

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 12  
FEBRUARY 2025 at 10.00 am**

Present: Councillor R Freeman (Chair)  
Councillors G Bagnall, N Church, J Emanuel, R Haynes,  
J Loughlin and M Sutton

Officers in attendance: S Agutu (Planning Lawyer), N Brown (Head of Development  
Management and Enforcement), C Gibson (Democratic Services  
Officer) and L Trevillian (District Wide Team Leader) and N  
Vernal (Senior Planning Officer)

Public Speaker: S Moore.

**PC121 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

There were apologies for absence from Councillors Pavitt and Lemon.

The Chair said that he would recuse himself from Item 9, in light of the fact that he lived nearby.

**PC122 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 15 January 2025 were approved as an accurate record.

**PC123 SPEED AND QUALITY REPORT**

The Head of Development Management and Enforcement presented the standing Speed and Quality Report. He highlighted that the Speed of non-major Development figure had increased to 73% Green.

He said that UDC would be writing to MHCLG to ask to come out of special designation and that he had a meeting scheduled for this Thursday. He said that he would continue to report this data, even if special designation was removed.

It was reported that UDC's use of this report format had been taken as an example of good practice at a recent training session of Planning Committee Chairs and Vice-Chairs.

The report was noted.

**PC124 QUALITY OF MAJOR APPLICATIONS REPORT**

The Head of Development Management and Enforcement presented the standing Quality of Major Applications report.

He reported that UTT/23/2575/FUL – Cricket Willow Field, Sparrows End had been dismissed.

He also reported the good news that all costs had been awarded to UDC on the Great Chesterford Public Inquiry – UTT/22/2997/OP.

The report was noted.

**PC125 S62A APPLICATIONS REPORT**

The Head of Development Management and Enforcement presented the S62A Applications report.

He reported that S62A/2025/0077 – Land West of High Street, Stebbing had recently been submitted.

The report was noted.

**PC126 UTT/24/2961/FUL - TYE GREEN FARM, TYE GREEN, ELSENHAM**

The Senior Planning Officer presented a S73A retrospective application for the conversion of agricultural barn to stables. This matter had been called in by a Member.

She recommended that the application be approved, subject to the conditions set out in section 17 of the report.

In response to questions from Members, officers:

- Confirmed condition 4 in respect of manure and associated waste.
- Said that no specific conditions were needed for wet waste.
- Said that adequate drainage arrangements were in place but that an additional condition could be added to ensure that washdown was directed to the North West corner of the site.
- Said that any human toilet and welfare objections were not planning considerations.

Members discussed:

- The cleanliness of the facilities.
- The appropriate use of the facility; a good way to use agricultural buildings.
- The favourable waste system.
- The addition of a further condition.

Councillor Emanuel supported the officer's recommendation and proposed approval, together with an additional condition to ensure that any washdown took place in the North West of the site. This was seconded by Councillor Church.

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to the conditions set out in section 17 of the report and an additional condition to ensure that any washdown was directed to the North West of the site.

**PC127 UTT/24/1861/FUL - SHEERING HALL, BAMBERS GREEN ROAD, TAKELEY**

The Senior Planning Officer presented an application for the proposed erection of one dwelling and one car port (variation of approved scheme under UTT/22/2297/FUL). She highlighted that one car port had been removed from the application. The application had been called in by a Member.

She recommended that the application be approved, subject to the conditions set out in section 17 of the report.

In response to questions from Members, officers:

- Highlighted the proposed changes since the previous extant application.
- Confirmed that natural timber was to be used in the building.
- Clarified the holding objection expressed by ECC Place Services Ecology; an on-going condition for up to 30 years re biodiversity net gains could be included.
- Said that no parking arrangements had been included in the transport statement for the Coach House.
- Said that significant soft boundary treatments were being proposed.

Members discussed:

- Potential harms to the Coach House and neighbours.
- The proximity of the cart lodge being too close to Bury Farm.
- The omission of the water course.
- The previous size of 1.5 storeys being much more preferable to a 2-storey building and this size being overbearing.
- Harm to heritage assets.
- The prospect of the garage being unworkable.
- Inappropriate access arrangements
- Ecology concerns; holding objection expressed by Place Services Ecology.

Councillor Bagnall proposed refusal of the application on the grounds of GEN 2 the design and the impact on neighbours and conservation issues addressed by ENV 2.

Councillor Emanuel seconded this proposal.

RESOLVED that the Strategic Director of Planning be authorised to refuse permission for the development on the grounds of GEN 2 and ENV 2.

*S Moore (Public speaker) spoke against the application.*

*The meeting adjourned at 11.02 am and reconvened at 11.20 am following resolution of IT issues.*

**PC128 UTT/25/0104/HHF - 1 BIRCHWOOD, BIRCHANGER**

The District Wide Team Leader presented an application for a two-storey extension and accompanying alterations such as landscaping and demolition of a ramp and outbuilding. This is a Council property.

He recommended that the application be approved, subject to the conditions set out in section 17 of the report.

In response to questions from Members, officers:

- Confirmed that only one off-road parking space had been proposed, the UDC standard said there should be three spaces. Officers said that this requirement could be conditioned.
- Explained the reason for the fall in height of the ridge roof.
- Said that design issues were finely balanced.

Members discussed:

- The lack of parking provision but the fact that further space was available.
- The possibility that four off-road parking spaces could be conditioned.
- Design concerns.
- The lack of joined up thinking between UDC Housing and Planning teams.

Councillor Emanuel proposed approval of the application, together with an additional condition that proposals for at least three off-road parking spaces be submitted before any works commenced.

This was seconded by Councillor Bagnall.

RESOLVED that the Strategic Director of Planning be authorised to grant permission for the development subject to the conditions set out in section 17 of the report – A) Conditions & B) Expiration of the notification period. An additional Condition to detail at least three off-road parking spaces prior to any works commencing.

*Prior to the start of item PC 129, the Chair, Cllr Freeman, recused himself and left the room. Councillor Emanuel took the Chair.*

**PC129 UTT/24/2840/TCA - SAFFRON WALDEN MUSEUM, MUSEUM STREET, SAFFRON WALDEN**

The Head of Development Management and Enforcement presented a notification of intent to carry out tree works within a conservation area at Saffron Walden Museum and within Walden Castle Grounds. The trees were in the ownership of UDC. He explained notifications required in respect of TCAs (Trees in Conservation Areas). No objections had been raised to the proposed tree

works. He explained that the notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the trees.

In response to questions from Members, officers:

- Confirmed that there would be a 30% crown reduction on 15 trees and that this was routine maintenance.
- That there was no need for a TPO (Tree Preservation Order) in this instance

Councillor Bagnall proposed that the Committee raised no objection to the proposed works. Councillor Sutton seconded the proposal.

RESOLVED that there was no need to make a Tree Preservation Order to protect the trees.

*Councillor Freeman returned to the Chair, following this item.*

PC130 **UTT/24/2839/TCA - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN**

The Head of Development Management and Enforcement presented a Notification of intent to carry out conifer tree works within a conservation area at UDC London Road Offices. He explained that the notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order on the trees.

In response to questions from Members, officers:

- Said that objections could only be expressed if the trees had TPOs and that there was no will for these conifers to have TPOs.
- Said that they would pass on various concerns for possible remediation works, particularly given the unattractiveness of conifers and also possible consideration of the use of window blinds.
- Said that the red cedar tree would be retained.

Councillor Emanuel proposed that the Committee raised no objection to the proposed works. Councillor Bagnall seconded the proposal.

RESOLVED that there was no need to make a Tree Preservation Order to protect the trees.

*The meeting ended at 11.50 am.*