

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 19
NOVEMBER 2025 at 10.00 am**

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

Councillors G Bagnall, N Church, R Haynes, M Lemon,
J Loughlin and M Sutton

Officers in attendance: N Brown (Head of Development Management and Enforcement), R Beale (Senior Planning Officer), C Forster (Head of Legal and Monitoring Officer), C Gibson (Democratic Services Officer) and M Sawyers (Senior Planning Officer)

Public Speakers: T Cannon, J Duke, J Gray, Councillor J Moran, A Owen and C Pardue.

PC53 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Councillor Freeman took the Chair for the meeting.

There were apologies for absence from Councillor Pavitt.

There were no declarations of interest.

PC54 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 22 October 2025 were approved as an accurate record.

PC55 QUALITY AND SPEED OF MAJOR AND NON-MAJOR APPLICATIONS

The Head of Development Management and Enforcement presented the standing Speed and Quality Report. He said that the statistics were excellent but that there was always a need to “keep eyes on the ball”.

He updated Members regarding the pending Major Planning Appeals:

- UTT/24/3061/OP- Land North of Wicken Road, Newport had been heard the previous day.
- UTT/24/2359/FUL- Land to the East of May Walk, Stansted; the appeal had been dismissed.
- UTT/24/0543/OP- Land North of Bedwell Road, Ugley and Henham. Public inquiry scheduled for 2 December 2025.

The Chair said that this report had presented a very good set of results and showed just how effective the Planning Committee could be.

The report was noted.

PC56 UTT/25/1908/DFO - LAND SOUTH OF STORTFORD ROAD, GREAT DUNMOW

The Senior Planning Officer presented a Reserved Matters application for approval for the layout, scale, appearance, landscaping, and associated details for the development of 272 dwellings, including affordable housing, in accordance with the outline planning permission (UTT/18/2574/OP). The proposal also seeks to discharge Condition 35 of the outline consent which relates to SuDS.

She 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 a revised parking layout had been received to resolve the previously identified problem of triple tandem Parking, with amendments largely limited to minor alterations to garage dimensions, turning them into storage units. They had to be clearly designed as for goods storage not for vehicle storage.
- Said that the overall number of parking spaces were considered to be adequate.
- Said there had been no indications as to a Health facility being included but that this was covered within the S106 Agreement, which was locked.
- Said that the public space area provided was sufficient for residents.
- Said that any clarification in respect of easements was a matter for the developer.

Members discussed:

- The positive aspect of 116 affordable homes and a walkway to the school.
- Doubts about whether a Health facility would be built.
- Design concerns expressed as well as positive comments.
- Insufficient play space.
- Concerns that the change of elevation design of garages to storage units had not been reflected. The need to condition the look of the storage units. The Urban Design Officer and Planning would be involved in any discussions.
- Solar panels in relation to energy statements.

Councillor Emanuel proposed approval of the application, together with a further condition in respect of the design of the storage units such that they bore no resemblance to garages. This was seconded by Councillor Lemon.

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, together with a further condition in respect of the design of the storage units.

A Owen (Applicant) spoke in support of the application.

PC57 UTT/25/2099/FUL - LAND TO THE WEST OF BUTLERS LANE, SAFFRON WALDEN

The Senior Planning Officer presented an application seeking retrospective planning permission under Section 73A of the Town and Country Planning Act 1990 for the construction of a farm irrigation reservoir on land to the west of Butlers Lane, Saffron Walden. He referred to the Addendum List and advised that Ecology's recommended planning condition be added to the listed conditions.

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 most of the previous work had not been done by cut and fill but through importation of additional soil; all of which would have been licensed by the Environment Agency with no risk of contamination.
- Said that the Landscape Officer was satisfied with the proposals.
- Said it was not known how much further work would be necessary.
- Said that there was clearly a need for the reservoir to be completed as soon as possible.
- Said that improved relationships between the applicant and the public could be established through an extensive Construction Management Plan (CMP) in the event of further soil importation.

The Head of Legal confirmed that the application was valid, this was a Section 73A Retrospective application for the construction of a farm reservoir.

Members discussed:

- Concerns in respect of flooding, Environment Agency issues and landscaping. It was stated that the Environment Agency would not comment on such issues due to it being below their threshold.
- This being a positive application which would help the farmer and there being no negative comments from statutory consultees.
- The need to have a strong CMP condition in place, also covering wheel washing requirements and notifications of any soil importations. The comments made by Essex CC Highways in Appendix 1 were referred to in respect of a CMP. Any possible vehicle routing could not be enforced by UDC.
- The need for relationships between the applicant and the public to be strengthened through improved communication channels.
- The possibility of strengthening Condition 2 of Landscaping to include ensuring that if any plants died, they would be replaced along with a request from Councillor Emanuel to refrain from the use of whips in favour of more established planting.

