

**PLANNING & TRANSPORT COMMITTEE**

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 11<sup>th</sup> January 2024 at 7.30pm**

**Councillors:** Cllrs Curtis, Eke (from minute reference P&T 004-24), Freeman, Hawke-Smith, McLellan and Meloy

**Officers:** Georgia Arnold, Deputy Town Clerk

**Members of the public:** Two residents of Seven Devils Lane

P&T 001-24	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Asker and Gadd.
P&T 002-24	<b>Declarations of Interest</b>  Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC)  Cllr Hawke-Smith declared a generic non-pecuniary interest regarding agenda item 6L (application UTT/12/2998/HHF) as the applicant is known to him.  Cllr Meloy declared a generic non-pecuniary interest regarding agenda items 6B (application UTT/23/3037/LB) and 6C (application UTT/23/3036/FUL) as the applicants are known to him.
P&T 003-24	Committee agreed to bring forward agenda item, 6O, application, UTT/23/3101/OP
P&T 004-24	Cllr Eke arrived
P&T 005-24	<b>Public speaking time</b>  Two residents of Seven Devil’s Lane attended the meeting and spoke regarding agenda item 6O, planning application UTT/23/3101/OP. The residents raised the following concerns with the application:  a) The proposal has inadequate parking provision, acknowledging four additional dwellings could see eight additional cars using the lane. In addition, four dwellings would cause an increase in delivery vehicles impacting the traffic and road safety. b) The access lane is very narrow and well used by pedestrians, to add additional vehicular traffic would be a major safety concern. c) The proposal would severely impact the street scene. d) The impact on the climate, noting bats are seen at the area.  Committee thanked the residents for their comments.

P&T 006-24	<p><a href="#">UTT/23/3101/OP</a>   Outline application with all matters reserved except access, layout and scale, for for the demolition of part of the existing dwelling and the erection of 4 no. dwellings including creating a new vehicular access onto Seven Devils Lane.   Seven Dials Seven Devils Lane Saffron Walden Essex CB11 4BB</p> <p>Committee raised several concerns with the application, noting: The proposals are overbearing and demonstrate overdevelopment; the increase in homes would significantly increase traffic movement, which is concerning as the primary access is via the narrow single file lane.</p> <p><b>Committee Resolved:</b> To object to the application on the grounds of overdevelopment and the increase in traffic. Breaching ULP GEN2 as the design is not compatible with its surroundings and GEN1 because the access road is not capable of safely carrying the additional vehicular traffic. Committee also requested the UDC ward members call the application in to UDC planning committee for determination.</p>
P&T 007-24	The two members of public left the meeting and were thanked again for attending.
P&T 008-24	<p><b>Minutes of Previous Meeting 14.12.2023</b> The minutes of the previous meeting 14.12.2023 were approved and signed by the Chair.</p>
<b>HIGHWAYS</b>	
P&T 009-24	Committee noted the written update (attached to the agenda) provided by Cllr Gadd.
<b>PLANNING APPLICATIONS</b>	
P&T 010-24	<p><b>Committee considered and commented upon the following Planning Applications:</b> All applications were considered against the UDC Local Plan policies dated 2005 and the Saffron Walden Neighbourhood Plan.</p>
A	<p><a href="#">UTT/23/3112/PINS</a>   Consultation on S62A/2023/0031 - Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park   Land North Of Knight Park Thaxted Road Saffron Walden Essex</p> <p>Committee raised several concerns with the application around the impact on flooding and traffic. Additionally, committee supported the comments raised by residents, as detailed within the provided Statement of Community Involvement (SCI).</p> <p><b>Committee resolved,</b> to respond to the application with the following concerns:</p> <ol style="list-style-type: none"> <li>i. The proposal would severally impact flooding along Thaxted Road and particularly on the existing Tiptofts Lane development therefore measures must be in place to comply with GEN3 and SW3(14).</li> <li>ii. Acknowledging the primary access road is already busy with existing traffic from the retail units and recycling centre. The site entry junction and primary access road must be able to safely accommodate the additional traffic to comply with GEN1. In order to support traffic flow, on and off-site sustainable transport measures must be promoted and provided, this is a requirement of SW12.</li> <li>iii. The proposal does not provide any play equipment or designated play space and this must be provided, as a requirement of SW17.</li> </ol>

