

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 13
DECEMBER 2023 at 10.00 am**

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PC111 UTT/23/2682/PINS - LAND AT WARISH HALL FARM NORTH OF JACKS LANE, SMITHS GREEN LANE, TAKELEY

The Senior Planning Officer presented a S62A application for the erection of 40no. dwellings, including open space landscaping and associated infrastructure. This had been submitted to PINS for determination.

She invited Members to comment on the proposals.

In response to questions from Members, Officers clarified the following:

- The application site was located within the Countryside Protection Zone (CPZ).
- The updated five-year land supply would be brought to the Inspector's attention; however it was unlikely to impact the decision making as they had previously accepted the principal of development.
- The applicant had yet to propose acceptable by-way improvement works and a lighting design scheme that satisfied both ECC Highways and ECC Place Services. This dispute was ongoing, and both consultees had requested additional information and revised plans.

Members discussed:

- The Inspector had refused a previous application on the site on the grounds of highways, ecology and impact on the character from works to the byway. These matters had yet to be resolved in the current application.
- The site was located within the CPZ and would have adverse effects on the openness of the countryside, therefore contrary to Policy S8.
- The development may potentially have an adverse impact on the setting of several designated and non-designated heritage assets, including harm to the character and appearance of Smiths Green Lane (Warish Hall Road), a protected lane.
- The application had not addressed the Council's previous objections, nor the Inspector's reasons for refusal.

Members proposed that comments be sent to PINS advising that the Council object to the application on the following grounds:

1. The application had not addressed the reasons for refusal from the dismissed S62a application (S62A/2023/0016).
2. The proposal would result in an adverse effect on the open characteristics of the CPZ.
3. The development would cause harm to the character and appearance of Smiths Green Lane, a protected lane.

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