

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 11th January 2018 at 7.30pm**

Present: Councillors Freeman (Vice Chairman) Coote, K Eden, S Eden and Shah (from Min Ref P & RT 477-18)

Also Present: Lisa Courtney (Town Clerk)

P & RT 454-18	<p>Apologies for absence</p> <p>Apologies were received and accepted from Councillor S Anjum. In the absence of the Committee Chair, the Vice Chair took the meeting.</p>
P&RT 455-18	<p>Declarations of Interest</p> <p>Cllr Freeman declared a generic non-pecuniary interest as a District Councillor for Uttlesford District Council (UDC) and as a Member of UDC Planning Committee.</p> <p>Councillor Freeman further declared a non-pecuniary interest as he is friends with the resident living in number 6 Landscape View as per Min Ref P & RT 478-18 M</p>
P & RT 456-18	<p>Public Speaking Time</p> <p>There were no queries or matters arising</p>
P & RT 457-18	<p>Minutes of the Planning and Road Traffic meeting on 21st December 2017</p> <p>Minutes from the Planning and Road Traffic meeting were taken as a true account of the meeting and were agreed and then signed by the Chairman.</p>
	Councillor Shah arrived to the meeting
P & RT 458-18	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed : The following applications contain those carried forward from the cancelled P & RT meeting on 7th December 2017 (A – M inclusive, N onwards are new receipts)</p>
A	<p>UTT/17/3382/AV 1 no. non-illuminated and 1 no. internally illuminated fascia signs and 3 no. branded parasols - Site Rear Of Aldi Thaxted Road. Expires 12 January.</p> <p>Resolved:</p> <p>To note with no objections but to express concerns regarding the height of the signage as this large size could encourage other, future applications in this vicinity to also submit planning applications for large signs.</p>

Signed as a true and accurate record

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B	<p>UTT/17/3413/OP Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m2 of B1, B2 and or D2 floor space in the alternative, (with the maximum GIA of the D2 floor space not to exceed 940m2) and the erection of up to 335m2 of A1 floor space (with the net retail sales area not to exceed 279m2 GIA) together with associated open space, landscaping, parking and supporting Infrastructure - Commercial Centre Ashdon Road. Expires 15 January.</p> <p>Resolved: To defer this to the next Planning & Road Traffic Meeting on Thursday 25th January when the developers will be in attendance</p>
C	<p>UTT/17/3508/FUL Erection of 1 no. 2 storey Light Industrial Unit (B1) - W Hart And Son Ltd Shire Hill. Expires 15 January.</p> <p>Resolved: Noted with no objections</p>
D	<p>UTT/17/3574/FUL Section 73A retrospective application for change of use of single storey garage space into sole trader nail bar business - 97 Goddard Way. Expires 18 January.</p> <p>Resolved: To object to this application on the following grounds</p> <ul style="list-style-type: none"> (i) That this application for business use is in the middle of a large, residential area. This business could have a significant impact on the overall residential environment; especially when recognising that whilst this application is for a small business use, once business use is granted the garage could then further be used for any future business which is highly inappropriate in a residential area. The application is therefore contrary to Gen2 Design of the current UDC Local Plan (ii) That the application would have a detrimental impact on the residents of Goddard Way, the noise and smells from the nail bar are a disturbance to the residents. The application is therefore contrary to Gen4 Good Neighbourliness of the current UDC Local Plan (iii) The introduction of a business use will increase the volume of traffic visiting the premises and this will have a negative impact on the availability of parking for local residents. The application is therefore contrary to Gen8 Vehicle Parking Standards of the current UDC Local Plan
E & F	<p>UTT/17/3607/HHF* Single storey rear extension, replacement of 2 no. roof lights with 2 no. dormer windows – 8 Castle Street. Expires 15 January.</p> <p>UTT/17/3608/LB* 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 – 8 Castle Street. Expires 15 January.</p> <p>Resolved:</p>

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	To note this application with no objections but to add an informative to the Committees' response is that concerns were expressed regarding overlooking from the converted bedroom (from attic) to the verger's cottage. The Committee therefore would recommend that the window in the new bedroom was angled so that it did not look directly onto the nearby verger's cottage and that the window contained obscure glazing to further protect the privacy of the vergers cottage.
G	UTT/17/3611/FUL Proposed alterations to windows. Harts House, Shire Hill. Resolved: Noted with no objections
H	UTT/17/3614/HHF Erection of first floor side extension above existing garage - 1 Upsheres. Expires 12 January. Resolved: Noted with no objections
I & J	UTT/17/3626/HHF Proposed external alterations including removing existing external fire escape and first floor external door and replacing with window, removing existing shed and construct new shed and log store, extend and resurface existing driveway replacing existing timber sleeper edgings with granite kerbs, remove existing external light above entrance to dining hall and install new external lights adjacent to both external doors - 1 Myddylton Place. Expires 17 January. UTT/17/3627/LB Proposed external alterations including removing existing external fire escape and first floor external door and replacing with window, removing existing shed and construct new shed and log store, extend and resurface existing driveway replacing existing timber sleeper edgings with granite kerbs, remove existing external light above entrance to dining hall and install new external lights adjacent to both external doors. Internal alterations including forming an opening in wall between kitchen and utility room, remove door and block up opening between dining hall and kitchen, create new utility room/boot room in existing room, remove sanitary ware from first floor bathroom and installing new cupboards, install sanitary ware in existing first floor bedroom to create shower room and extend central heating system - 1 Myddylton Place. Expires 17 January. Resolved: Noted with no objections
K	UTT/17/3661/FUL Proposed erection of detached 4 bedroom agricultural dwelling and detached garage/workshop. Butlers Farm Butlers Lane Resolved: Noted with no objections on the conditions that the property is at all times associated with agricultural business and that it concurs with the comments made by the officer on pre-application conditions.

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L	<p>UTT/17/3706/LB Replacement of 2 No windows to front elevation. 17 East Street, Saffron Walden</p> <p>Resolved: Noted with no objections</p>
M	<p>UTT/17/3711/HHF Section 73A Retrospective application for the erection of a single storey extension. 8 Landscape View</p> <p>Councillor Freeman declared a non-pecuniary interest as he is friends with the resident living in number 6 Landscape View.</p> <p>Resolved: Committee noted with no objections.</p>
N	<p>UTT/17/3718/FUL Widening of existing vehicular access - Stonebridge Farm Little Walden Road. Expires 18 January.</p> <p>Resolved: Noted with no objections</p>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 459-18	<p>Urgent Information Items</p> <p>There were no urgent information items</p>
P & RT 460-18	<p>Date and time of Next Meetings</p> <p>Planning & Road Traffic Committee meeting on Thursday 25th January 2018</p>
P & RT 461-18	<p>Confidential Item – Exclusion of Press and Public (Part II meeting)</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 462-18	<p>Request for Surface Water Drainage Easement across Town Council owned land</p> <p>The Town Clerk gave a verbal update to the Committee regarding correspondences on this matter. It was</p> <p>Resolved: To note the report as given and that the Town Clerk be requested to continue negotiation with the requestor, noting that the Town Council wishes the contractor to carry out works to the ditch as previously discussed. This should be the initial point on which agreement should be reached and once this matter is resolved, further discussions may be had regarding the easement, permission, monies due and process of this work.</p>

The Chairman closed the meeting at 8.30pm

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