

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

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall Saffron Walden on **THURSDAY 28th November 2024 at 7.30pm**

Councillors: Cllrs Curtis, Eke, Freeman, Hawke-Smith, McLellan (Chair) and Meloy.

Officers: Deputy Town Clerk

Members of the public: x2 Residents of Radwinter Road
x1 Resident of Debden Road

P&T 240-24	Apologies for absence Apologies were received and accepted from Cllrs Ahemd and Gadd.
P&T 241-24	Declarations of Interest Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC). Cllr Hawke-Smith declared a pecuniary interest regarding agenda item 11d, planning application UTT/24/2918/FUL, as a shareholder of the applicant, Cllr Hawke-Smith did not partake in the discussion.
P&T 242-24	Minutes of Previous Meeting 14.11.2024 The minutes of the previous meeting 14.11.2024 were approved and signed by the Chair.
P&T 243-24	Public speaking time Three residents were in attendance. <ol style="list-style-type: none"> 1. Firstly, a resident of Debden Road spoke further to agenda item 8, Road Traffic Accidents at Debden Road / Borough Lane junction, raising the following: <ol style="list-style-type: none"> a. Serious concerns with speeding on Debden Road, particularly on the junction of London Road as cars drive around the mini roundabout and speed up the hill, which was the case in September when the resident's car was crashed into, causing the cars to catch light and partly the house. b. The resident explained he has repeatedly requested action from Essex Highways for several years and is frustrated with their lack of progress. c. He suggested the single yellow line on Debden Road toward London Road is removed, reintroducing parked cars acting as a mitigation for speeding. d. Committee supported the speeding concerns raised, further noting: <ol style="list-style-type: none"> i. In October, Full Council agreed to write an open letter to Essex Highways, signed by the Mayor, expressing concern for this road

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	<p>requesting urgent action. Essex Highways has since replied explaining the junction is closely monitored.</p> <ul style="list-style-type: none"> ii. A Local Highway Panel Request was submitted seeking improvements to this junction however it has not been progressed or determined by Essex Highways, despite chasing. Other schemes (i.e., chicanes) have been requested over the years but have been refused by Essex Highways. iii. SWTC has long campaigned a 20mph speed limit across Saffron Walden. Post-covid Essex Highways approved the 20mph enforcement in the town centre and some adjoining roads, unfortunately Debden Road was not included and SWTC continues to campaign for an extended 20mph limit. iv. The resident and Committee thanked each other for their time and the resident of Debden Road left the meeting. <p>2. Two residents of Radwinter Road spoke further to agenda item 7 being, Highways Proposals at Radwinter Road and Ashdon Road. The residents explained:</p> <ul style="list-style-type: none"> a. This proposal forms part of the former Printpak site approval to build a Lidl store. The highway consent for the site requests traffic surveys are conducted prior to the 6th and 12th month anniversary of the shop being built, suggesting the proposal is premature because the site is not completed. b. The proposals themselves seek an extended pavement and installation of double yellow lines to mitigate traffic. The residents felt this scheme would not mitigate traffic and instead the proposals would add to congestion, because: <ul style="list-style-type: none"> i. Parked cars do not stop the two-way flow of traffic, congestion is usually due to the volume of cars driving toward the traffic lights, removing car parking will not reduce the volume of traffic. ii. A widened footpath would reduce the roadway, preventing two-way traffic, causing congestion and pollution. e. The residents objected to the scheme and noted they raised these concerns before planning permission was granted. f. Committee supported the concerns raised, further noting: <ul style="list-style-type: none"> i. SWTC also objected to the planning application when it was first submitted. ii. The documents only include a statement of reasons for Radwinter Road but not Ashdon Road. g. The resident and Committee thanked each other for their time and the Radwinter Road residents left the meeting.
	HIGHWAYS
P&T 244-24	Standing item: An update was not received from the County Councillor.
P&T 245-24	Standing Item: Committee did not note any areas of speeding concern.
P&T 246-24	<p>Highways Proposals Radwinter Road and Ashdon Road</p> <p>Committee noted a draft order has been received from Essex Highways, in relation to the former Printak site planning conditions, the proposal includes:</p> <ul style="list-style-type: none"> a. Access road into Lidl: No waiting at any time.

