

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 **FRIDAY 22nd FEBRUARY 2018 at 2pm**

Present

Councillors: Cllrs K Eden, S Eden, Freeman, Gadd, Perry and Shah

Officers: C. Fiddy Saffron Walden Town Council
Ryan Collen – Homebase manager, and 5 team members
Martin Curtis, Curtin & Co.

P & RT 695-19	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Coote, Eastham, Fairhurst and Shah. Cllr Perry attended as a substitute for Cllr Eastham.</p>
P & RT 696-19	<p>Declarations of Interest</p> <p>Cllr Freeman declared a generic non-pecuniary interest as a UDC Councillor.</p>
P & RT 697-19	<p>Public Speaking Time</p> <p>Mr Curtis and Mr Collen confirmed that they were in attendance to speak on the item planning application UTT/19/0125/FUL.</p>
P & RT 698-19	<p>Minutes of the Planning and Road Traffic meeting on 22nd February 2019, at 7.30pm</p> <p>The minutes were agreed and signed.</p>
P & RT 699-19	<p>UTT/19/0125/FUL</p> <p>PROPOSAL: Demolition of existing warehouse and redevelopment of the site to provide a 68 bedroom care home (Use Class C2) together with associated car parking, landscaping and amenity space LOCATION: Homebase Limited Elizabeth Close</p> <p>This agenda item 9c was brought forward. Cllr Freeman withdrew from the table and sat at the public benches. Committee elected Cllr K Eden to take the Chair.</p> <p>Mr Curtis spoke on behalf of Charterhouse, the applicants and owners of the site.</p> <p>Mr Collen spoke on behalf of Homebase.</p> <p>Committee discussed the application and it was Resolved to</p> <p>Object, on grounds of:</p>

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1. Change of use.

The site is currently used for retail purposes and the application seeks to change the use of the site from A1 (shops and retail) to C2 (residential homes for people with particular requirements).

The Local Plan does not specify any particular use for the site and does not have any specific policies on change of use of non-town centre or rural retail facilities. Therefore, the National Planning Policy Framework must be referred to, in order to determine whether the change of use of the site which is proposed represents sustainable development.

The site is currently used for comparison (i.e. non-food or other convenience goods uses). The Uttlesford Retail Study Update May 2018 makes the following conclusions on the need for comparison shopping retail space at Para 7.13: “*The need for additional floorspace is already apparent with a requirement of 4,973m² net by 2016 and 5,370m² net by 2026.*”

The study took into account the site as being A1 use, thus the loss of A1 use on the site would serve to increase the need for additional floorspace.

Section 7 of the NPPF “*Ensuring the vitality of town centres*”, sets out very specific policy guidance on the matter of suitable locations for retail space. The NPPF sets out a very clear policy preference for retail facilities using a sequential test - preference must be given to town centre sites, following these, edge of centre sites, and finally out of centre sites are last resort.

The Retail Study Update 2018 concludes that the town centre of Saffron Walden does not have the premises to accommodate the required additional 5,370m² of comparison retail space (and even less 5,370m² + the size of Homebase), and nor are there any suitable edge of centre sites identified, or indeed any sites within the town development limits. Any new retail development of the size identified by the Retail Study must necessarily therefore be out of town.

The application site is well within the town and thus would, according to the NPPF, take precedence over an out of town site. Because of the identified need for retail premises, if permission were to be granted, the effect would be to change a required retail site from within town to out of town, in clear opposition to the policy direction of the NPPF. Therefore, it is not appropriate to change use of this site away from A1 use.

The NPPF is silent on the matter of suitable locations for care homes. The Applicant has stated that there is a need for further care home provision; this need was not tested but was assumed to be correct. There is however no policy direction for care homes to be within town rather than out of town in either the Local Plan or the NPPF.

2. Lack of parking.

The site proposes 30 parking spaces. Essex Parking Standards require 1 space per member of staff and 1 space per 3 beds for visitors.

	<p>There is no case for relaxing the parking standards because public transport in Saffron Walden is inadequate for the purpose of providing an alternative means of travel for staff working 7 days per week over 3 shifts a day, or for visitors.</p> <p>3. Lack of green space The site provides inadequate levels of green space for residents.</p> <p>The site lays the green space around the edge of the site, and particularly places almost all of the green space along the busy Ashdon Road frontage, which was considered to be an unsustainable location for it.</p>
	Cllr Freeman took the Chair.
HIGHWAYS	
P & RT 700-19	<p>Traffic Regulation Orders</p> <p>Committee noted: The intended closure of Petlands, due to commence on 11th February 2019 for 12 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes pothole project.</p>
PLANNING	
P & RT 701-19	<p>Complaints re Breach of Planning</p> <p>Committee noted</p> <p>a) ALLEGED BREACH OF PLANNING CONTROL – UNAUTHORISED MOVEMENT OF LARGE QUANTITIES OF SOIL ON TO THIS SITE ADDRESS - LAND TO THE WEST OF BUTLERS LANE, SAFFRON WALDEN The council received the above complaint in respect of the above location.</p> <p>An investigation has found that there was no breach in planning control, it has been established that the site is being built in accordance with the planning application. The movement of soil onto the site is within keeping of such a development, there have been a number of visits to the site to monitor this and aerial photographs examined clearly show the outline of a reservoir as per plans submitted with the application UTT/17/1627/AG. Therefore no further action will now be taken in regard to this allegation and the file on this investigation will now be closed</p> <p>b) ALLEGED BREACH OF PLANNING CONTROL – UNAUTHORISED SIGNAGE ON RAILINGS ADDRESS - RADWINTER ROAD, SAFFRON WALDEN</p> <p>The council received the above complaint in respect of the above location.</p> <p>An investigation has found that there was a breach of planning control, the matter has been referred to the council housing department, contracting the agents to carry out works on their behalf, they have been advised to remove signage. Therefore no further</p>

