

**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 26<sup>th</sup> April 2018 at 7.30pm**

Present: Councillors S Anjum (Chairman), Coote, K Eden, S Eden, Fairhurst, Freeman and Goddard.

Also Present: Lisa Courtney (Town Clerk) and Dave Kenny (Save the Railway Arms Pub)

P & RT 504-18	<b>Apologies for absence</b>  Apologies were received and accepted from Councillor Shah
P&RT 505-18	<b>Declarations of Interest</b>  Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as a District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee. They left the Council Chamber while the Committee discussed Min ref P & RT 514-18 A.
P & RT 506-18	<b>Public Speaking Time</b>  There were no queries or matters arising from the public.
P & RT 507-18	<b>Minutes of the Planning and Road Traffic meeting held on 22<sup>nd</sup> March 2018</b>  Minutes from the Planning and Road Traffic meeting were taken as a true account of the meeting and was agreed by Committee and then signed by the Chairman.
P & RT 508-18	<b>Update on Save the Railway Arms Pub</b>  Committee noted that Charles Wells has now confirmed that they will be investing in the Railway Arms and re-opening as a pub. Should this venture prove unsuccessful they will likely put this pub back on the market
P & RT 509-18	<b>Presentation from Community Group</b>  The request to present to the Committee was withdrawn by the Community Group.
P & RT 510-18	<b>Parking on Little Walden Road</b>  Committee received the following update on the onsite meeting at Catons Lane / Little Walden Road on 20 <sup>th</sup> April 2018  The representative from NEPP agreed:

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	<p>a) That the residents' parking is more generous than required And, notwithstanding a),</p> <p>b) That cars parked on that stretch prohibit clear views of these traffic and are therefore not ideal for motorists or pedestrians,</p> <p>c) That NEPP would review the TRO in place in this area and consider removing some residents' parking bays and introducing double yellow lines at the junction on Little Walden Road.</p> <p>It was <b>resolved:</b> That Council Officers would follow up the review with NEPP</p>
P & RT 511-18	<p><b>Highways Works</b></p> <p>Committee noted that Cole End Lane, Cole End Farm Lane is to be closed from 2st May for 4 days (0800-1700) for pre-patching works in reparation for surface dressing in Spring/Summer 18/19.</p>
P & RT 512-18	<p><b>The Essex County Council (Uttlesford District) (Permitted Parking Area and Special Parking Area) (Amendment No. 59) Order 201*</b></p> <p>Committee considered public notice on this order, which is to remove a disabled parking bay which, it has been informed, is no longer required. The bay will return to Highway, so enabling any vehicle to park there.</p> <p>Location of the bay is 1.2m SW of the common property boundary of 36/38 Hunters Hay.</p> <p>It was noted with no comments.</p>
P & RT 513-18	<p><b>Land South of Freshwell Gardens</b></p> <p>Six dwellings with associated parking and access driveway including the creation of a public amenity area, at Land South of Freshwell Gardens, Saffron Walden.</p> <p>Committee noted that the appeal APP/C1570/W/17/3187411 has been withdrawn.</p>
P & RT 514-18	<p><b>Planning Applications:</b></p> <p>The following planning applications were considered and responses agreed:</p>
A	<p>Cllrs Fairhurst and Freeman left the Council Chamber</p> <p><b>UTT/17/2832/OP</b> Outline application (with all matters reserved except access) for up to 100 dwellings, including affordable accommodation, in addition to the provision of land to facilitate an extension to the approved primary school (Planning Application Ref: UTT/13/3467/OP), and associated open space, drainage, landscaping, access and parking. Land North of Shire Hill Farm, Shire Hill. Expires 30 April</p> <p>it was</p> <p><b>Resolved:</b> To submit the same response as previously submitted for this application.</p>