Councillor Loughlin said that she was happy to propose approval, provided that a CMP was included within the conditions. Councillor Church said how important it was for the applicant to engage with the local community; he seconded the motion.

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, together with a CMP, a strengthened landscaping condition and an Ecology condition.

Councillor J Moran, J Gray and C Pardue spoke against the application and J Duke (Applicant) spoke in support of the application.

The meeting adjourned between 11.35 and 11.50 for a comfort break.

PC58 **UTT/23/1719/FUL - LAND TO THE EAST OF CLAPTON HALL LANE, GREAT DUNMOW**

The Senior Planning Officer presented an application for full planning permission for 22 dwellings on land to the east of Clapton Hall Lane, Great Dunmow. The proposal includes the formation of a new vehicular access from Clapton Hall Lane, associated landscaping, public open space, and sustainable drainage features. She said that she considered that the benefits outweighed the harms.

She recommended that the application be approved, subject to a S106 and conditions set out in sections 17 and 18 of the report.

In response to questions from Members, officers:

- Confirmed that they were satisfied with the ecology work.
- Confirmed that the Environmental Health comments previously made in March 2025 were still valid and up to date.
- Said that Policy S7 carried limited weight in this particular instance.
- Said that regarding accessibility, there was pedestrian access and that there was a short walk to a bus stop.
- Said that in terms of sustainable energy, Condition 24 could look to encourage solar panels use.
- Said that National Space standards concerns had been resolved.
- Said that the noise impact on some homes was up to 60 decibels against the standard of 55 decibels but that a bund had been included to mitigate noise concerns as much as practicable.
- Said that a Treatment unit would alleviate any concerns of foul water being discharged into the brook, as expressed by the Parish Council.
- Said that there were no play areas but there were two small green open spaces which met requirements.

At this point Councillor Church declared a non-pecuniary interest as he had previously had a professional relationship with the architect; he indicated that he had no tendency or inclination that would prevent impartial consideration of the

application, meaning that he was able to listen to the views of all sides before deciding how to vote.

Members discussed:

- The development looking attractive.
- The possible pepper potting of the affordable homes. Officers confirmed that this did not apply in this instance as there were only 9 affordable homes; clusters only applied when there were more than 10 affordable homes.
- External noise concerns: however, it was noted that there were a number of dwellings already in place on the other side of the A120. The Head of Legal referred Members to paragraph 14.7.10 which stated that “the noise impact on external amenity spaces will have to be balanced against this requirement from a broader planning perspective.”
- A positive response to a bund being put in place to provide mitigation against noise.
- Air pollution concerns: officers confirmed that any such concerns would have been picked up by Environmental Health.

Councillor Emanuel said that her only concern was about noise and proposed approval of the application. This 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 and 18 of the report and completion of a s106 Obligation Agreement in accordance with the Heads of Terms as set out.

T Cannon (Agent) spoke in support of the application.

PC59 UTT/25/1219/FUL - CAR PARK, OLD MEAD ROAD, HENHAM

This item had been withdrawn by the applicant prior to the meeting.

PC60 UTT/25/2460/FUL - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN

The Senior Planning Officer presented an application for a suite of energy efficiency and decarbonisation works to the Council Offices at London Road, Saffron Walden. The building is Grade II listed and located within the Saffron Walden Conservation Area.

She recommended that the application be approved, subject to the conditions set out in section 16 of the report.

Members discussed:

- Secondary glazing.
- Positive application of solar panels on the modern side of the building.
- Possible heat pump noise concerns impacting on properties in Saxon Way. Condition 13 covered such matters.

- The need to include a CMP to ensure good traffic flow continued around London Road.

Councillor Emanuel proposed approval of the application, together with inclusion of a CMP. 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 16 of the report, together with a CMP.

PC61 UTT/25/2461/LB - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN

The Senior Planning Officer presented an application seeking Listed Building Consent for internal and external works to facilitate the installation of low-carbon and energy efficiency measures at the Council Offices, a Grade II listed building within the Saffron Walden Conservation Area.

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

All Members supported the proposal.

Councillor Emanuel proposed approval of the application. 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.

The meeting ended at 12.47 pm.