

PLANNING & TRANSPORT COMMITTEE**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 24th March 2022 at 7.30pm**

Councillors: Cllrs Freeman, Gadd, McLellan (Chair), Porch, and Roberts

Officers: Georgia Arnold, Committee Clerk

Members of the public: Representatives of Stonebond Properties and Redrow.

P&T 063-22	Apologies for absence Apologies were received and accepted from Cllrs de Vries, Gregory, Hawke-Smith. The chair noted Cllr Gadd is attending but will be late due to another commitment.
P&T 064-22	Declarations of Interest Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC) and Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council (ECC).
P&T 065-22	Minutes of Previous Meeting The minutes of the previous meeting were approved.
P&T 066-22	Public speaking time There were no public speakers.
P&T 067-22	Committee agreed to bring forward agenda items 8H, UTT/17/3413/OP to allow Stonebond Properties to present and then agenda item 8I to allow Redrow to present.
P&T 068-22	7.35pm Cllr Gadd arrived at the meeting
P&T 069-22	UTT/17/3413/OP Outline permission with all matters other than access reserved for the erection of up to 55 dwellings Commercial Centre Ashdon Road Saffron Walden Essex CB10 2NH Stonebond Properties presented their slides (attached to the agenda) and explained that the company was founded in 1972 and the company was restructured in 2018. They explained that they have branches across regions and have experience in various types of properties both private and affordable. They explained that they do not have one standard house type as homes should fit in with their locality. The Senior Planner explained this site has already received outline planning permission by another agent but completion of the residential units will now be carried out by Stonebond. It was noted that pre-planning advice (PPA) meetings have been

	<p>had with various officers including Urban Design at UDC to try and create a positive design and that a detailed application would be submitted soon.</p> <p>A leaflet drop public consultation is also scheduled to run prior to the detailed application being submitted alongside a live website where the public can make comments.</p> <p>Stonebond explained that they are trying to retain as much of the existing landscaping toward the north of the site, to keep a buffer between the homes and the Ridgeons Shop with the SUDs at the south. There would also be soft and hard landscaping to try and set a courtyard setting at the south of the site, which would be an improvement to the brownfield site.</p> <p>In relation to highways it was noted that there would be shared space roads/pavements to reduce the vehicular speed at the site with cycle storage available for all homes. Footpaths would also be installed at the north and south of the site to ‘cut through’ rather than walk through the whole site.</p> <p>It was also noted that all homes will have heat pumps, EV Charging points, swift boxes and will be three- or four- bedrooms – targeting first time buyers, with 40% affordable homes for families, which was a point discussed at the PPA discussions.</p> <p>Committee raised some thoughts regarding grey water systems, solar panels and potentially lizards which were relocated to the neighbouring field –Stonebond took on board these comments and said they’d take a further look into.</p> <p>Cllrs also asked if they were minded to transfer the POS to SWTC and it was confirmed that the S106 has already been agreed at the outline planning stage, were SWTC can choose to accept the POS or not, Stonebond explained that they will be guided as to whether the land is wanted by SWTC or not in means of transfer.</p> <p>Otherwise, Committee thought it was a good design which seems to have considered important energy efficiency measures, such as heat pumps and charging points.</p> <p>The Chair thanked Stonebond for their time and presentation and the Senior Planner explained that should any other questions arise to contact him.</p>
<p>P&T 070-22</p>	<p>UTT/21/3565/DFO Approval of reserved matters subject to permission UTT/17/2832/OP for up to 100 dwellings Land North of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p>The Planning Director of Redrow thanked Committee for allowing him to re-present, it was noted that Redrow presented in October 2021 before the DFO application was submitted and they now have some revised plans they’d like to share which will be submitted to UDC next week.</p> <p>Redrow have been collating the representations received following the consultation period, particularly from highways and the UDC Urban Design Officer and want to minimise any potential issues.</p>

	<p>The Planning Director noted that SWTC previously noted that some homes were not national design size standard compliant and that Redrow have improved the designs so that the three and four bed homes will now be NDSS compliant. With the affordable housing locations being split across the site, rather than in one or two areas – which was agreed following discussions between Redrow and UDC.</p> <p>It was also noted that all homes will now be EV charging point ready with 20% of parking bays with connection points installed and 40 & having capacity for future conversion.</p> <p>Additional parking bays have also been included for visitor parking spaces. With two proposed bus stops and zebra crossings at the north of the site, near the potential school site and a second stop toward the south. With 3m paths for shared cycle and pedestrian use which should link to the Linden Homes site at the north.</p> <p>The SUDS have also been resized and seating will be installed to set a scenic area.</p> <p>Regarding the spine road, Highways have requested that this is a 30mph road, to fit in with the standards for this type of road, whereas the eastern road would be 20mph. There continue to be unresolved issues regarding the bridleway between Redrow site and the Bellway site but Redrow are trying to talk to all parties to see it resolved.</p> <p>Cllrs raised the concern with the play area next to the spine road and also noted the height difference between the Linden Homes and Redrow site, which the Planning Director explained would become terraced for ease.</p> <p>The Chair thanked The Planning Director for his time and providing us with the updated plans.</p>
HIGHWAYS	
P&T 071-22	Cllr Gadd explained that another resident has requested drop down curbs which are easier when using a mobility scooter or wheelchair, particularly along Newport Road and into the town centre. Committee had recently agreed an LHP application to instal dropped down curbs and it was agreed that this additional location should be requested.
P&T 072-22	<p>Essex County Council - Walden Road, Gillon Way, Radwinter - 20mph Speed Limit Order</p> <p>Committee noted the 20mph notice.</p>
PLANNING APPLICATIONS	
P&T 073-22	<p>Saffron Walden Neighbourhood Plan - SWNP</p> <p>The Committee Clerk explained that the public consultation has now closed and SWTC have opportunity to comment on the representations received. The representations were received on Tuesday 22nd March and a proposed response was shared with Committee members, the SWNP Group and added to the agenda reports prior to this meeting.</p> <p>It was noted that most representations received had no objections and the proposed response had been discussed and agreed with members of the SWNP Group.</p>

	Committee agreed to submit the recommended response to the SWNP examiner and UDC.
P&T 074-22	<p>Committee considered and commented upon the following Planning Applications:</p> <p>All applications were considered against the UDC Local Plan policies dated 2005.</p>
A	UTT/22/0671/DOC Resolved no objections
B	UTT/22/0659/FUL Resolved to comment with the informative that back land development used to be avoided as consideration should be thought for emergency service vehicles.
C	UTT/22/0604/LB Resolved no objections
D	UTT/22/0710/HHF Resolved no objections
E	UTT/22/0723/HHF Resolved no objections
F	UTT/22/0740/HHF Resolved no objections
G	UTT/22/0762/CLP Resolved no objections
P&T 075-22	<p>Update on ongoing significant applications</p> <p>The Mayor noted that he recently attend the UDC Planning Committee meeting where application UTT/21/2509/OP was refused.</p> <p>The Committee Clerk noted that the Auton Croft development, application UTT/20/3354/FUL is likely due for the April Committee meeting and residents are organising speakers.</p>
P&T 076-22	<p>Urgent Information Items</p> <p>No urgent information items were raised.</p>
P&T 077-22	<p>Date and time of Next Meeting</p> <p>Thursday 14th April 2022, in the Town Hall, Saffron Walden at 7.30pm</p> <p>Cllrs Freeman and Porch gave their apologies for the upcoming meeting.</p>

The Chairman closed the meeting at 9.45pm