

**PLANNING & ROAD TRAFFIC COMMITTEE****SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in the COUNCIL CHAMBER of the TOWN HALL on **Thursday 14<sup>th</sup> June 2018 at 7.30pm**

Present: Councillors: Freeman (Chairman), Eastham, K Eden, S Eden, and Gadd

Also Present: Chloë Fiddy (Town Council/ Admin)

P & RT 552-18	<p><b>Apologies for absence</b></p> <p>Apologies were received and accepted from Cllrs Coote Fairhurst, and Shah.</p>
P&RT 553-18	<p><b>Declarations of Interest</b></p> <p>Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee.</p> <p>Cllrs Eastham and Gadd declared pecuniary interests in Min Ref P &amp; RT 560-18.</p>
P & RT 554-18	<p><b>Public Speaking Time</b></p> <p>There were no members of the public present.</p>
P & RT 555-18	<p><b>Minutes of the Planning and Road Traffic meeting on 24<sup>th</sup> May 2018, at 7.30pm</b></p> <p>The minutes were approved and signed.</p>
P & RT 556-18	<p><b>Planning application Land East of Thaxted Road, Saffron Walden</b></p> <p>Committee noted that Town Council Officers attended a meeting with UDC planning officers and Kier representatives on 23<sup>rd</sup> May 2018 and considered any specific requests for S.106 monies. It was</p> <p><b>Resolved:</b></p> <p>a) That any approved development must provide sufficient on-site playgrounds and green space in accordance with UDC guidelines and that the balance of the monies must be dedicated to a starter fund for sports and community facilities and natural or semi natural land in accordance with the recommendations in the Open Space, Sport Facility and Playing Pitch Strategy (The Landscape Partnership, 2012)</p>

	<ul style="list-style-type: none"> <li>b) That the precedent set by the Gladman development for contributions towards cycling and pedestrian infrastructure will be replicated for any future development, on a pro-rata and index-linked basis.</li> <li>c) That such amount as Essex County Council recommends for Highways mitigation works must be contributed, without being limited to any particular scheme.</li> </ul>
P & RT 557-18	<p><b>Presentation from Grosvenor on the subject of potential development of North Uttlesford Garden Community</b></p> <p>Cllr K Eden gave a verbal update on the presentation by Grovesnor on the potential development of North Uttlesford Garden Community, with the following summary of the concerns expressed by the Councillors and Town Council Officers at the presentations:</p> <ul style="list-style-type: none"> <li>a) That the development will be built, not by Grovesnor, but by individual building companies who will buy land from Grovesnor and who will then build the estate piecemeal and not as a whole.</li> <li>b) Noting the above, that the development will almost certainly not be built to the vision which is being presented by Grovesnor.</li> <li>c) That the development, especially the affordable housing and public services such as schools, may not be completed, or if completed, not to an acceptable timescale.</li> <li>d) That the development as currently presented includes several green fields which will almost certainly be subject to subsequent building pressures, such that the current proposal of 5,000 houses will likely later evolve to far greater numbers with accompanying loss of green space.</li> <li>e) That the proposed housing density of 45 homes per hectare is at the higher end of the Uttlesford scale, and that without clearly protected green spaces very close to these homes, the living standards of the residents would be compromised.</li> <li>f) That the proposed housing density will not allow for the homes to have gardens.</li> <li>g) That the economics of the Liverpool One development by Grovesnor is not comparable because it retained the lease to these properties.</li> <li>h) That the economics of the Liverpool One development raise questions in themselves as to the viability of the North Uttlesford Garden Community.</li> </ul>
P & RT 558-18	<p><b>Parking on Catons Lane and Little Walden Road</b></p> <p>Committee noted that Cllr Asker is arranging a consultation amongst residents to provide an initial assessment of attitudes towards the potential removal of some residents' parking spaces along Catons Lane and introducing double yellow lines along the top of Little Walden Road.</p>
P & RT 559-18	<p><b>Worker Parking Permits in Swan Meadow Car Park</b></p> <p>Committee noted that the UDC Car Parking Strategy Plan for Saffron Walden has been rescheduled from 2017 to 2018 and expressed its dismay at the delay. It was</p> <p><b>Resolved:</b> Without additional delay, to request a trial period of 30 permits to be issued to local businesses for their staff on a "first come, first served" basis.</p>

