

**PLANNING & TRANSPORT COMMITTEE**

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **Tuesday 27<sup>th</sup> September at 8.20pm**

**Councillors:** Cllrs Gadd, Hawke-Smith (Chair), McLellan and Roberts

**Officers:** Lisa Courtney, Town Clerk

**Members of the public:** Representatives of Redrow Homes (regarding agenda item 7A)  
Two members of the public (regarding agenda item 7D)

P&T 178-22	<p><b>Apologies for absence</b></p> <p>Apologies were received and accepted from Cllrs de Vries, Freeman and Gregory</p>
P&T 179-22	<p><b>Declarations of Interest</b></p> <p>Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council (ECC).</p>
P&T 180-22	<p>Committee agreed to bring forward agenda item, 7A, planning application UTT/21/3565/DFO.</p>
P&T 181-22	<p><b>UTT/21/3565/DFO   Approval of reserved matters subject to permission UTT/17/2832/OP for up to 100 dwellings, for the following: - Layout - Strategic highway masterplan for the spine road- Scale- Public open space- Landscaping - Appearance Permission UTT/17/2832/OP   Land North Of Shire Hill Farm Shire Hill Saffron Walden Essex</b></p> <p>The Developer of this application, Redrow Homes presented to Committee. Explaining that the application was recently deferred by Uttlesford District Council who asked for a revised design with particular concern for the play area location. Redrow representatives noted the recent Deed of Variation application (regarding installation of the spine road across the Bridleway) was approved.</p> <p>Representatives explained there had previously been confusion regarding the Monks Hill cycle and pedestrian link contribution. Noting the proposed cycle link is not adjacent to their land, therefore the monies will be provided to Essex Highways to install when the education land comes forward.</p> <p>Representatives provided revised designs (which were attached to the agenda) illustrating the new location of the play area. The revised location means the spine road could be ‘bus ready’ earlier than initially envisaged as it effectively provides a turning head for the buses, even if the link to the Bellway development to the South is not complete.</p>

	Committee approved the revised plans. Noting that the public open space (excluding the SUDs) should be transferred to SWTC and this will be progressed outside the meeting with Redrow Homes and UDC Officers. Committee also noted that the SUDS should be managed by the competent water authority and must therefore be built to the appropriate standard for adoption by the water authority
P&T 182-22	Committee agreed to bring forward agenda item, 7D, planning application UTT/22/2208/FUL
	<p><u>UTT/22/2208/FUL</u>   Proposed redevelopment of Parkside Retirement Housing, including the demolition of existing building and erection of new building to provide 24 no. apartments with associated parking, bin storage and communal gardens including alterations to existing site access.   Parkside Abbey Lane Saffron Walden Essex CB10 1AQ</p> <p>Two residents who live close to the proposed development attended to raise concerns with the application. The residents prepared papers which were circulated with Committee, illustrating the large scale and visual impact the development would have on the street scene.</p> <p>Committee noted that mistakes have been raised with the application documentation, these being: Design and access statement refers to Walden Place, which would not be affected by the development; Place Services report is incorrectly addressed as Walden Place.</p> <p>Committee agreed that a response cannot be formulated due to the irregularities with the application documentation. The resident's objections to the visual impact were also noted and a strong, valid case was brought forward. Noting the application design is contrary to Saffron Walden Neighbourhood Plan Policy SW3.</p>
P&T 183-22	<p><b>Minutes of Previous Meeting</b></p> <p>The minutes of the 25.08.2022 and 08.09.2022 meetings were approved.</p>
P&T 184-22	<p><b>Public speaking time</b></p> <p>There were no public speakers.</p>
	<b>HIGHWAYS</b>
P&T 185-22	Cllr Gadd provided a written update attached to the agenda. Noting remedial works on potholes are slowly progressing and some of the cancelled bus services have been reinstated.
	<b>PLANNING</b>
P&T 186-22	<p>Saffron Walden Neighbourhood Plan</p> <p>Committee noted that the SWNP referendum was voted in favour and that UDC will formally consider adoption at their October council meeting.</p> <p>Committee agreed a thank you event should be hosted for the volunteers who prepared and supported the SWNP making process and this would be arranged by the Committee Clerk.</p>

