

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 8th February 2018 at 7.30pm**

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

Also Present: Lisa Courtney (Town Clerk) and Claire Haddock (Admin).

P & RT 468-18	Apologies for absence Apologies were received and accepted from Councillor Coote.
P&RT 469-18	Declarations of Interest Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee. Both Councillors abstained from voting on Min Ref P & RT 473-18 and left the Council Chamber during voting on this matter. Councillor Freeman declared an interest for Planning application UTT/18/0033/FUL & UTT/18/0008/LB Min ref P & RT 472-18 D & E as the property is neighbouring to his house. Councillor Freeman left the room whilst discussion and decisions were made. Councillor S Anjum declared an non-pecuniary interest for Planning application UTT/18/0196/AV Minute reference P & RT 472-18 I as applicant is known to him. Councillor S Anjum did not vote on any decisions made.
P & RT 470-18	Public Speaking Time There were no queries or matters arising
P & RT 471-18	Minutes of the Planning and Road Traffic meetings held on 25th January 2018 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	Planning Applications: The following planning applications were considered and responses agreed:
A	UTT/17/2093/HHF Demolition of front lean-to extension and side conservatory. Erection of two storey front extension and single storey side extension. Erection of detached outbuilding with studio accommodation. Butlers Farm, Butlers Lane. Expires 12 February &
B	UTT/17/2094/LB Demolition of front lean-to extension and side conservatory. Erection of

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Minutes of the Planning & Road Traffic Committee 8th February 2018

	<p>two storey front extension and single storey side extension. Replacement windows and internal alterations. Butlers Farm, Butlers Lane. Expires 12 February.</p> <p>Resolved: Committee agreed no objections subject to the Conservation Officers report</p>
C	<p>UTT/17/3470/FUL Proposed Change of Use Application - Change of use from retail (A1) to mixed use (A1) and (A3) retail and hot food cafe / restaurant with installation of internal extraction ventilation system with exit louvre to the to the rear elevation; and outdoor seating to the front elevation. 8 Cross Street. Expires 23 February.</p> <p>This is a re-submission of a previous application (Ref No UTT/17/2033/FUL) to which the Town Council objected – it is noted that this original application remains undetermined at the present time.</p> <p>Resolved: Committee agreed that the original objections still remained and these should therefore be submitted as the Town Council's response to this application. The Air fan unit will still be in close proximity to a residential property and will have noise and smell pollution on the resident so Committee objects to this plan.</p>
D	<p>UTT/18/0033/FUL Refurbishment and alterations to 20A Church Street (retail use) to bring back into use areas that are in a state of dereliction, including demolition of rear extension, Replacement windows, upgrade of side passageway and interiors, erection of a two-storey rear extension and restoration of courtyard garden. 20 & 20A Church Street. Expires 23 February &</p>
E	<p>UTT/18/0008/LB Alterations to 20 Church Street (residential use) to provide improved accommodation and better separation from retail premises, including alterations to partitions to create additional bathrooms, installation of 3 no. roof lights and removal of 1 no. roof light. Refurbishment and alterations to 20A Church Street (retail use) to bring back into use areas that are in a state of dereliction, including demolition of rear extension, Replacement windows, upgrade of side passageway and interiors, erection of a two storey rear extension and restoration of courtyard garden. 20 & 20A Church Street. Expires 23 February.</p> <p>Councillor Freeman left the room whilst the motion was proposed and voting on application took place.</p> <p>Resolved: Committee unanimously objected to the plans on the basis that the building being knocked down is listed and has fallen into a poor state of repair due to neglect from the owners. The building is in the conservation area and is listed and the owner should be obliged to bring this back into use rather than demolish it.</p>
F	<p>UTT/18/0014/HHF Two storey side and single storey rear extensions. 4 Adams Court.</p> <p>Resolved: Noted with no objections</p>
G	<p>UTT/18/0081/AV The proposal is for 1no. hanging sign to an existing position. The proposals also include signwriting to the front and exterior decorations. Saffron Hotel, 8-12 High Street. Expires 27 February.</p>

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Minutes of the Planning & Road Traffic Committee 8th February 2018

H	<p>UTT/18/0295/LB The proposal is for 1no. hanging sign to an existing position. The proposals also include signwriting to the front and exterior decorations. Saffron Hotel, 8 - 12 High Street. Expires 27 February.</p> <p>Resolved: Noted with no objections</p>
I	<p>UTT/18/0196/AV Erection of 8 no. Vinyl Window Graphics, 1 no. False Window Graphic and 1 no. illuminated Fascia Sign. 41-45 High Street. Expires 21 February.</p> <p>Clr S Anjum declared an interest as he knows the applicants; he did not participate in the voting.</p> <p>Resolved: Committee strongly objected to the application on the grounds it is out of keeping for the surrounding environment and it is out of keeping for signage within the conservation area, it is too bright & load for being within the conservation area.</p>
J	<p>UTT/18/0263/HHF Single storey rear extension, internal alterations, convert the garage to living accommodation, add a canopy porch on the front elevations and replace the existing flat roof on the single storey rooms with a new pitched roof. 21 Farmadine. Expires 1 March.</p> <p>Resolved: Noted with no objections</p>
K	<p>UTT/18/0291/AV Erection of 2 no. fascia signs 5 And 5a Gold Hill House Gold Street. Expires 1 March.</p> <p>Resolved: Committee agreed to object to Advert 1 as shown on the plans as it would be out of keeping with the area & obtrusive on the end of the building. It does not relate to anything for people to find the entrance to the building, it is not necessary. Advert 2 was agreed by committee to be ok as it was over the doorway.</p>
L	<p>UTT/18/0317/HHF Front and rear extensions. 42 Lambert Cross. Expires 1 March.</p> <p>Resolved: Noted with no objections</p>
	<p>* application submitted by a member or officer of Saffron Walden Town Council</p>
P & RT 473-18	<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 floorspace in the alternative, (with the maximum GIA of the D2 floorspace 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 (extension granted by UDC)</p> <p>From the P & RT Meeting on 25th January 2018, the following was resolved under Min Ref P & RT 458-18 A</p>