P & RT 560-18	<p><b>Article 4 Direction on Save the Railway Arms Pub</b></p> <p>Committee noted that UDC is considering the Article 4 Directive on the Railway Arms Pub and questioned whether new laws surrounding Article 4 directives might have an impact on this current request.</p>
P & RT 561-18	<p><b>Pavement Parking on Jordan Close</b></p> <p>Committee discussed pavement parking in general and the Jordan Close location in particular and it was</p> <p><b>Resolved:</b> That Town council Officers would make an application to the Local Highways Panel for bollards to be installed on Jordan Close.</p>
P & RT 562-18	<p><b>Tukes Way initial application for TRO and double yellow lines</b></p> <p>Committee discussed the ongoing problem of dangerous parking on the corners on Tukes Way and noted that despite claims that works on the corner property were now finished, that works vans continue to be parked on the corner. It was</p> <p><b>Resolved:</b></p> <p>To extend the informal consultation to all residents on Tukes Way and that Cllrs K Eden and S Eden would assist with the logistics of this.</p>
P & RT 563-18	<p><b>Community Infrastructure Levy</b></p> <p><b>Committee discussed the Community Infrastructure Levy (CIL) and it was</b></p> <p><b>Resolved:</b> That the Town council would make a formal request to Uttlesford district Council to adopt the CIL.</p>
P & RT 564-18	<p><b>Neighbourhood Plan</b></p> <p>Chloë Fiddy gave the Committee a verbal update on the emerging Neighbourhood Plan and confirmed that the first draft is almost entirely written and will shortly be submitted to the Neighbourhood Plan Steering Committee for comments and revision as appropriate.</p> <p>Cllr Eastham added that the Neighbourhood Plan process is being organised inclusively and interactively and that as a result the team is enthused and is coming up with forward thinking and positive ideas.</p>
P & RT 565-18	<p><b>Planning Applications:</b></p> <p>The following planning applications were considered and responses agreed:</p>
A	<p><b>UTT/18/0766/HHF</b> Two storey side extension and internal repairs to the roof of the detached rear garage/store. 14 Dawson Close Saffron Walden CB10 2AR. Expires 1 June.</p>

Signed as a true and accurate record .....

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	Noted with no objections
B	<p><b>UTT/18/1270/FUL*</b> Erection of 7m high CCTV pole with 2 no. fixed cameras covering the Common green area and car park ticket machine. Car Park, The Common. Expires 14 June.</p> <p>Noted with no objections.</p>
C	<p><b>UTT/18/1285/LB* New boiler flue.</b> 2 Audley End Village Audley End Road. Expires 4 July.</p> <p>Subject to plans meeting approval of Conservation Officer, noted with no objections</p>
D	<p><b>UTT/18/1301/FUL</b> Installation of free-standing, open-sided, steel-framed canopy with polycarbonate roof, with a food serving pod proposed at one end. Minor landscaping works proposed to provide access to canopy. Saffron Walden County High School Audley End Road. Expires 13 June.</p> <p>Noted with no objections.</p>
E	<p><b>UTT/18/1318/HHF</b> First floor front extension. 82 Long Horse Croft. Expires 14 June.</p> <p>Noted with no objections.</p>
F	<p><b>UTT/18/1319/HHF</b> Demolish existing outbuilding. Single storey front, two storey side and part two-storey part single storey rear extensions. 128 Ashdon Road. Expires 18 June.</p> <p>Cllr Gadd declared a non-pecuniary interest as the applicant is known to him.</p> <p>Noted with no objections.</p>
G	<p><b>UTT/18/1303/FUL</b> Application to vary condition 7 of planning permission UTT/17/1782/FUL (Amendment to application UTT/13/0268/FUL in terms of design and layout, variation of conditions 8 and 27 to amend the control over retail space details relating to materials, landscaping, cycle parking energy efficiency, lighting, drainage and remediation included) to allow for the unrestricted sale of Class A1 goods (non-food only) and the insertion of a mezzanine floor. Site At Thaxted Road Former Civic Amenity And Granite Site Thaxted Road. Expires 15 June.</p> <p>Noted with no objections.</p>
H	<p><b>UTT/18/1368/FUL</b> Conversion to alter the existing building formerly divided into 17 self-contained bed-sit flats, to form 11 self-contained flats, comprising 7 two bedroomed flats and 4 one bedroomed flats, together with associated landscaping, parking, boundary treatments, building repairs, re-roofing, decorating, external lighting, reinstatement of</p>

