

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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

PC110

**UTT/23/2616/PINS - LAND TO THE NORTH OF ELDRIDGE CLOSE,  
CLAVERING**

The Senior Planning Officer presented a S62a outline planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development. This had been submitted to the Planning Inspectorate (PINS) for determination.

He invited Members to comment on the proposals.

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

- Whilst there were no designated heritage assets near to the site, the application had not provided sufficient detail to show that the historical context had been considered.
- Should the application be granted approval with a s106 agreement, then the Council as the Planning Authority would receive the nomination rights to enter into the agreement with the Developer.
- The lack of pedestrian access had not been a previous reason for refusal, however Members could include this in their comments, should they be minded to.

Members discussed:

- The Committee still maintained their original objections, as outlined in Appendix 2 of the Officer's report.
- The location of the application site had limited pedestrian access and would not encourage the use of movement by means other than driving of a car, contrary to Policy GEN1.
- There was a need to protect the surrounding hedgerows.

Members proposed that the previous reasons for refusal be retained in their comments to PINs, along with additional objections regarding the 5-year land supply and pedestrian access.

■

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

■

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

T

1

1

1

1

1

1

[REDACTED]

T

1

1

1

1

[REDACTED]

[REDACTED]

- [Redacted]
- [Redacted]
- [Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]