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Minutes of the Planning & Road Traffic Committee 8th February 2018

	<p>“Resolved:</p> <p><i>To oppose this application on the grounds that it is fundamentally and significantly different from the outline application for which permission was granted. The amendments are significant enough for it to be considered a new application. There is considerable adjustment to the original application to request a further overall review of the application as a whole and this must include clarification of the green space S106 issue that needs to be answered before the application should progress further”</i></p> <p>UDC Planning advise that this application will likely come forward to their Committee in March or April 2018 (not before). This affords the Town Council opportunity to further consider any additions to the response as above, noting the opportunity to request additional funding under the S106 agreement.</p> <p>Councillors Freeman & Fairhurst left the council chamber whilst discussions and a vote took place.</p> <p>Committee reconsidered its response to this application, not changing that already made but to add further to it. It was</p> <p>Resolved:</p> <ul style="list-style-type: none"> a) That if the application is approved the applicant should reconsider the S106 agreement and include the extra money for the new residential development that was first proposed as commercial. b) The Town Clerk gave a verbal update to committee on the query of land ownership and the discrepancy, Committee agreed for the Town Clerk to progress with this further with this query; noting that there remained an anomaly and discrepancy on the land to be transferred.
<p>P & RT 474-18</p>	<p>Improvements to London Road / Borough Lane Junction and Newport Road / Audley Road Junction</p> <p>The Town Clerk updated Committee, noting that a meeting was awaited with Mr David Sprunt from ECC. It was</p> <p>Resolved:</p> <p>That an informal meeting with David Sprunt would be helpful in making any decisions on these improvements. Without this meeting there is not enough information to come to a decision. It was also noted that vehicles from Carver Barracks would have difficulty manoeuvring if the HGV route were to be changed.</p>
<p>P & RT 475-18</p>	<p>Relief Road for Saffron Walden</p> <p>Committee noted the request from the Neighbourhood Plan Team to provide them with guidance or direction regarding the consideration of a relief road for Saffron Walden.</p> <p>An Extract from the Neighbourhood Plan meeting on 9th January 2018 was noted as follows:</p>

	<p>a) <i>“East / West Relief Roads – there needs to be a policy determined by SWTC and the Town Council needs to give direction to the Neighbourhood Plan team on this. There was recognition that there were a number of mixed views on the benefits of an east / west relief road and that the Town Council needed to provide direction as this would inform any emerging policies from the Neighbourhood Plan”</i></p> <p>The Neighbourhood Plan Team are considering proposed policies for Saffron Walden and this point requires clarification enabling policies to be drafted accordingly. Cllr Goddard provided a further update on the work of the Neighbourhood Plan and noting the direct correlation between the quantity of housing to be delivered and the possible provision of a relief road. It was</p> <p>Resolved:</p> <p>(a) To suggest to the Neighbourhood Plan Team that they meet with David Sprunt at ECC to draw up any plans and proposals and to also become more informed of any emerging plans from ECC which may impact on any Neighbourhood Plan proposals.</p> <p>(b) To request the Neighbourhood Plan team to make a presentation at a future Full Council meeting regarding the relief road and other influencing factors.</p>
P & RT 476-18	<p>Variation of Licence Application for Saffron Hotel</p> <p>The variation applied for is: “Hotel residents and bona fide guests will be able to order and consume alcohol on the premises during times outside of the ordinary hours for sales of alcohol on the basis that payment for any alcohol is debited to the room number of a guest residing there and paid as part of their bill on check-out”. All other conditions and hours are to remain unaltered.</p> <p>Resolved: Committee noted this application with no comments or objections.</p>
P & RT 477-18	<p>Chaters Hill</p> <p>The Clerk provided a brief report to Committee, advising that works had been commissioned and are within the allocated budget for 2017/18. It was</p> <p>Resolved: To note the imminent commencement of works</p>
P & RT 478-18	<p>Urgent Information Items</p> <p>There were no urgent information items</p>
P & RT 479-18	<p>Date and time of Next Meetings</p> <p>Planning & Road Traffic Committee meeting on Thursday 22nd February 2018</p>

The Chairman closed the meeting at 9pm.

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Minutes of the Planning & Road Traffic Committee 8th February 2018