	<p>original window form to rear replacing aluminium windows, and erection of cycle stores (alternative scheme to that approved under planning permission UTT/17/0728/FUL). Hill House, 75 High Street. Expires 27 June.</p> <p>Noted with no objections</p>
I	<p><b>UTT/18/1425/LB</b> Internal and external refurbishments and alterations to all floors of existing building formerly divided into 17 no. self-contained bed-sit flats to form 11 no. flats including removal of porch and non-original internal walls, re-roofing, reinstatement of original window form to rear replacing aluminium windows, reinstatement of pavement lights, installation of screening for gas meter boxes, repairs to and reinstatement of coping stones, removal of existing timber fence and addition of metal railings and sliding gate. Removal, repositioning and replacement of rooflights and installation of boiler flues and vents (alternative scheme to that approved under Listed Building Consent UTT/17/0729/LB) Hill House, 75 High Street. Expires 27 June.</p> <p>Noted with no objections.</p>
J	<p><b>UTT/18/1431/HHF</b> Erection of single storey link extension and conversion of garage to residential accommodation. 69B Ross Close. Expires 26 June. It was</p> <p><b>Resolved</b> To object to this application on the grounds of:</p> <ul style="list-style-type: none"> <li>a) Loss of off-road parking;</li> <li>b) Adverse impact on the street scene</li> </ul>
K	<p><b>UTT/18/1447/LB</b> Single storey rear extension, replacement of 2 no. roof lights with 2 no. dormer windows. Internal alterations including installation of new room sealed wood burner and changes to door openings on ground floor, restoration of fire places to first floor (for decorative purposes), new staircase joining first/second floor and conversion of existing attic to bedroom with en suite (alterations to the scheme approved under Listed Building Consent UTT/17/3608/LB to incorporate an alteration to the fenestration in the new extension, and to introduce double doors to the proposed store). 8 Castle Street. Expires 29 June.</p> <p>Noted with no objections.</p>
L	<p><b>UTT/18/1438/HHF</b> Two-storey rear extension, loft extension, replacement porch extension and raised deck to rear. 4 Summerhill Road. Expires 27 June.</p> <p>Noted with no objections.</p>
M	<p><b>UTT/18/1467/FUL</b> Application to vary condition 2 from planning permission UTT/14/3763/FUL (from permitting only the sale of 'items which are required for repair and maintenance, alterations or improvement of premises...' to 'DIY goods, furniture, floor coverings, leisure and garden products, motor accessories, electrical, homewares and pet/pet related products and ancillary veterinary surgeries and animal grooming,</p>

	<p>other non-bulky goods, but not including fashion wear items or fashion foot wear'). Homebase Limited Elizabeth Close. Expires 29 June.</p> <p>Noted with no objections.</p>
N	<p><b>UTT/18/1480/HHF</b> Single storey extensions with rooflights to east elevation, single storey hall extension to west elevation, rebuild existing lean-to and add lantern. Internal alterations and replacement of all existing windows and doors. 6 Hill Top Lane. Expires 2 July.</p> <p>Noted with no objections.</p>
O	<p><b>UTT/18/1531/HHF</b> Erection of two storey side extension, front porch and part two storey and part single storey rear extension. 31 Ashdon Road. Expires 6 July.</p> <p>Noted with no objections.</p>
P	<p><b>UTT/18/1537/HHF</b> Replacement of existing flat roof with pitched roof to form attic accommodation with dormer window to rear. 25 Highfields. Expires 5 July.</p> <p>Noted with no objections.</p>
Q	<p><b>UTT/18/1539/HHF</b> Replacement of existing flat roof with pitched roof to form attic accommodation with dormer window to rear. 27 Highfields. Expires 5 July.</p> <p>Noted with no objections.</p>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 566-18	<p><b>Urgent Information Items</b></p> <p>There were no urgent information items</p>
P & RT 567-18	<p><b>Date and time of Next Meetings</b></p> <p>Planning &amp; Road Traffic Committee meeting on Thursday 28<sup>th</sup> June 2018</p>
	<p><b>Confidential Item – Exclusion of Press and Public (Part II meeting)</b></p> <p>To resolve that under the Public Bodies (Admission to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the public and accredited representatives of newspapers be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.</p>
P & RT 568-18	<p><b>Request for Easement through Town Council Property</b></p> <p>Committee noted request for easement through Town Council property and it was</p> <p><b>Resolved:</b></p>

	That Officers should proceed with the contract as proposed.
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The Chairman closed the meeting at 9.20 pm.