P&T 187-22	<b>Committee considered and commented upon the following Planning Applications:</b>  All applications were considered against the UDC Local Plan policies dated 2005.
B	<u>UTT/22/2381/CLP</u>   Loft conversion with dormer   4 Barley Court Station Street Saffron Walden Essex CB11 3HG <b>Resolved – Noted</b>
C	<u>UTT/22/2351/CLP</u>   Station a caravan to be used as living accommodation   1 Station Street Saffron Walden Essex CB11 3HE <b>Resolved – Noted</b>
E	<u>UTT/22/2360/HHF</u>   Proposed conventional flat finish cement render painted white to the exterior of dwelling   13 Dawson Close Saffron Walden Essex CB10 2AR <b>Resolved – Noted</b>
F	<u>UTT/22/2333/HHF</u>   Conversion of part of garage space to create a utility room.   74A Little Walden Road Saffron Walden Essex CB10 2DW <b>Resolved – Noted</b>
G	<u>UTT/22/2225/FUL</u>   Replacement of 1 no. obsolete welfare unit and installation of 2 no. up to date replacements on the same site   Saffron Walden Golf Club Windmill Hill Saffron Walden Essex CB10 1BX <b>Resolved – Noted</b>
H	<u>UTT/22/2403/FUL</u>   New installation of 380 linear metres of 2.4m high palisade fencing at the rear perimeter of site   Saffron Walden County High School Audley End Road Saffron Walden Essex CB11 4UH <b>Resolved – Noted</b>
I	<u>UTT/22/2402/FUL</u>   Proposed conversion and extension of conservatory building to residential use to create 2no. apartments   Lime Tree House Lime Tree Court Saffron Walden Essex CB10 1HG <b>Resolved – Noted</b>
J	<u>UTT/22/2491/HHF</u>   Proposed front and rear extensions, alterations to facing materials and windows and external landscaping, including new entrance gates.   24A Borough Lane Saffron Walden Essex CB11 4AG <b>Resolved – Noted</b>
K	<u>UTT/22/2468/HHF</u>   Removal of existing conservatory, proposed single storey rear extension and garage conversion with replacement front porch.   85 Cromwell Road Saffron Walden Essex CB11 4BE <b>Resolved – Noted</b>
L	<u>UTT/22/2450/HHF</u>   Proposed porch   20 Doddenhill Close Saffron Walden Essex CB10 2EQ <b>Resolved – Noted</b>
M	<u>UTT/22/2453/HHF</u>   Proposed two storey side extension   89 Loompits Way Saffron Walden Essex CB11 4DN <b>Resolved – Noted</b>
N	<u>UTT/22/2419/LB</u>   Proposed conversion and extension of conservatory building to residential use to create 2no. apartments   Lime Tree House Lime Tree Court Saffron Walden CB10 1HG <b>Resolved – Noted</b>
O	<u>UTT/22/2523/LB</u>   Strengthening work within ground floor shop to support existing first floor structure   Abbey House 51 High Street Saffron Walden Essex CB10 1AF <b>Resolved – Noted</b>

P	<p><u>UTT/22/2545/HHE</u>   Single storey side extension with flat roof. Replacement of pitched roof over the existing single storey kitchen with a flat roof   56 Victoria Avenue Saffron Walden Essex CB11 3AE  <b>Resolved – Noted</b></p>
Q	<p><u>UTT/22/2507/FUL</u>   Variation of condition 2 (approved plans) attached to UTT/20/3429/FUL granted on appeal (APP/C1570/W/21/3278239) - Revisions to design to aid in buildability and allow for framed construction to increase thermal performance   The Gate Inn 74 Thaxted Road Saffron Walden Essex CB11 3AG  <b>Resolved – Noted</b></p>
P&T 188-22	<p><b>Update on ongoing significant applications</b></p> <p>Committee noted the written update provided regarding significant planning applications.</p>
P&T 189-22	<p><b>Urgent Information Items</b></p> <p>No urgent information items were raised.</p>
P&T 190-22	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 13.10.2022, in the Town Hall, Saffron Walden at 7.30pm</p>

The Chairman closed the meeting at 10.10pm