

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

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in The Town Hall on **TUESDAY 4th JANUARY 2022 at 7.30pm**

Councillors: Cllrs Freeman, Gadd, Hawke-Smith, McLellan (Chair).

Officers: Georgia Arnold, Committee Clerk

Members of the public: None

P&T 001-22	Apologies for absence Apologies were received and accepted from Cllrs de Vries, Gregory, Porch and Roberts
P&T 002-22	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 003-22	Minutes of Previous Meeting The minutes of the previous meeting were approved.
P&T 004-22	Public speaking time There were no public speakers.
PLANNING APPLICATIONS	
P&T 005-22	Committee considered and commented upon the following Planning Applications: All applications were considered against the UDC Local Plan policies dated 2005.
A	<i>UTT/21/2509/OP Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex</i> Cllr Freeman did not participate in discussions due to his non-pecuniary interest as a member of UDC's Planning Committee. The Chair explained that this extraordinary meeting was called in light of additional documentation being submitted by the developer. This documentation included; a response to ECC Highways' comments, a Transport Assessment note and an Air Quality note. UDC have therefore extended their determination deadline to 10 th January and our comments need to be submitted by the morning of 7 th January the latest.

Signed as a true and accurate record

Minutes of the Planning & Road Traffic Committee January 2021

	<p>Committee raised the following concerns:</p> <p>Developers Response to Highway's document -</p> <ul style="list-style-type: none"> • Paragraph 2.1, says that a number of facilities are within 2km walking distance. However, it is likely that this walk exceeds 2km for the houses on the east of the site. Secondly, the facilities mentioned only includes one primary school – assuming all children would get a place here and there is no mention of secondary schools, Saffron Walden County High School is much further than 2km. Walking into the town centre from the east of the site would exceed 10 minutes and therefore it is probable these journeys would be carried out by car. This would breach NPPF Paragraph 124.C, where it says developments should limit future car use. • Paragraph 2.5, says that a link to the adjacent Linden Homes site has not been pursued as it is not supported by SWTC – which is not the case. The proposed link went across the uneven SUDS at the Linden Homes site and therefore is unsuitable for cyclists and pedestrians to cross, SWTC had concerns regarding this particular proposal and explained other options need to be considered. Therefore, Highways' comment regarding the limited sustainable travel links is still valid as alternatives should be considered to link the two sites. Committee continue to raise the same concerns regarding the poor links provided and the links need to be agreed prior to a decision being made. • A road safety audit has not been provided yet • The proposed junction improvements should be detailed and agreed prior to any decisions being made. Therefore, Highway's comments are still valid. <p>Air Quality -</p> <ul style="list-style-type: none"> • Committee raised concerns regarding Environmental Health's withdrawal of their previous objections. <p>It was noted that our initial response was drafted by an external advisor who has already drafted further comments in light of the additional documents.</p> <p>It was resolved that Committee continue to object to the application and the external advisor's comments will be used in our second response.</p>
<p>P&T 006-22</p>	<p>Update on ongoing significant applications</p> <p>No updates were provided.</p>
<p>P&T 007-22</p>	<p>Urgent Information Items</p> <p>No urgent information items were raised.</p>
<p>P&T 008-22</p>	<p>Date and time of Next Meeting</p> <p>Thursday 13th January 2022, in The Garden Rooms at 7.30pm</p>

The Chairman closed the meeting at 8pm