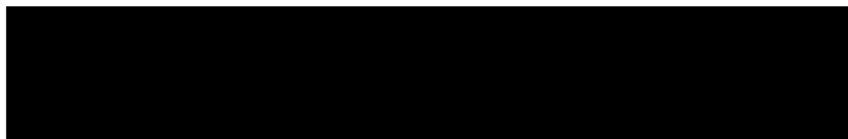
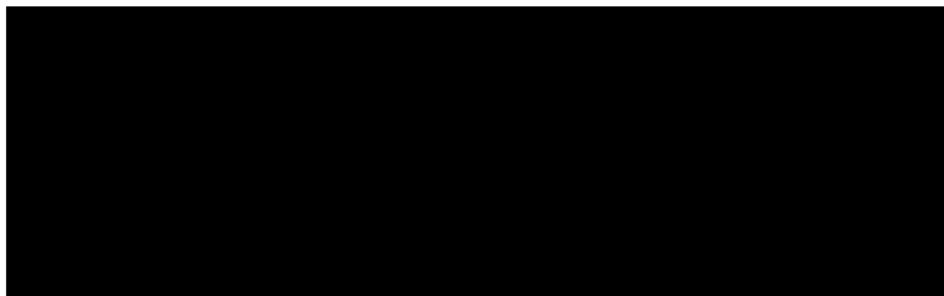


**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 7  
FEBRUARY 2024 at 10.00 am**

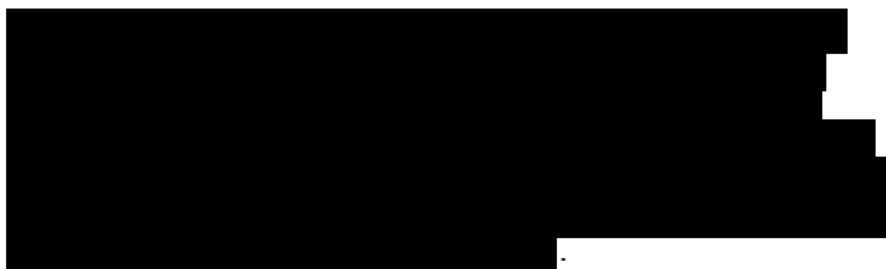
Present:



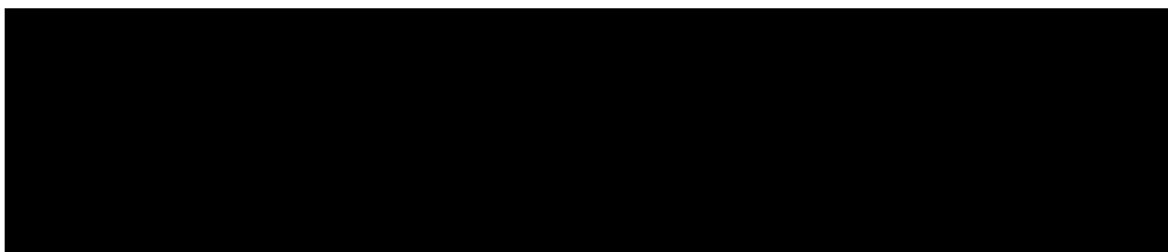
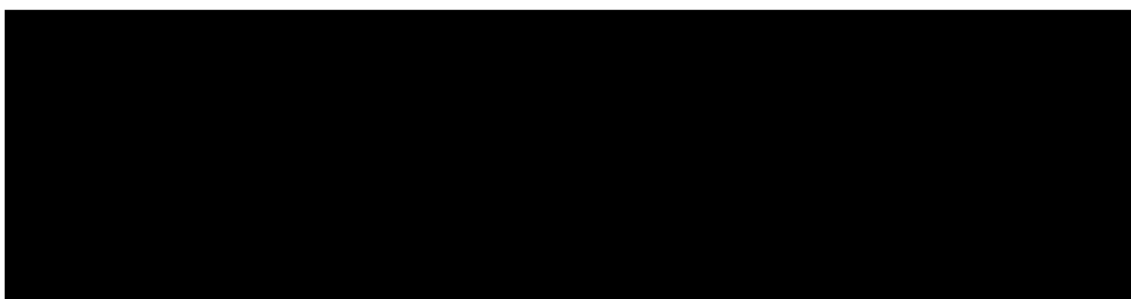
Officers in  
attendance:



Public  
Speakers:



**PC130 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

PC135

**UTT/23/3112/PINS - LAND NORTH OF KNIGHT PARK, THAXTED ROAD, SAFFRON WALDEN**

The Principal Planning Officer presented an outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park that had been submitted to the Planning Inspectorate (PINS) for determination.

*There was a short adjournment from 10.15 am to 10.20 am due to IT technical difficulties.*

He recommended that observations be submitted to PINS.

In response to questions from Members, officers:

- Confirmed that the employment allocation had been in the 2005 Local Plan and that the site could be sustainable.
- Said that protection of Tip Toffs Lane could be facilitated.
- Said that there had been previously an application made in 2013 for 300 units.

Members discussed:

- That employment needs should not be sacrificed against housing needs.
- That this site was not suitable for housing.

- That this was not within the CPZ as had been stated.
- Concerns in respect of rights of way and the presence of the substation.

Councillor Pavitt proposed that the Council's response should be opposition to the development due to the conflict with the employment policies in the 2005 Local Plan, the emerging Regulation 18 Local Plan and the proposed employment allocation on site, and material considerations in the form of up to date evidence on employment need and suitable, available and achievable HELAA sites for employment land at Saffron Walden. Concerns also to be raised about protection of rights of way and reference to the substation.

This was seconded by Councillor Bagnall.

RESOLVED that the above observations be communicated to the Planning Inspectorate.

PC136

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]

[REDACTED]

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