

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 27TH September 2018 at 7.30pm**

Present: Cllrs K Eden, S Eden, Fairhurst, and Freeman

Chloe Fiddy officer Town Council, Mr Kenny and Mr Hales Save The Railway Arms Pub, Mrs Dow Freshwell Gardens

P & RT 631-18	Apologies for absence Apologies were received and accepted from Cllrs Coote, Eastham and Gadd
P & RT 632-18	Declarations of Interest Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as UDC Councillors.
P & RT 633-18	Public Speaking Time Mr Kenny confirmed that he would speak on planning application 10c and it was agreed that discussion on this application would be brought forward.
P & RT 634-18	Minutes of the Planning and Road Traffic meeting on 13th September 2018, at 7.30pm The minutes were verified and agreed subject to amendments to the apologies which were given. It was Resolved to update the minutes online as well as printed.
P & RT 635-18	UTT/18/2454/FUL Demolition of existing rear toilet block and erection of new rear toilet block extension. Reconfiguration of existing steel fire escape to new layout and external landscaping works. Railway Arms, Station Road. This item was brought forward and Mr Kenny and Mr Hales came forward and presented the objections of the Save the Railway Arms Pub group to the planning application, including; The application documents show some documents as erroneous, The car park is referred to as a beer garden, The implications of the application are more substantial than indicated, The fence would separate the buildings, despite the fact that Uttlesford District Council's Conservation Officer has previously described all the buildings as related, The building is locally listed The improvements to the toilet block are limited to one additional hand basin.

Signed as a true and accurate record

Minutes of the Planning & Road Traffic Committee 27th September

	<p>The Committee thanked them for their presentation.</p> <p>Cllrs Fairhurst and Freeman (as Members of the UDC Planning Committee) did not participate in the consideration of the application.</p> <p>Cllr Fairhurst left the room. Cllr Freeman remained as Chair.</p> <p>Cllrs K Eden and S Eden reviewed the plans and it was</p> <p>Resolved to raise concerns over loss of parking for a business which is designed as a destination dining establishment, and to recommend that the application be called in to come before Uttlesford District Council Planning Committee for full scrutiny.</p> <p>Cllr Fairhurst returned to the room.</p> <p>Mr Kenny and Mr Hales left the meeting.</p>
	<p>UTT/18/2420/FUL Construction of 10 apartments with associated parking and access driveway including the creation of a public amenity area. Land South of 2 To 7 Freshwell Gardens.</p> <p>This item was brought forward.</p> <p>Cllrs Fairhurst and Freeman (as Members of the UDC Planning Committee) did not participate in the consideration of the application.</p> <p>Cllr Fairhurst left the room. Cllr Freeman remained as Chair.</p> <p>Cllrs K Eden and S Eden reviewed the plans and it was</p> <p>Resolved to object to the application on the same grounds as the previous objection for this site, noting that the site itself is unsuitable for development being within the conservation area, outside the development limits of the town and would be damaging to the heritage assets of the town and thus contrary to:</p> <ul style="list-style-type: none"> • The policies contained within 2005 Local Plan (ENV1), • Draft Regulation 19 Local Plan policy EN2 – which only permits development within the Conservation Area subject to 5 criteria being met, noting that this application meets none of the 5, • The National Planning Policy Framework Chapter 16 Conserving and enhancing the historic environment
<p>P & RT 636-18</p>	<p>TOWN AND COUNTRY PLANNING ACT 1990 ALLEGED BREACH OF PLANNING CONTROL – CHANGE OF USE OF A RESIDENTIAL PROPERTY TO A BUILDERS YARD. ADDRESS - 89 LOOMPITS WAY, SAFFRON WALDEN</p> <p>ENF/18/0200/C</p>

	<p>Committee noted that Uttlesford District Council received the above complaint in respect of the above location and that an investigation has found that there was no evidence of a breach, the primary use remains as a residential property, there is insufficient evidence to prove adverse impact upon the amenity of neighbouring residents, the parking of tradesperson vehicle on drive and or highway does not breach planning, nor the positioning of skip and that therefore no further action will be taken and the file on this investigation will now be closed.</p>
P & RT 637-18	<p>Local Highways Panel Requests</p> <p>Committee received a verbal update on proposals for submission to Local Highways Panel and confirmed that it did not have any additional schemes to propose.</p>
P & RT 638-18	<p>Premises Licence Request</p> <p>Committee considered the application for a new premises licence from the Whitbread Group PLC for a new Premier Inn Hotel (proposed) on Thaxted Road, Saffron Walden and raised no objections.</p>
P & RT 639-18	<p>Traffic Regulation Orders</p> <p>Committee noted</p> <ul style="list-style-type: none"> • the intended closure of Church Street, due to commence on 7th October 2018 for 8 days (2 Sundays works to take place between 08:00 - 17:00). The closure is required for the safety of the public and workforce while UK Power Networks undertakes installing a new electricity supply • the intended closure of Market Street, due to commence on 3rd October 2018 for 2 nights (activities to take place between 19:00 - 23:00). The closure is required for the safety of the public and workforce while Anglian Water undertakes manhole cover repairs. • the intended closure of Shepherds Way, due to commence on 3rd October 2018 for 2 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Machine Surfacing 2018/19 (08:00-17:30).
P & RT 640-18	<p>Friends School</p> <p>Committee received a verbal update on scoping meetings held between Uttlesford District council and Chase New Homes regarding development at the Friends School site, and noted that representatives from Chase New Homes have accepted an invitation to attend a Full Council meeting to present the proposals, so far as they are planned, for the site.</p>
P & RT 641-18	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed:</p>

A	<p>UTT/18/2375/HHF Erection of two-storey rear extension. 52 De Vigier Avenue.</p> <p>No objections</p>
D	<p>UTT/18/2537/FUL Change of use from A1 (Retail) to A2(Financial and Professional Services) and B1 (Business/Offices). 14 London Road.</p> <p>No objections</p>
E	<p>UTT/18/2578/HHF* Garage conversion. 4 Gibson Way.</p> <p>No objections.</p>
	<p>* application submitted by a member or officer of Saffron Walden Town Council</p>
P & RT 642-18	<p>Urgent Information Items</p> <p>There were no urgent information items</p>
P & RT 643-18	<p>Date and time of Next Meetings</p> <p>Planning & Road Traffic Committee meeting on Thursday 11th October 2018</p>

The Chairman closed the meeting at 8.50pm.