

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 27
AUGUST 2025 at 10.00 am**

Present: Councillor R Freeman (Co-Chair)

Councillors G Bagnall, N Church, R Haynes, M Lemon, R Pavitt,
R Silcock and M Sutton

Officers in attendance: N Brown (Head of Development Management and
Enforcement), C Gibson (Democratic Services Officer), F Mills
(Planning Lawyer) and M Shoesmith (Strategic Applications
Team Leader)

Public Speakers: J Baum, Councillor K French and A Owen.

PC26 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were apologies for absence from Councillors Emanuel and Loughlin.
Councillor Silcock substituted for Councillor Loughlin.

There were no declarations of interest.

PC27 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 2 July 2025 were approved as an accurate
record. Further clarity will be provided to PC26 Paragraph 4 bullet point 5 in
respect of visibility and heritage assets.

PC28 QUALITY AND SPEED OF MAJOR AND NON-MAJOR APPLICATIONS

The Head of Development Management and Enforcement presented the
standing Quality and Speed of Major and Non-Major Applications Report.

He highlighted the good news in respect of all four criteria.

The Co-Chair highlighted the graphs on pages 14 and 15 and praised both
officers and Committee Members for their hard work in getting to this position.

The report was noted.

PC29 S62A APPLICATIONS REPORT

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

He said that this report would continue to be produced until such time as the final S62A decision had been taken.

The report was noted.

PC30 UTT/25/0310/FUL - MOORS FIELD, STATION ROAD, LITTLE DUNMOW

The Head of Development Management and Enforcement presented a full planning application for a community centre, day nursery, community orchard/ gardens and associated infrastructure. He said that there had been no objections received to the proposals.

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

In response to questions from Members, officers:

- Said that agility was required in respect of it being a Class E building, particularly relating to proposed nursery use.
- Said they were satisfied that community use would not be precluded and that this could work alongside nursery use.
- Said that the freehold of the building would be owned by a Community Trust and outlined the benefits of such an arrangement.
- Said that the Conservation Officer had indicated a neutral additional impact on a Listed Building.

Members discussed:

- The positive benefits given to the process through Parish Council involvement.
- Community Trust ownership and management considerations; this was recognised as not a planning consideration.
- Soft landscape considerations: these had already been covered in the original application.
- Cycling routes not being identified.
- Concerns that nursery operations might preclude community use.
- Possible future high maintenance costs.

The Head of Development Management and Enforcement said that there was now a suite of Community Trusts in place in various parishes and this was an ideal opportunity to share good practices.

Councillor Church said that he was very happy to propose approval of the application. This was seconded by Councillor Sutton.

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.

Councillor K French (Little Dunmow PC) and A Owen (Applicant) spoke in support of the application.

UTT/24/3150/DFO - LAND SOUTH OF (WEST OF ROBIN HOOD ROAD) RUSH LANE, ELSENHAM

The Strategic Applications Team Leader presented an application for Details following outline application S62A/2023/0026 (UTT/23/2622/PINS) for erection of 40 dwellings- details of appearance, landscaping, layout, scale, and access for internal road and footpath details.

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:

- Said that in relation to objections expressed by Elsenham Parish Council: no objections had been expressed by Housing officers to Affordable housing proposals; cycling and footpath considerations would be conditioned following Network Rail input; no objections had been expressed by the Conservation Officer in respect of heritage issues; parking concerns had been addressed; the overall design broadly complied with the Design Code.
- Said that if a Construction Management Plan had not been included in the Outline application conditions, then it could be added in.
- Clarified all comments made over a period of time relating to ecology issues. The most recent comment stood.
- Said that landscaping forms part of the reserved matters application for consideration.
- Detailed on the PowerPoint presentation the various springs and roads.

Members discussed:

- Layout concerns.
- All properties having charging points and not just those with garages.
- Lack of high-quality open space and useable play provision contrary to Policy ENV3 and the Uttlesford Design Code. The local area of play had become informal areas with no designated play area. Concerns expressed regarding provision of play and linkages.
- The lack of sufficient detail with which to allow proper assessment of compliance with Policy GEN2 and the NPPF.
- Cycle route concerns.
- Lack of engagement with the Parish Council, together with outstanding concerns from the Parish Council.
- Affordable housing siting. The Housing Officer had not objected to the proposed clustering.
- Landscaping concerns in that generic statements had been provided, rather than site specific.
- Concerns regarding springs, although these would be picked up by SuDS.
- Possible deferral: this would need an extension of time from the applicant.

Councillor Bagnall proposed deferral of the application and implored that these matters be dealt with speedily on the grounds of:

- Charging points being allocated to each property,
- Appropriate play areas being identified together with linkages to other play areas,
- Cycling routes to be identified,
- Landscaping considerations to be site specific and not generic.
- All UDC Urban Design Officer comments being considered.

This proposal was seconded by Councillor Church.

RESOLVED that the application be deferred in line with the proposal.

J Baum (Applicant) spoke in support of the application.

PC32 UTT/25/0576/LB - 8 CHURCH STREET, GREAT DUNMOW

The Head of Development Management and Enforcement presented an application for the removal of internal kitchen door and part of drywall on a Grade II Listed Building that was part of UDC tenancy housing stock.

He said that not enough detail had been provided by the tenant and recommended that consent for the work be refused for the reasons set out in section 17 of the report.

In response to questions and discussions from Members, officers:

- Said that following this application a heritage audit of UDC housing stock would be undertaken.
- Said that the tenant had been provided with advice by the Conservation Officer, Planning Registration Team and the Housing Team. She had been advised to seek her own further professional advice.

The Co-Chair proposed refusal of the application. This was seconded by Councillor Pavitt.

RESOLVED that the Strategic Director of Planning be authorised to refuse consent for the work for the reasons set out in section 17 of the report.

The meeting ended at 11.40 am.