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	Cllrs Fairhurst and Freeman returned to the Council Chamber.
B	<b>UTT/18/0766/HHF</b> Two storey side extension and single storey rear extension 14 Dawson Close. Expires 10 May.  Noted with no objections
C	<b>UTT/18/0827/HHF</b> Demolition of existing front boundary wall, creation of new vehicular crossing and erection of new front boundary wall. 13 West Road. Expires 18 May.  Committee expressed concern over loss of attractive old wall and the resulting negative impact on the street scene. Committee noted that the Conservation Officer has noted and commented on this on the application.
D	<b>UTT/18/0844/HHF</b> Proposed demolition of single-storey side extension and replacement with two storey side extension and the addition of a lean-to glazed conservatory on back elevation. 107 Ashdon Road. Expires 10 May.  Noted with no objections.
E	<b>UTT/18/0910/HHF</b> Proposed ground floor rear extension and first floor side and rear extensions with full re-clad and internal alterations. 9 Borough Lane. Expires 11 May.  Noted with no objections.
F	<b>UTT/18/0938/HHF</b> Single storey rear extension. 30 Peaslands Road. Expires 9 May.  Noted with no objections
G	<b>UTT/18/0952/HHF</b> Removal of existing flint wall and erection of proposed single storey Extension. 2 Artisans Dwellings Tanners Way. Expires 10 May.  It was <b>Resolved:</b>  a) To strongly object to this application due to the loss of the historic flint wall and the resulting negative impact on the street scene because the wall faces onto the highway.  b) Proposed by Cllr Fairhurst and seconded by Cllr Eden to submit the Artisans Dwellings for local listing and for them to be fully listed.
	<b>UTT/18/0957/LB</b> External decoration and repairs to elevations including timber windows and render to match existing, and repairs to roof. 18 King Street. Expires 10 May. It was <b>Resolved:</b>

	<p>a) To request that the Conservation Officer has due regard and involvement with this, noting the presence of the Market in Saffron Walden on Tuesdays and Saturdays, to which access must be maintained at all times.</p>
H	<p><b>UTT/18/0991/LB</b> Clean, make good and redecorate in white, the existing shop front window frames. Redecorate existing stall riser to front elevation only, with smooth black masonry paint. Redecorate shop front door with white gloss. Redecorate door frame, skirting and architrave with goose grey gloss paint. Clean and make good existing fascia signs, removing 'incorporating Dolland &amp; Aitchison' vinyl lettering. Internal alterations including removal of existing storage units from under main window, general replacement of shop fittings, relocation of existing air conditioning cassette and refurbishment of consultation room. 44 High Street. Expires 14 May.</p> <p>Noted with no objections.</p>
I	<p><b>UTT/18/1034/HHF</b> Loft conversion with 2 no. rear dormers. 3 Fitzpiers. Expires 9 May.</p> <p>Noted with no objections.</p>
J	<p><b>UTT/18/1035/HHF</b> Two-storey side extension. 19 Highfields. Expires 17 May.</p> <p>It was</p> <p><b>Resolved</b> To object to this application on the grounds that:</p> <ul style="list-style-type: none"> <li>a) Access to the side would be prevented</li> <li>b) It would prevent the neighbour from future developments thus causing a loss of amenity</li> <li>c) It would be overbearing and have a negative impact on the street scene</li> <li>d) It would be overdevelopment in the area</li> </ul>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 515-18	<p><b>Urgent Information Items</b></p> <p>There were no urgent information items</p>
P & RT 516-18	<p><b>Date and time of Next Meetings</b></p> <p>Planning &amp; Road Traffic Committee meeting on Thursday 10<sup>th</sup> May 2018</p>
	<p><b>Confidential Item – Exclusion of Press and Public (Part II meeting)</b></p> <p>It was resolved 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>P &amp; RT 517-18</p>	<p><b>Request for Easement through Town Council Property</b></p> <p>Committee considered the papers and background information verbally provided by the Town Clerk at the meeting. It was</p> <p><b>Resolved:</b> To authorise the Town Clerk to continue negotiations and (subject to these negotiations) to accept re-negotiated heads of terms. Direction was given to the Town Clerk regarding items and matters for renegotiation</p>
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The Chairman closed the meeting at 9.05 pm.