

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 17
SEPTEMBER 2025 at 10.00 am**

Present: Councillors J Emanuel (Co-Chair) and R Freeman (Co-Chair)

Councillors G Bagnall, R Haynes, J Loughlin, R Pavitt and
M Sutton

Officers in attendance: N Brown (Head of Development Management and
Enforcement), C Forster (Planning Lawyer), C Gibson
(Democratic Services Officer), G Henry (Senior Planning Officer)
and A Neale (Planning Officer)

Public Speakers: C Attmere, S Bampton, N Champion, Councillor G Driscoll and F
Watson.

PC33 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Emanuel took the Chair.

There were apologies for absence from Councillors Church and Lemon.

There were no declarations of interest.

PC34 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27 August 2025 were approved as an
accurate record.

PC35 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, relating to quality and
speed.

He said that the Planning Appeal for UTT/24/3061/OP Wicken Road was
scheduled for 18 November and the Public Enquiry for UTT/24/0543/OP Bedwell
Road for early December.

The report was noted.

PC36 S62A APPLICATIONS REPORT

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

He said that all cases had now been processed and that a “mopping up” report would be submitted to a future Planning Committee.

The report was noted.

PC37 UTT/25/1061/FUL - LAND EAST OF HIGH LANE, STANSTED

The Senior Planning Officer presented a full planning application for the erection of 56 dwellings with the provision of 3 vehicle access roads proposed to the east of High Lane. Other associated works included pedestrian footways, public open space provisions, attenuation basins and landscaping.

She updated Members on proposed revisions to conditions; she said that UDC Waste Services had not made a formal comment corrected the notation on Page 20 in that the Flood Risk Zone was 1.

She said that on balance, the benefits outweighed the adverse impacts and 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:

- Confirmed the distances and locations as detailed in paragraph 3.2 of the report.
- Said that only limited weight could be given to the Emerging Local Plan.
- Said that the yellow line shown on maps were indicative links to public rights of way.
- Explained what the new gateway feature referred to.
- Confirmed that the Parish Council comments in the report had been addressed; the proposed garages had not been included in parking provision calculations.
- Addressed pollution concerns.
- Confirmed the lack of LEAP and play area provision but said that the applicant would be willing to accept a condition to secure details.
- Confirmed that no distinctions were being made to identify affordable housing, although the Co-Chair had pointed out that the affordable housing house types were different from market housing house types.
- Said that triple tandem parking accounted for 25% of proposed plots.

Members discussed:

- That the proposed development was faintly disappointing and formulaic in a prime location.
- Dissatisfaction with the proposed 25% triple tandem parking and the impact on the Refuse Strategy in preventing kerbside collection. There should be no triple tandem parking at all.

- The positioning of LEAP and play areas; this should be sited in the centre of the development.
- The possibility of the design being tweaked to meet UDC Design Code standards.
- Concerns relating to waste collection arrangements.
- Consideration of 3 accesses.
- Pollution implications from surface water run-off not being adequately addressed.

Councillor Pavitt said that there were no objections to the site and location but proposed that the application be deferred; to give the applicant the opportunity to tweak matters, including addressing triple tandem parking concerns, parking strategy, positions of LEAP and play areas, refuse strategies and house types.

This was seconded by Councillor Haynes.

RESOLVED that the matter be deferred to give the applicant the opportunity to tweak the proposals in line with concerns expressed.

C Attmere (Applicant) spoke in support of the application.

The meeting adjourned for a comfort break from 11.00 am to 11.07 am.

PC38 **UTT/25/1332/OP - ALPENROSE, BEDLARS GREEN, GREAT HALLINGBURY**

The Planning Officer presented an application for the proposed demolition of an existing bungalow (Alpenrose) and the erection of 4 detached dwellings.

He said that identical objections to previous had been raised following publication of the Addendum List earlier in the week and he addressed them in his presentation. He outlined the history of previous applications and said that the previous appeal had only been dismissed because a financial contribution towards the Hatfield Forest Mitigation Strategy had not been secured during the decision-making. He recommended that the application be approved subject to completion of a satisfactory legal agreement to secure the financial contribution towards the Hatfield Forest Mitigation Strategy and the conditions set out in section 17 of the report.

In response to questions from Members, officers:

- Said that correct certification had been given by the applicant and that notices had been served on the appropriate people.
- Said that access arrangements was not a material planning consideration as it was an outline application with access as a reserved matter.

Members discussed:

- There being very little wriggle room available on this application.
- Access arrangements not being a material planning consideration.
- Satisfactory financial arrangements had been secured.
- Adequate Construction Management Plan arrangements being put in place as per Condition 11.

Councillor Haynes proposed approval of the application, and this proposal was seconded by Councillor Pavitt.

RESOLVED that the Strategic Director of Planning be authorised to Grant permission for the development subject to completion of a satisfactory legal agreement to secure the financial contribution towards the Hatfield Forest Mitigation Strategy and to those items set out in section 17 of the report.

Councillor G Driscoll spoke against the application and N Champion (Applicant) spoke in support.

There was a further adjournment between 11.35 am and 11.40 am in order for the Co-Chairs to swap places. Councillor Freeman took the Chair.

PC39 **UTT/25/1729/FUL - THE OAKS, CORNELLS LANE, WIDDINGTON**

The Planning Lawyer referred to a document which had been recently copied to all Members of the Planning Committee by the Councillor who had called this item in. She said that the agent had been afforded the opportunity to look at said document and would also be given additional time to speak to the Committee as a result. The agent acknowledged that he was satisfied with this arrangement.

Councillor Emanuel said that although she was Ward Councillor for this area; she had had no previous involvement with this application.

The Planning Officer presented an application for the demolition of an existing outbuilding and the erection of a single storey, three-bedroom, self-build dwelling.

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:

- Said that the application fulfilled the criteria for Backland development.
- Said that Class Q fallback potential could not be confirmed for certain.
- Clarified the position re self-build dwellings.
- Said no occupancy conditions could be specified.
- Referred to Paragraph 14.3.28 of the report; it was acknowledged that the rebuttal referred to had not been included on the Planning portal. It was believed that the document was on file but had been sensitised.
- Clarified the situation relating to adjacent sites.

Members discussed:

- The UDC Environmental Health statement in respect of contaminated land. This had all been covered within the proposed conditions.
- Self-build issues as raised in Paragraph 14.3.28. The Planning Lawyer said that concerns were adequately addressed within Condition 15. Officers said that enforcement measures could be utilised if necessary.

- Issues raised by the Parish Council and the Councillor calling the application in.
- A previous statement made by the Head of Development Management and Enforcement in respect of developments in that area. It was confirmed that previous reference had been made by him to there being no more development into the countryside.
- The need to secure Biodiversity Net Gain (BNG) enhancements; particularly by possibly protecting the large oak trees and retaining the hedgerow. The Planning Officer suggested additional wording could be added to Condition 4.
- Concerns that this was not considered Class Q planning or infill. Officers said that the principles of development were not changed by self-build.

Councillor Haynes proposed approval of the application, subject to additional conditions relating to trees protection and retaining hedgerows for BNG enhancements.

This proposal was seconded by Councillor Loughlin.

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 and additional BNG conditions.

F Watson (on behalf of Widdington PC) spoke against the application and S Bampton (Agent) spoke in support.

The meeting ended at 12.30 pm