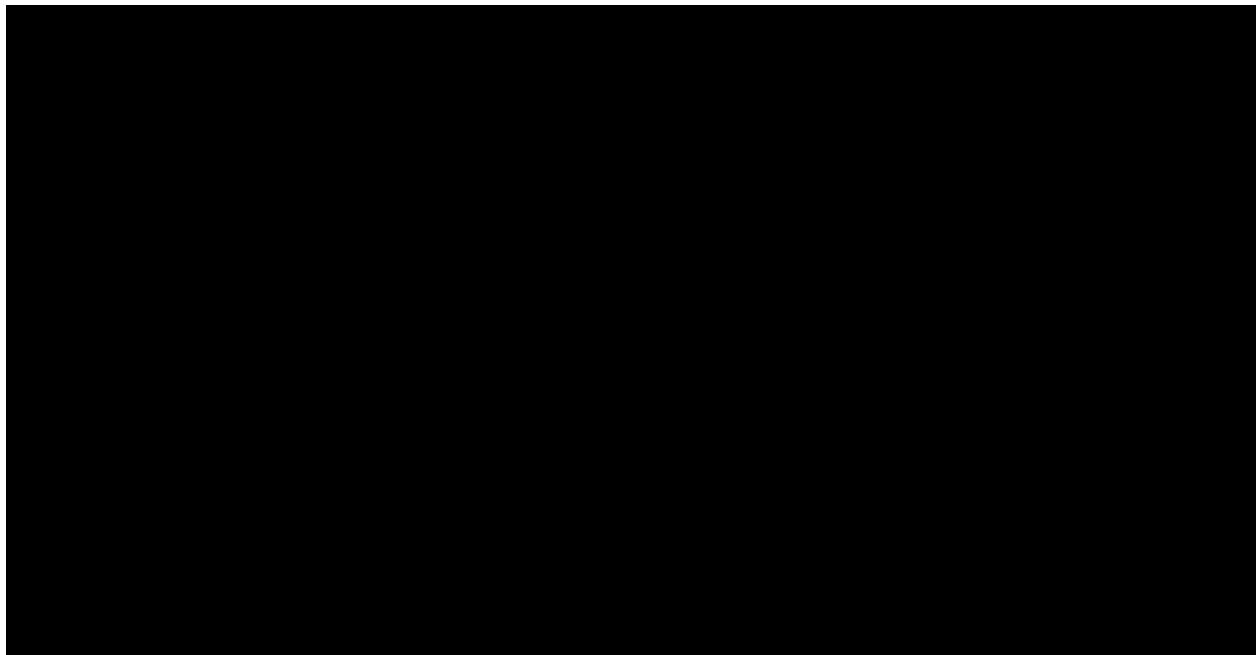
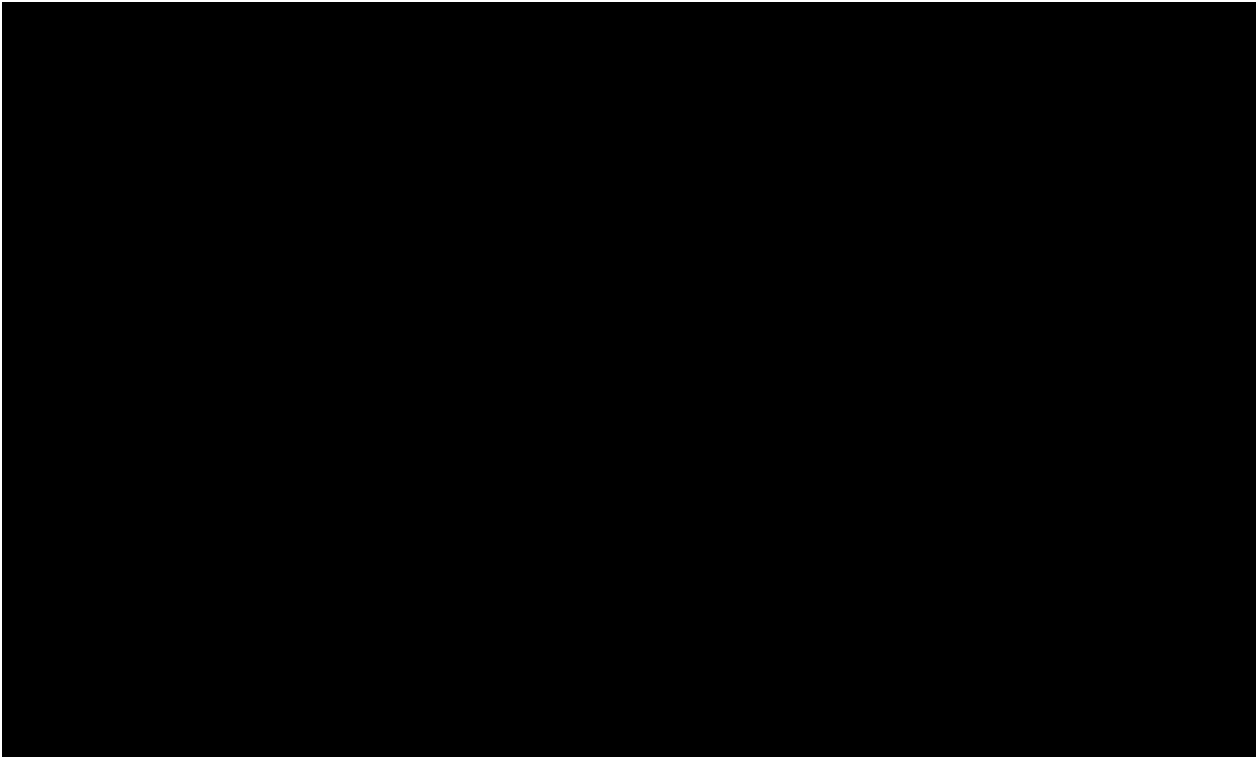
Members discussed:

- That previous reasons for refusal of the application by UDC had not been overcome.
- There being no pavement or public transport provision in the vicinity, hence unsustainable development and location.
- The proposed development being unsuitable for its location.