	<p>iv. Additionally, local services such as off-site community facilities and recreation, must be provided to support the future residents. A draft HOT (heads of terms) has been provided by the applicant, however, this has not been discussed with SWTC. To comply with the UDC Developer Contribution supplementary planning document (SPD), SWTC must be party to the HOT/S106 discussions.</p> <p>v. Notably the provided Statement of Community Involvement states SWTC was engaged with prior to submission of the application, however, this is not the case. SWTC was approached by the applicant and SWTC responded, requested a meeting to discuss the proposals, but no response was received. SWTC must be involved in future discussions.</p>
B	<p><a href="#">UTT/23/3037/LB</a>   Proposed Internal alterations and Installation of plant and extract equipment   12A Market Place Saffron Walden Essex CB10 1HR  <b>Resolved: No objections</b></p>
C	<p><a href="#">UTT/23/3036/FUL</a>   Proposed Internal alterations and Installation of plant and extract equipment   12A Market Place Saffron Walden Essex CB10 1HR  <b>Resolved: No objections</b></p>
D	<p><a href="#">UTT/23/3067/HHF</a>   First floor side extension over existing garage.   1 Sweet Mead Saffron Walden Essex CB10 2EG  <b>Resolved: No objections</b></p>
E	<p><a href="#">UTT/23/3085/FUL</a>   Demolition of 2 no. existing blocks of flats and outbuildings and the construction of 12 no. new apartments, with associated parking and access.   Wharton House And Wittrick House Gibson Way Saffron Walden Essex CB10 1AL  <b>Resolved: To raise concerns with the car parking provision. In order to ensure the optimum layout is obtained, parking would be best situated at the back of the site. The frontage will then remain in keeping with its surroundings. Complying with GEN2. Electric charging provision must also be provided to comply with SW4.</b></p>
F	<p><a href="#">UTT/23/3153/HHF</a>   Proposed single storey front extension and single storey rear extension   The Rookery 17 Loompits Way Saffron Walden Essex CB11 4BZ  <b>Resolved: No objections</b></p>
G	<p><a href="#">UTT/23/2770/HHF</a>   Proposed second floor rear extension to form box dormer.   40 Debden Road Saffron Walden Essex CB11 4AB  <b>Resolved: To object to the application due to the overbearing design and its impact on its neighbours, the application breaches GEN2 and GEN4, the large extension would be intrusive for neighbours.</b></p>
H	<p><a href="#">UTT/23/3210/LB</a>   Removal of the existing 6 no. antennas and installation of 6 no. replacement antennas and 3 no. additional antennas at a height of 19.2m. Installation of 2 no. 300mm dish. and ancillary development thereto including the installation of 15 no. Remote Radio Units (RRUs)   Water Tower Debden Road Saffron Walden Essex  <b>Resolved: No objections</b></p>
I	<p><a href="#">UTT/23/3209/FUL</a>   Removal of the existing 6 no. antennas and installation of 6 no. replacement antennas and 3 no. additional antennas at a height of 19.2m. Installation of 2 no. 300mm dish. and ancillary development thereto including the installation of 15 no. Remote Radio Units (RRUs)   Water Tower Debden Road Saffron Walden Essex  <b>Resolved: No objections</b></p>

J	<a href="#">UTT/23/3202/FUL</a>   Replace asbestos roof sheeting with composite insulated steel sheeting including full length skylights each side. Single storey side extension to provide eco cycle storage/retail space.   Unit 12 Dencora Park Shire Hill Saffron Walden Essex CB11 3GB <b>Resolved: No objections</b>
K	<a href="#">UTT/23/3174/HHF</a>   Section 73A Retrospective application for a driveway, dropped curb and retaining wall   8 Pleasant Valley Saffron Walden Essex CB11 4AP <b>Resolved: No objections</b>
L	<a href="#">UTT/23/2998/HHF</a>   Garden room/ workshop and garden store at rear of the property garden.   24 Peaslands Road Saffron Walden Essex CB11 3EF <b>Resolved: No objections</b>
M	<a href="#">UTT/23/2963/HHF</a>   Single storey rear extension following demolition of the existing rear extension   93 Castle Street Saffron Walden Essex CB10 1BQ <b>Resolved: No objections</b>
N	<a href="#">UTT/23/3245/LB</a>   Conversion of ground floor utility room by erecting a stud partition wall to provide a cloakroom with a separate ground floor W.C.   Walden Lodge Abbey Lane Saffron Walden CB10 1AG <b>Resolved: No objections</b>
P&T 011-24	<b>Update on ongoing significant applications</b>  Standing item – Where updates are available, Committee to receive an update on ongoing matters relating to significant planning applications. This for information only.  It was noted Essex County Council has exercised the option to acquire the safeguarded education land at the Radwinter Road, Linden Home site for a primary school.
P&T 012-24	<b>Urgent Information Items</b> Any items to report for information only. This item is included for information sharing only, Committee is not permitted to determine matters until this agenda item.
P&T 013-24	<b>Date and time of Next Meeting</b> Thursday 25 <sup>th</sup> January 2024 at 7.30PM, Saffron Walden The Town Hall

The Chairman closed the meeting at 8.45pm