

**UTT/24/1898/PINS – FORMER PLAYING FIELDS, MOUNT PLEASANT LANE, SAFFRON WALDEN**

The Principal Planner presented a S62A application for the erection of 91 dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse.

He said that as this was a PINS application, UDC were acting as a consultee and could submit observations to PINS. He summarised the proposed scheme as per paragraph 3.12 of his report.

In response to questions from Members, officers:

- Outlined relevant site history, particularly application UTT/19/1744/OP which had been unanimously refused as well as the other relevant PINS application.
- Summarised the Planning balance reasonings as shown in paragraph 13.13 of the report. He explained the comments made by UDC's Design Officer relating to the differences between "good" and "exemplary" in respect of protected open space within a Conservation area. The proposal fell short of the expectation of exemplary.
- Said that no space had been allocated for children's play facilities.

Members discussed:

- And generally supported the comments made by Saffron Walden Town Council in paragraph 8.1 of the report.
- That this was a Conservation area development with not an exceptional design proposed.
- Lack of play area space.
- The general mix of housing being unacceptable; particularly the affordable housing being clustered.
- Potential parking problems. Officers said that the 30 parking spaces proposed were sufficient and that the applicant had said that coaches could access the site.
- Protected Open space for sports facilities and the stripping out of much needed sports provision.
- That the proposal did not re-provide sufficient sports facilities and it was disappointing that the applicant had not engaged with any local sports clubs
- Lack of public consultation and engagement with the Town Council and Sport England.
- Concerns regarding the proposed gated community.

Members took a unanimous view that they did not object to the principle of the proposal but objected to the specific submitted application. Objections expressed above would be submitted to PINS; summarised as not considered to be "exceptional" design, lack of children play space, housing mix not in line with guidance, affordable housing clustered, lack of engagement re sports pitches, gated community concerns and proximity to neighbouring dwellings.