

**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 22nd February 2018 at 7.30pm**

Present: Councillors S Anjum (Chairman) Coote, K Eden, S Eden, and Goddard and Shah

Also Present: Claire Haddock (Admin).

P & RT 468-18	<b>Apologies for absence</b>  Apologies were received and accepted from Councillors Fairhurst and Freeman.
P&RT 469-18	<b>Declarations of Interest</b>  There were no Declarations of Interest.
P & RT 470-18	<b>Public Speaking Time</b>  There were no members of the public present
P & RT 471-18	<b>Minutes of the Planning and Road Traffic meetings held on 8<sup>th</sup> February 2018</b>  Minutes from the Planning and Road Traffic meetings were taken as a true account of the meetings and were agreed by Committee and then signed by the Chairman.
P & RT 472-18	<b>Planning Applications:</b>  The following planning applications were considered and responses agreed:
A	<b>UTT/17/3574/FUL</b> (revised) Section 73A retrospective application for change of use of single storey garage space into sole trader nail bar business. 97 Goddard Way. Expires 1 March.  The Town Council objected to the original application – a copy of objection was attached to the agenda for information. .  <b>Resolved:</b> Committee agreed to object as per their previous objection, nothing had changed it is still a business operating from a residential property.  (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

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

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	<p>(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</p> <p>(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</p>
B	<p><b>UTT/18/0171/LB</b> Installation of a Multi-fuel stove with SS flue liner, Installation of fire wall in loft, recovering of front roof slope, replacement of boiler and reposition of boiler flue to rear elevation. 31 Castle Street. Expires 5 March.</p> <p><b>Resolved:</b> Noted with no objections</p>
C	<p><b>UTT/18/0310/LB</b> Replace roofing, flashings and repoint chimney. 17 East Street. Expires 8 March.</p> <p><b>Resolved:</b> Noted with no objections</p>
D	<p><b>UTT/18/0358/HHF</b> Loft conversion with rear facing dormer. 3 Fitzpiers, CB10 2BD. Expires 19 March 2018.</p> <p><b>Resolved:</b> Committee objected and asked for this to be called into UDC Planning as it was out of keeping with neighbouring properties, it is stating to have UPVC windows within the conservation area.</p>
E	<p><b>UTT/18/0359/HHF</b> Two-storey side extension. 21 Church Field. Expires 7 March.</p> <p><b>Resolved:</b> Noted with no objections</p>
F	<p><b>UTT/18/0382/HHF</b> Conversion of garage to living accommodation. Replacement front porch and first floor front extension. Formation of parking space and dropped kerb. 7 Lompits Way. Expires 9 March</p> <p><b>Resolved:</b> Noted with no objections</p>
G	<p><b>UTT/18/0385/HHF</b> Construction of replacement entrance porch and extend roof across garage. 34 Landscape View. Expires 9 March</p> <p><b>Resolved:</b> Noted with no objections</p>
H	<p><b>UTT/18/0402/HHF</b> Proposed first floor side extension, single storey rear extension and rear dormer. 41 Rylstone Way. Expires 13 March.</p> <p><b>Resolved:</b> Noted with no objections</p>

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I	<p><b>UTT/18/0403/HHF*</b> Single storey rear extension replacing existing conservatory. 37 Gibson Close. Expires 13 March.</p> <p><b>Resolved:</b> The Committee felt they could not make any decisions on the information given. Committee requests better plans for the next Planning Meeting showing the existing elevations of the property so they can make a more informed decision.</p>
J	<p><b>UTT/18/0426/HHF</b> Single storey rear extension. 90 Thaxted Road. Expires 15 March.</p> <p><b>Resolved:</b> Noted with no objections</p>
	<p>* application submitted by a member or officer of Saffron Walden Town Council</p>
P & RT 473-18	<p><b>Permitted Development Rights</b></p> <p>The government has introduced guidance that is intended to make it difficult to change the use of a pub. Permitted development rights however exist where a pub may be changed into a restaurant, ie to move from A4 usage to A3 usage. Once a property is changed under permitted development rights from A4 to A3 it is no longer afforded the government protection aimed at protecting pubs.</p> <p>To protect existing A4 pub properties, Uttlesford District Council could introduce an Article 4 Directive to remove the permitted development rights, ie to prevent change of use from A4 to A3 under permitted development rights and instead any change of use would require specific planning permission.</p> <p>Committee were requested to consider making a request to Uttlesford District Council to introduce an Article 4 directive removing this permitted development right.</p> <p><b>Resolved:</b> Having considered the request from a third party the Committee does not recommend seeking an Article 4 Directive for removing permitted development rights.</p>
P & RT 478-18	<p><b>Urgent Information Items</b></p> <p>Councillor Goddard told Committee that he had received further messages from the public regarding the parking along Little Walden Road. He would like to bring this to the next Planning &amp; Road Traffic Meeting as an agenda item for discussion.</p>
P & RT 479-18	<p><b>Date and time of Next Meetings</b></p> <p>Planning &amp; Road Traffic Committee meeting on Thursday 8<sup>th</sup> March 2018</p>

The Chairman closed the meeting at 8.10pm.