

**PLANNING COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES,  
LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on WEDNESDAY, 13 MAY  
2026 at 10.00 am**

- Present: Councillors J Emanuel and R Freeman (Co-Chairs)
- Councillors G Bagnall, N Church, G Driscoll, R Haynes,  
M Lemon, R Pavitt and M Sutton
- Officers in attendance: N Brown (Head of Development Management and Enforcement), T Aregbesola (Planning Officer), C Gibson (Democratic Services Officer), G Henry (Senior Planning Officer), R McKeown (Essex CC Highways), M Shoesmith (Strategic Applications Team Leader), C Stephenson (Planning Lawyer) and A Vlachos (Principal Planning Officer)
- Public Speakers: A Balaam, G Brimmer, Councillor J Cheetham, B Critchley, Councillor S Gill, M Hayton, L Martin, Councillor J Moran, G Pettit, L Sivyver, M Thomas and R Young.

**PC109 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Councillor Emanuel took the Chair for the start of the meeting. Tribute was paid to Councillor Loughlin for her contribution to the Planning Committee over 25 years.

There were apologies for absence from Councillor Criscione.

Declarations of interest were made by:

- Councillor Bagnall- Ward Councillor. He had called the item in but remained open-minded and was prepared to hear the evidence and representations before reaching a decision (Item 6).
- Councillor Sutton- Ward Councillor. She remained open-minded and was prepared to hear the evidence and representations before reaching a decision (Item 6).
- Councillor Emanuel- She had previously worked with Clavering PC, but her view was not prejudiced (Item 5).

**PC110 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 8 April 2026 were approved as an accurate record.

**PC111 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 very healthy quality performance was reported.

He updated members on the pending Major Planning Appeal for Land near Pelham Substation (UTT/25/1224/FUL); this had been changed to an Informal Hearing with written submissions required by 15 May 2026.

The report was noted.

**PC112 UTT/25/2027/OP - WATER CIRCLE, GREEN STREET, ELSENHAM**

The Senior Planning Officer presented an application for Outline planning permission with all matters reserved for subsequent approval, for the development of land within Use Classes B2 (general industrial), B8 (storage and distribution/data centre, E(g)(i) (research and development), E(g)(iii) (industrial processes), demolition and removal of existing structures and hardstanding and replacement of existing Waste Water Treatment Works and new electricity substation and associated works. This matter had been deferred from the previous meeting.

She provided Members with a verbal update on movements since the Addendum List had been produced.

- She outlined proposed minor amendments to condition 47 whereby the first line would be deleted and reference to 24 hours of operation would be removed.
- In line with the Environment Agency response to condition 52, officers considered it appropriate that each reserved matters application would need to target and/or achieve a BREEAM excellent rating.
- Officers were seeking delegated authority to deal with subsequent conditions from Environment Agency (as the EA response states it may be necessary for conditions relating to groundwater levels and implementation of a Hands-Off Level).
- Also, in accordance with Core Policy 34, a further condition would be required for disposal of foul water.
- The Office Cascade Mechanism listed under condition 55 would be deleted, in favour of a legal agreement.
- She referred to the late submission by Takeley Parish Council of a further Transport objection.

She then updated Members on progress made following the previous deferral.

She recommended that the application be approved subject to those items set out in section 17 of the report, together with subsequent amendments detailed above.

In response to questions from Members, officers:

- Clarified matters relating to Core Policy 4 in respect of employment needs and the links to Core Policy 48.

- From ECC Highways confirmed that the transport update report from Railton had been seen and considered but that it had not changed their conclusion. Both Hall Road and Parsonage Road were classified as secondary distribution roads and were considered appropriate.
- From ECC Highways said that the MOVA traffic lights system was due to start at the Four Ashes junction that day.
- From ECC Highways said that in respect of the impact on pedestrians at the junction, green lights showed for 6 seconds but pedestrians had more time than that available to cross the road.
- From ECC Highways said that very little residual capacity was left at the junction.
- Said that ECC Highways were considered to be the “independent assessor” on transport matters but that the Railton report should not be disregarded.
- Said that the outstanding 10% biodiversity net gain would be raised to 20% in the Draft Head of Terms within the S106 to ensure policy compliance.
- Said that the whole site was not all brownfield.
- Clarified the proposed heights of the buildings on the map.
- Said that the Environment Agency had indicated that they were satisfied with the proposed mitigation arrangements for water resources as proposed by the applicant.
- Said that Natural England had not raised any objections to the application.
- Said that in respect of transport arrangements, the intention was for HGVs to turn right out of the site.
- Said that the employment site was covered by various Core Policies. CPs 45, 4, 48 and 46 were all mentioned.
- Confirmed that the Office Cascade Mechanism, listed under condition 55 would be deleted in favour of a legal agreement.

