

PLANNING & ROAD TRAFFIC COMMITTEE**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held via ZOOM on **THURSDAY 11th March 2021 at 7.30pm**

Councillors: Asker, De Vries, Gadd, Hawke-Smith, McLellan, Porch
(Chair), and Roberts
Officers: Chloë Fiddy
Members of the public: None

P&T 043-21	Apologies for absence Apologies were received and accepted from Cllr Freeman.
P&T 044-21	Declarations of Interest Cllrs Asker and De Vries declared a generic non-pecuniary interest as a member of Uttlesford District Council.
P&T 045-21	Minutes of Previous Meeting The minutes of the previous meeting were approved.
P&T 046-21	Public speaking time There were no public speakers.
HIGHWAYS	
P&T 047-21	There were no highways matters for consideration
PLANNING APPLICATIONS	
P&T 048-21	Committee considered and commented upon the following Planning Applications:
A	UTT/21/0082/FUL Proposed erection of a two bedroom detached dwelling 41 Fulfen Way Saffron Walden CB11 4DW Resolved: To object on grounds that the proposed infill development would be overdevelopment of the street and would accordingly have an overbearing and detrimental impact on the street scene. Also to object on grounds that it would have insufficient parking and would reduce the availability of parking for the existing dwelling. Further to express concerns about highways safety and adherence to the original covenants and design intentions of the area.

B	<p>UTT/21/0463/HHF Proposed removal of hedge and erection of replacement brick wall, metal railings and planting. Branton House 28 Borough Lane Saffron Walden CB11 4AG</p> <p>Resolved: To object on grounds of loss of biodiversity/habitat loss because the hedge is a mature garden feature. However, should this application be refused a condition should be applied so that the works are not done during bird nesting season.</p>
C	<p>UTT/21/0471/DOC Application to discharge condition 4 (Biodiversity enhancement layout) attached to UTT/19/1668/FUL 48A High Street Saffron Walden CB10 1EE</p> <p>Resolved: No comment</p>
D	<p>UTT/21/0472/DOC Application to discharge condition 2 (Biodiversity enhancement layout) attached to UTT/20/3034/HHF 1 Little Walden Road Saffron Walden CB10 2DZ</p> <p>Resolved: No comment</p> <p>UTT/21/0473/DOC Application to discharge condition 2 (details of materials) attached to UTT/20/3035/LB 1 Little Walden Road Saffron Walden CB10 2DZ</p> <p>Resolved: No comment</p>
E	<p>UTT/21/0486/HHF Proposed garden room 14 Victoria Gardens Saffron Walden Essex CB11 3AF</p> <p>Resolved: No objections.</p>
F	<p>UTT/21/0508/AV Proposed non illuminated fascia sign and illuminated wall mounted flag sign. 6 King Street Saffron Walden CB10 1ES</p> <p>Resolved: To object to the illuminated wall mounted flag. To support the comments made by Place Services on improvement of the proposals, and further to note the draft Uttlesford Shopfront Design Guide, referenced in the Saffron Walden Neighbourhood Plan. Extracts from the guide read:</p> <p><i>5.11 The fascia is a crucial part of the shopfront. It is important that its size and detailing is in-keeping with the wider shopfront and the proportions of the whole building. Predominantly made of timber, early examples (18th and 19th century) tended to be flat, but later on, they became angled, tilting downward to make the signage easier to read.</i></p> <p><i>5.14 The fascia should generally be natural timber and painted. Other materials may be considered where in-keeping with the wider shopfront, but synthetic or highly reflective finishes will not be supported</i></p>
G	<p>UTT/21/0495/DOC Application to discharge condition 4 (hard/soft landscaping) attached to UTT/19/0112/FUL 29 Summerhill Road Saffron Walden CB11 4AJ</p> <p>Resolved: No comment</p>
H	<p>UTT/21/0510/LB Proposed demolition of lean-to garage and making good. 18 - 20 High Street Saffron Walden Essex CB10 1AX</p> <p>Resolved: No objections</p>

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Minutes of the Planning & Road Traffic Committee 11th March 2021