	<p>b. Radwinter Road (adjacent to the new site): No waiting at any time</p> <p>c. Ashdon Road: No waiting Mon-Fri 8am-6pm and no stopping Monday-Friday 8-9am and 3-4pm.</p> <p>It was resolved to respond to the consultation noting:</p> <p>a. The consultation is premature, the highway planning documents requires a consultation to be launched after surveys are conducted after the store has opened.</p> <p>b. The Ashdon Road statement of reasons is omitted, the consultation papers must provide the full details.</p>
P&T 247-24	<p>Road Traffic Accidents at Debden Road / Borough Lane junction</p> <p>Committee noted Essex Highways has responded to SWTC's open letter, expressing concerns with the accidents taken place at the junction. The Essex Highways Response reads (as included on the agenda):</p> <p><i>"Please be advised the Essex Highways safety team have been and inspected the junction, which will be kept under observation, and our highway colleagues will do what they can to support the proposal currently with the Local Highways Panel for their consideration.</i></p> <p><i>...If you wish to contact us further about this or any other issues, please do so via our online form."</i></p> <p>Committee continued to express safety concerns with the road, and it was resolved:</p> <p>a. To continue pursuing the local highway panel request, noting the need for Essex Highways to act preventatively and not reactively.</p> <p>b. To request further support from the Police to support the request (a) above.</p>
P&T 248-24	<p>Integrated Passenger Transport Unit Meeting</p> <p>Committee noted ECCs IPTU meeting will take place at County Hall on Wednesday, 4th December, from 10:00 AM to 12:00 PM.</p>
P&T 249-24	<p>George Street Double Yellow Lines Update</p> <p>Committee noted in order to progress with Committee's request to install double yellow lines at George Street, officers will relaunch the consultation, seeking 75% support as required by the North Essex Parking Partnership.</p> <p>It was further noted, the concerns from the fire station have been provided to NEPP and Essex Highways but it is not deemed to be a safety issue and to consider installation 75% of support must be provided.</p>
	PLANNING APPLICATIONS
P&T 250-24	<p>Committee considered and commented upon the following Planning Applications: All applications were considered against the UDC Local Plan policies dated 2005 and the Saffron Walden Neighbourhood Plan.</p>
A	<p><u>UTT/24/2822/HHF</u> Single storey rear extension 23 Campling Street Saffron Walden Essex CB10 2PT</p> <p>Resolved: To raise concern with the close proximity to the neighbouring property, the design must comply with GEN2.</p>

B	<u>UTT/24/2852/HHF</u> Demolition of existing garage and proposal of extension to rear of new garage 39 Farmadine Saffron Walden Essex CB11 3HR Resolved: No objections
C	<u>UTT/24/2908/HHF</u> Two storey front and single storey rear extension 26 Railey Road Saffron Walden Essex CB11 3EN Resolved: To continue to raise the objections previously raised, the proposal is overbearing to the neighbouring property with a loss of amenity, breaching GEN2.
D	<u>UTT/24/2918/FUL</u> Conversion of existing coach house to a cafe, owned by The Railway Arms. Railway Arms Station Road Saffron Walden Essex CB11 3HQ Resolved: No objections
E	<u>UTT/24/2901/LB</u> Proposed erection of link for garden studio and retention of works for the erection of garden store 76A High Street Saffron Walden Essex CB10 1EE Resolved: No objections
F	<u>UTT/24/2900/HHF</u> Proposed erection of link for garden studio and Section 73 Retrospective Application for the erection of garden store 76A High Street Saffron Walden Essex CB10 1EE Resolved: No objections
P&T 251-24	Update on ongoing significant applications There was no update.
P&T 252-24	Urgent Information Items No information items were raised.
P&T 253-24	Date and time of Next Meeting Thursday 5 th December 2024 7.30PM, The Town Hall Saffron Walden – there will be one December Committee meeting.

The Chairman closed the meeting at 9pm