Members discussed:

- The site already having office facilities and any additional development could be seen to be highly speculative.
- Paragraphs 116 and 117 of the NPPF not being met.
- Conflicts with CP4, CP32, CP12 and CP48.
- Significant HGVs movements at the Four Ashes junction.
- Impact on the CPZ with the loss of quality agricultural land.
- The need to distinguish between the unallocated part of the site and the portion of the site allocated for employment uses.

Councillor Bagnall proposed refusal of the application. For the expanded part of the site (not allocated for employment uses) on grounds of CP4, CP12, CP32 and CP48. For the allocated part of the site CP32, linked to B8 concerns.

This was seconded by Councillor Pavitt.

RESOLVED that the Strategic Director of Planning be authorised to refuse permission for the development in accordance with the above motion.

*B Critchley, G Pettit and Councillor J Cheetham (Takeley PC) spoke against the application. M Hayton and L Martin (Applicant) spoke in support.*

*The meeting had adjourned earlier from 11.35 am to 11.45 am and broke for lunch between 1.15 pm and 1.50 pm.*

*The meeting resumed after lunch with Councillor Freeman in the Chair.*

PC113 **UTT/25/2897/OP - LAND TO THE WEST OF CLATTERBURY LANE, CLAVERING**

The Principal Planning Officer presented an Outline application with all matters reserved except access for the construction of up to 9 residential dwellings.

He recommended that the application be approved, subject to the conditions set out in section 17 of the report. This application had been called-in by Councillor Oliver.

*The meeting briefly adjourned between 2.05 pm and 2.15 pm.*

In response to questions from Members, officers:

- Confirmed that the site was within the existing built area of Clavering, rather than outside, and was considered to be sustainable.
- Said the site was not found to be an infill development in the officer's report but rather 'bookending' the built envelope of the village.
- Said it was not in an isolated location.

Members discussed:

- The fact that there had not been a site visit and the benefits that could be gained from such a visit to ensure a greater understanding of the location.

Councillor Freeman (from the Chair) proposed deferral of the application, in order that Members could undertake a site visit prior to consideration.

This was seconded by Councillor Bagnall.

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

*L Sivyler, R Young and Councillor S Gill (Clavering PC) spoke against the application. M Thomas (Agent) and A Balaam (Applicant) spoke in support.*

*The Head of Development Management and Enforcement left the meeting at this point and was replaced by the Strategic Applications Team Leader.*

PC114 **UTT/25/2984/FUL - BURBANK, 37 CLARENDON ROAD, LITTLE CANFIELD**

The Planning Officer presented an application for demolition of existing building and existing garage and erection of 4 new residential dwellings with associated access, parking and landscaping.

The Planning Officer recommended that the application be approved, subject to the conditions set out in section 17 of the report. The matter had been called in by Councillor Bagnall on behalf of the Parish Councils.

In response to questions from Members, officers:

- Said that in relation to para 14.3.9.4 of the report that the land was considered large enough for 4 dwellings, with no detrimental impact.
- Said that access arrangements for vehicles were considered adequate.
- Said there was no reference to “Backland development” in the new Local Plan.

Members discussed:

- Whether adequate parking arrangements were in place for all plots and for visitors. There appeared to be one space short.
- The dimension sizes of garages.
- The siting of bins within garages.
- Arrangements for waste collections and whether a swept path analysis had been undertaken.
- The size and positioning of the hammerhead, together with concerns that emergency vehicles might not be able to access the new dwellings.
- The concerns expressed by Urban Design about the 2.5 storey heights of the dwellings.
- The general unsympathetic design of the dwellings.
- Whether to recommend refusal of the application or prefer deferral.

Councillor Freeman (from the Chair) proposed deferral of the application in order to clarify parking arrangements for each property and visitors, the sizes of the garages, the design of the dwellings in respect of their height and whether they fitted with the character of the area, the need for a swept path analysis and to review the position of the hammerhead and road layout.

This was seconded by Councillor Driscoll.

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

**PC115 UTT/26/0493/FUL - LAND AT SANDONS FARM, KATES LANE, ASHDON**

The Principal Planning Officer presented an application for the erection of new agriculturally tied self-build dwelling at Sandons Farm, associated 2-bay cartshed, new driveway and vehicular access from existing private driveway to Sandons Farm.

He recommended that the application be approved, subject to those items set out in section 17 of the report. This application had been called-in by Councillor Moran.

In response to questions from Members, officers:

- Said that the comparative analysis had been done for context and the proposal was modest in scale.
- Said that all drainage concerns had been addressed within the conditions.
- Said that the proposed property was in Flood Zone 1.
- Said that Condition 3 adequately addressed the occupation of the property by a rural worker only.

Councillor Moran was invited to address the meeting. He thanked the Planning Officers for compiling the conditions in a sympathetic way that greatly helped the application, such that Ashdon Parish Council were not opposed to the application.

Councillor Emanuel proposed approval of the application, and this was seconded by Councillor Sutton.

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

*G Brimmer (Agent) spoke in support of the application.*

*The meeting ended at 3.33 pm.*