I	<p>Various applications for discharge of conditions relating to Land East of Thaxted Road:</p> <p>UTT/21/0536/DOC Application to discharge condition 5 (boundary treatment) attached to UTT/18/0824/OP Land East Of Thaxted Road Saffron Walden Essex</p> <p>Resolved: No comment</p> <p>UTT/21/0537/DOC Application to discharge conditions 18 and 20 (Archaeology) attached to UTT/18/0824/OP Land East Of Thaxted Road Saffron Walden Essex</p> <p>Resolved: No comment</p> <p>UTT/21/0538/DOC Application to discharge condition 3 (Bin storage details) attached to UTT/19/2355/DFO (approved under Appeal APP/C1570/W/20/3252121) Land East Of Thaxted Road Saffron Walden Essex</p> <p>Resolved: No comment</p> <p>UTT/21/0539/DOC Application to discharge condition 2 (soft landscaping) attached to UTT/19/2355/DFO (approved under Appeal APP/C1570/W/20/3252121) Land East Of Thaxted Road Saffron Walden Essex</p> <p>Resolved: No comment</p> <p>UTT/21/0535/DOC Application to discharge condition 3 (details of materials) attached to UTT/18/0824/OP Land East Of Thaxted Road Saffron Walden Essex</p> <p>Resolved: No comment</p>
J	<p>UTT/21/0521/FUL To construct a wooden cabin for mixed use as home beauty room for sole trader use and ancillary residential usage 6 Dawson Close Saffron Walden CB10 2AR</p> <p>Resolved: No objections</p>
K	<p>UTT/21/0555/HHF Single storey side extension. 8 Stanleys Farm Road Saffron Walden Essex CB11 3BN</p> <p>Resolved: No objections</p>
L	<p>UTT/21/0562/FUL Erection of a new two-bedroom house (variation of approved application UTT/15/3497/FUL) including new gate in boundary wall Land Rear Of 53 High Street Saffron Walden Essex</p> <p>Resolved: No objections but to request Place Services to comment on the gate in the boundary wall.</p>
M	<p>UTT/21/0710/NMA Non material amendment to UTT/18/0142/HHF - incorporation of a roof light within the rear elevation off the approved extension. 94 Goddard Way Saffron Walden Essex CB10 2ED</p>

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Minutes of the Planning & Road Traffic Committee 11th March 2021

	Resolved: No objections
N	UTT/21/0620/HHF Erection of single storey rear extension 15 Howland Close Saffron Walden Essex CB10 2GT Resolved: No objections
O	UTT/21/0598/CLE Loft conversion to create new bedroom and en-suite shower room. 5 Summerhill Road Saffron Walden CB11 4AJ Resolved: No objections but request note be made of neighbour comments
P	UTT/21/0589/HHF Demolition of side and rear conservatories and erection of single storey side and rear extensions 5 Pleasant Valley Saffron Walden CB11 4AW Resolved: No objections
Q	UTT/21/0573/DOC Application to discharge condition 2 (brick details), 3 (window details), 4 (roof details), 6 (roof lights details) and 7 (external paint removal) attached to UTT/16/1475/LB. 5 Radwinter Road Saffron Walden CB11 3HU Resolved: No comment
R	UTT/21/0501/HHF Demolition of part of garden wall and widen access entrance. Erection of new wall and gate 39 Debden Road Saffron Walden CB11 4AD Resolved: No objections
S	UTT/21/0484/FUL Demolition of existing dwelling and erection of a replacement dwelling. Hunters Cottage Debden Road Saffron Walden CB11 4AA Resolved: No objections
T	UTT/21/0457/HHF Demolition of existing flat roof porch, entrance door, WC window and adjacent wall, and part removal of landscape close boarded fencing. Addition of new lean-to entrance canopy and creation of new entrance door with sidelights. Erection of two storey side extension and creation of new garden access and associated hard landscaping. 1 Farmadine Grove Saffron Walden CB11 3DR Resolved: Committee noted that the house is effectively becoming a 4-bedroom house and therefore that there may be parking issues.
U	UTT/21/0432/LB Repaint the existing timber shopfront and fascia panel and immediate surrounding stonework ready to accept a new fascia sign, and internal alterations. 6 King Street Saffron Walden CB10 1ES Resolved: To object to the illuminated wall mounted flag. To support the comments made by Place Services on improvement of the proposals, and further to note the draft Uttlesford Shopfront Design Guide, referenced in the Saffron Walden Neighbourhood Plan. Extracts from the guide read:

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Minutes of the Planning & Road Traffic Committee 11th March 2021

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P&T 049-21	<p>Update on ongoing significant applications</p> <p>Committee received an update on Friends school going to UDC planning committee on Wednesday 17th.</p> <p>Committee received an update on The Gate planning application which has now been called in to be considered by committee.</p>
P&T 050-21	<p>Urgent Information Items</p> <p>No urgent information items.</p>
P&T 051-21	<p>Date and time of Next Meeting</p> <p>Thursday 25th March 2021, by ZOOM at 7.30pm</p>

The Chairman closed the meeting at 20.10 pm