

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 13  
NOVEMBER 2024 at 10.00 am**

Present: Councillor R Freeman (Chair)  
Councillors G Bagnall, N Church, G Driscoll, J Emanuel (Vice-Chair), R Haynes, M Lemon, G Sell and R Pavitt

Officers in attendance: N Brown (Head of Development Management and Enforcement), E Che (Planning Officer), C Forster (Planning Lawyer), C Gibson (Democratic Services Officer), J Procter (Democratic Services Officer) and C Tyler (Principal Planning Officer)

Public Speaker: K McLoughlin.

**PC91 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were given by Councillor Sutton, substituted by Councillor Driscoll, and from Councillor Loughlin, substituted by Councillor Sell.

The Chair declared that he was a member of Saffron Walden Town Council (Agenda item 6).

**PC92 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 16 October 2024 were approved as an accurate record.

**PC93 SPEED AND QUALITY REPORT**

The Head of Development Management and Enforcement presented the standing Speed and Quality Report. He highlighted the majority of the statistics as being green but cautioned that some appeals were still outstanding. He said that if the percentage figure remained below 10% at the end of the calendar year, as appeared likely, then the Council would be applying to move out of special measures.

The report was noted.

**PC94 QUALITY OF MAJOR APPLICATIONS REPORT**

The Head of Development Management and Enforcement presented the standing Quality of Major Applications report. He provided updates on the five pending appeals as detailed in paragraph 8.1 of the report:

- The hearing for Land North of Baynard Avenue had been scheduled for 4 December 2024.
- The appeal on Land North between Walden Road and Newmarket Road had been withdrawn.
- Written representations for both Cricket Willow Field and Highwood Farm were on-going.
- Land to the West of Thaxted Road; this was now a backstop appeal with a start date before the New Year.

He also reported that Land known as 7 Acres Warish Hall Farm had gone for appeal through written representations and should be resolved before the end of the year.

Favourable comments were made in respect of the significant reduction the cost of appeals in 2023 -2024.

The Head of Development Management and Enforcement was asked whether he was confident the remaining outstanding appeals would be won, to which he responded that although it was hard to say, the Council's aim was not to lose any cases.

The report was noted.

#### PC95 **S62A APPLICATIONS REPORT**

The Head of Development Management and Enforcement presented the S62A Applications report. He stated that the decision on the Friends School grounds had been refusal and that inspectors had supported the views of the Planning Committee and officers.

The report was noted.

#### PC96 **UTT/24/2026/FUL - PREMIER INN, THAXTED ROAD, SAFFRON WALDEN**

The Principal Planning Officer presented an application for a proposed four storey annex and conversion of existing restaurant to create additional hotel bedrooms. Alterations to car park and all associated works.

He recommended that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report.

In response to questions from Members, officers:

- Addressed concerns over parking. Although not complying with Essex CC standards, it was noted that the adjoining retail park should alleviate any concerns over parking. Addressed queries on the position and orientation of the proposed annex. The Chair reminded members that they were there to discuss the plans before them as submitted.

- Confirmed that the site had been visited by the officers who had authored the report.

Members discussed:

- The proposed layout of the annexe, its proposed positioning and the visual impact. Members were again reminded that they were to consider specifically the plans as submitted.
- The possibility of deferring the matter for further discussions re orientation, visual impact and general design.
- Members commented that the proposal would provide economic benefits to the community.

Councillor Emmanuel spoke in support of the design as favourably assessed by the Urban Planning and Design Officer; she said that it was acceptable and proposed approval of the application. This was seconded by Councillor Driscoll.

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report.

**PC97 UTT/24/1734/FUL - LAND EAST OF LONDON ROAD, GREAT CHESTERFORD**

The Principal Planning Officer presented a S73 application to vary conditions 1 (approved plans), 6 (materials), 8 (landscape master plan), 13 (landscaping details) and 14 (planted landscape features) of UTT/23/1045/DFO (Details following outline application UTT/20/2724/OP for 111 dwellings- details of appearance, landscaping, layout and scale).

He recommended that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report- approval of the variation of conditions 1, 6, 8, 13 and 14 subject to condition.

In response to questions from Members, officers:

- Stated that there had been no changes made to the affordable housing properties.
- Clarified that 3 of the 4-bedroom properties had been changed to 3-bedroom properties.
- Said that the effect on the landscaping would be negligible and plot sizes had not changed.
- Clarified that properties losing garage doors would instead have car ports.

Members discussed:

- The possibility of including a permitted development condition re car ports, but it was considered unnecessary due to the small number of properties affected.

Councillor Emanuel said that she considered the variations to be an improvement and proposed that the application be approved. This was seconded by Councillor Church.

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report- approval of the variation of conditions 1, 6, 8, 13 and 14.

PC98 **UTT/24/0994/HHF - 4 THE ROW, LINTON ROAD, HADSTOCK**

The Planning Officer presented an application for a new rear extension, front porch and roof dormer alteration. The application had been brought to Committee as it had been made by a member of staff.

He recommended that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report.

In response to questions from Members, officers:

- Said that the proposed extension would be in line with the existing extension next door.
- Confirmed that no representations had been made by neighbours.

Councillor Pavitt noted that no objections had been raised to the application and proposed that the application be approved. This was seconded by Councillor Sell.

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to those items set out in section 17 of the report.

*K McLoughlin (Applicant) spoke in support of the application.*

*The meeting ended at 11:02 am.*