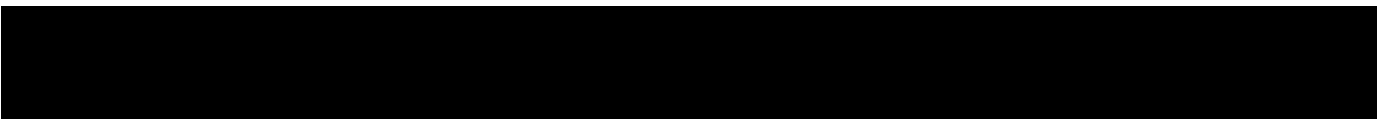
Councillor Emanuel proposed that the officer’s recommendations be approved in full. This was seconded by Councillor Loughlin.

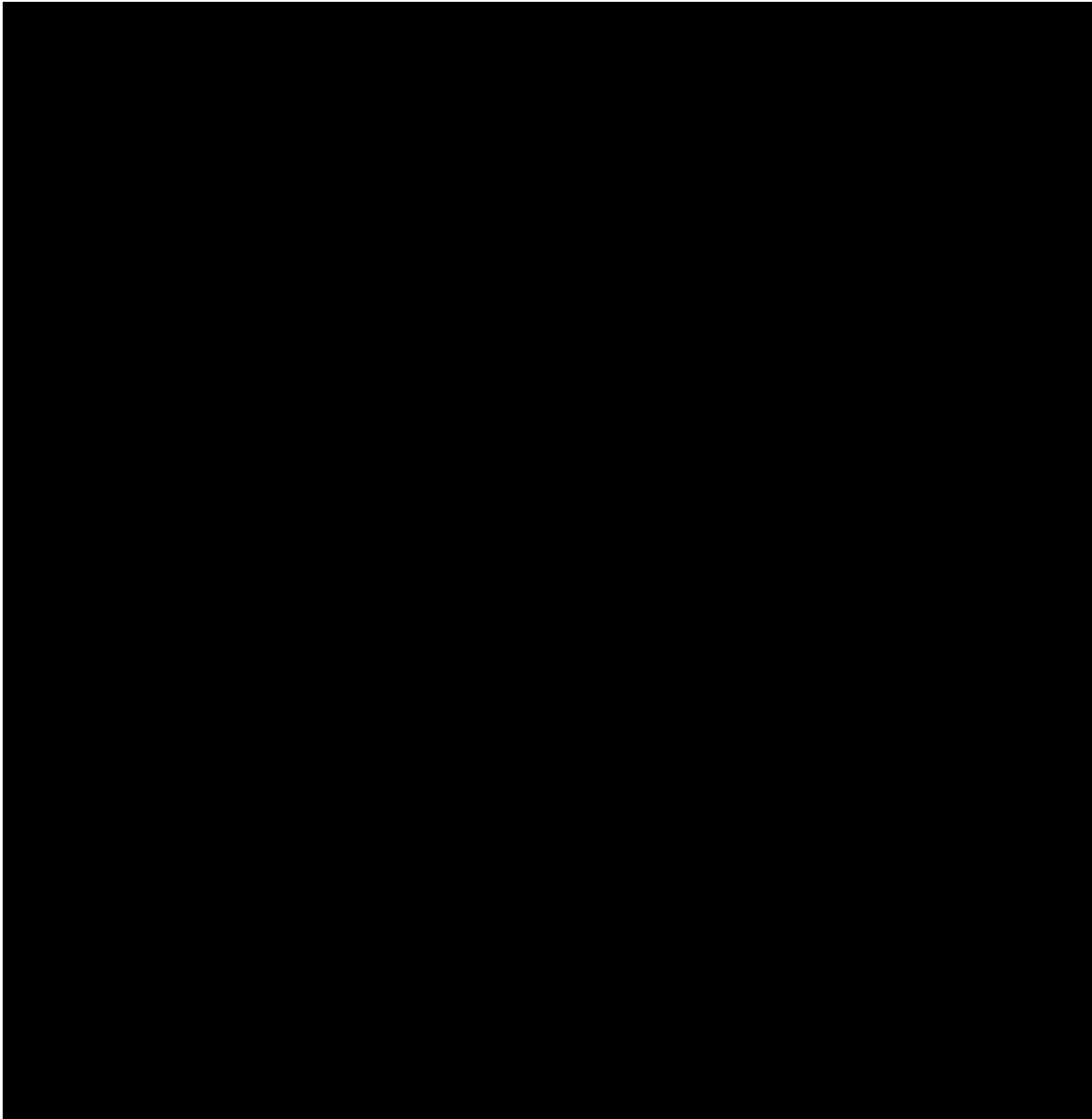
RESOLVED that the Planning Inspectorate be requested to refuse the application in line with the officer’s recommendations.





*The meeting adjourned from 4.25 pm to 4.30 pm.*





*The meeting ended at 5:15 pm.*