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	<p>action will now be taken in regard to this allegation and the file on this investigation will now be closed The council received the above complaint in respect of the above location.</p> <p>c) ALLEGED BREACH OF PLANNING CONTROL – UPVC WINDOWS INSTALLED WITHOUT CONSENT ADDRESS - 22 FAIRYCROFT ROAD, SAFFRON WALDEN</p> <p>An investigation has found that there was a breach in planning control; however compliance achieved application submitted and approved , not expedient to enforce as not in public interest to pursue - application approved and within 3 years to comply, building control approved works and owner state they will be starting works once funds are available, therefore no further action will now be taken in regard to this allegation and the file on this investigation will now be closed</p>
PLANNING	
P & RT 702-19	<p>Planning Appeals Committee noted: Appeal reference: APP/C1570/D/18/3218840 Two storey side extension. The Wayback Saffron Walden</p>
P & RT 703-19	<p>Planning Applications: The following planning applications were considered and responses agreed:</p>
A	<p>UTT/19/0264/HHF</p> <p>PROPOSAL: Single storey extension. LOCATION: 33 Little Walden Road Saffron Walden</p> <p>Noted no objections. To note that there is no name on the application.</p>
B	<p>UTT/19/0263/HHF</p> <p>PROPOSAL: Proposed window to west elevation. LOCATION: 8 Oasthouse Court Saffron Walden</p> <p>Noted no objections.</p>
D	<p>UTT/19/0249/HHF</p> <p>PROPOSAL: Erection of single storey rear extension LOCATION: 18 Summerhill Road Saffron Walden</p> <p>Noted no objections.</p>
E	<p>UTT/19/0194/FUL</p> <p>PROPOSAL: Change of use from waste land to garden land including the erection of 1.8m high closeboard fencing with concrete posts and gravel boards. LOCATION: Open Space Radwinter Road</p>

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	Object, on grounds of insufficient information
F	<p>UTT/19/0182/AV</p> <p>PROPOSAL: Flat signage added to existing illuminated totem sign approved under advert consent UTT/13/0269/AV LOCATION: Site At Thaxted Road Former Civic Amenity And Granite Site Thaxted Road</p> <p>Object, on grounds of high level of light output being light pollution and detrimental to wildlife.</p>
G	<p>UTT/19/0112/FUL</p> <p>PROPOSAL: Demolition of existing house and garage. Erection of 2 no. detached dwellings and additional vehicular access LOCATION: 29 Summerhill Road Saffron Walden</p> <p>To object, on grounds of impact of street scene, impact on sense of place on approach to town, access and adding traffic to difficult junction.</p>
H	<p>UTT/19/0128HHF</p> <p>PROPOSAL: Two storey side extension. LOCATION: 15 Old Mill Road Saffron Walden</p> <p>Noted no objections.</p>
I	<p>UTT/18/3257/LB</p> <p>PROPOSAL: Install 3 no. conservation rooflights. Install localised underfloor heating and localised ceiling insulation. Install flue for wood burning stove. LOCATION: Hemsleys Barn Bridge Street</p> <p>Cllr Freeman declared a non-pecuniary interest as the applicant is known to him.</p> <p>Noted no objections.</p>
J	<p>UTT/19/0067/FUL*</p> <p>PROPOSAL: Proposed 1 no. 2 Storey Dwelling LOCATION: Land Rear Of 53 High Street</p> <p>Object, on grounds of inadequate parking, overdevelopment and inadequate access to pedestrians</p>
K	<p>UTT/19/0077/HHF</p> <p>PROPOSAL: Partial front extension and continuation of existing roof over front door. LOCATION: 24 Landscape View Saffron Walden</p> <p>Noted no objections.</p>

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L	<p>UTT/19/0032/AV</p> <p>PROPOSAL: Proposed signage. LOCATION: Waitrose Limited Hill Street</p> <p>Object, on grounds of this being excessive and inessential signage, which is not good practice, and does not meet dementia friendly urban design guidelines.</p>
M	<p>UTT/19/0043/FUL</p> <p>PROPOSAL: 1 no. Dwelling and new access (alternative to previously approved application UTT/16/1691/FUL). LOCATION: 25 Loompits Way Saffron Walden</p> <p>Noted no objections.</p>
N	<p>UTT/19/0031/HHF</p> <p>PROPOSAL: Proposed part single storey, part two storey rear extension and single storey front extension. LOCATION: 3 Brooke Avenue Saffron Walden</p> <p>Object on grounds of insufficient information.</p>
O	<p>UTT/19/0017/HHF</p> <p>PROPOSAL: Section 73A Retrospective application for a garden room, associated landscaping and pergola. LOCATION: 35 Fairycroft Road Saffron Walden</p> <p>Object, on grounds that this is a permanent structure and is not within permitted development.</p>
	<p>* application submitted by a member or officer of Saffron Walden Town Council</p>
P & RT 704-19	<p>Uttlesford District council Local Plan – Sustainability Appraisal</p> <p>Committee received verbal recommendations on the Town Council response to the Local Plan Sustainability Appraisal and it was Resolved to approve them for submission.</p>
P & RT 705-19	<p>Urgent Information Items</p> <p>There were no urgent information items.</p>
P & RT 706-19	<p>Date and time of Next Meetings</p> <p>Planning & Road Traffic Committee meeting on Thursday 28th February 2019</p>

The Chairman closed the meeting at 5 pm.