

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

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on  
**THURSDAY 10 April 2025 at 7.30pm**

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

**Officers:** Deputy Town Clerk

**Members of the public:** Resident of Rayleigh Road.

P&T 068-25	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Ahmed, Eke and Gadd.
P&T 069-25	<b>Declarations of Interest</b>  Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC).  Cllr McLellan declared a generic non-pecuniary interest regarding agenda item 8, UTT/25/0752/HHF as the applicant is known to him.
P&T 070-25	<b>Public speaking time</b>  A resident of Rayleigh Road spoke in objection to planning application UTT/25/0705/HHF raising concerns with the loss of privacy and light, due to the overbearing scale of the scheme.
P&T 071-25	Committee brought forward agenda item 8E, UTT/25/0705/HHF.
P&T 072-25	<a href="#">UTT/25/0705/HHF</a>   Single storey front and part single storey part two storey rear extensions   26 Railey Road Saffron Walden Essex CB11 3EN  Resolved: To continue to object to the scheme, noting the proposed front extension will affect the street scene due to its scale and the rear extension scale is overbearing and will cause a shadow and loss of light on neighbouring properties. The scheme fails to show compliance with ULP GEN2, GEN4 and GEN5 and SWNP SW3.  The resident left the meeting.
P&T 073-25	<b>Minutes of Previous Meeting 27.03.2025</b> The minutes of the previous meeting 27.03.2025 were approved and signed by the Chair.
	<b>HIGHWAYS</b>
P&T 074-25	Committee received and noted the county councillor written report.
P&T 075-25	There were no new speeding matters for consideration
P&T 076-25	<b>Proposed partial infill of Painters Bridge, Saffron Walden (Butlers Lane/Ashdon Road)</b>  Committee considered the proposal from National Highways, seeking to partially infill Painters Bridge, located along Butlers Lane near the Ashdon Road junction. <b>Resolved:</b> No objections.

Signed as a true and accurate record .....  
Minutes of the Planning & Transport Committee April 2025

PLANNING APPLICATIONS	
P&T 077-25	<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.
A	<a href="#">S62A/2024/0075 Land North of Thaxted Road Saffron Walden</a> - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park.  Committee noted the applicant has submitted additional documentation and has been invited to comment.  <b>Resolved:</b> To continue to raise the concerns initially raised, noting the rebuttal documentation has not addressed or resolved the concerns around traffic access, sustainable transport and flooding.
B	<a href="#">UTT/25/0544/HHF</a> Proposed relocation/replacement of section of boundary fence.   70 Cromwell Road Saffron Walden Essex CB11 4BE <b>Resolved:</b> No objection, provided the land is within the applicants ownership.
C	<a href="#">UTT/25/0727/LB</a>   Relocation of kitchen, alterations to internal and external floor levels including new taller external door and secondary stair, refurbishment of bathrooms, formation of new ensuite and dressing room spaces. Installation of replacement rooflights   13 London Road Saffron Walden Essex CB11 4ED <b>Resolved:</b> No objection
D	<a href="#">UTT/25/0726/HHF</a>   Relocation of kitchen, alterations to internal and external floor levels including new taller external door and secondary stair, refurbishment of bathrooms, formation of new en suite and dressing room spaces. Installation of replacement rooflights   13 London Road Saffron Walden Essex CB11 4ED <b>Resolved:</b> No objection
F	<a href="#">UTT/25/0684/HHF</a>   Removal of existing single storey rear extension. Proposed part single, part two storey rear/side extensions and internal alterations.   16 Victoria Avenue Saffron Walden Essex CB11 3AE <b>Resolved:</b> No objection
G	<a href="#">UTT/25/0700/HHF</a>   Part two storey and part single storey rear extension   61 Winstanley Road Saffron Walden Essex CB11 3EX <b>Resolved:</b> No objection
H	<a href="#">UTT/25/0743/FUL</a>   Erection of a single self-build dwelling   Land At 111 Radwinter Road Saffron Walden Essex <b>Resolved:</b> To object the proposal, due to the poor access arrangements and limited car parking provision failing to comply with GEN1 and GEN8. Whilst the scheme was reduced from the previously refused scheme it continues to pose a flood risk and must comply with GEN3.
I	<a href="#">UTT/25/0806/HHF</a>   First floor side extension   25 Beeches Close Saffron Walden Essex CB11 4BU <b>Resolved:</b> Unable to comment.
J	<a href="#">UTT/25/0792/HHF</a>   Side extension to form utility room   17 Home Pasture Saffron Walden Essex CB10 2SY <b>Resolved:</b> No objection
K	<a href="#">UTT/25/0796/HHF</a>   Proposed single storey side extension   24 Radwinter Road Saffron Walden Essex CB11 3JB <b>Resolved:</b> No objection

L	<a href="#">UTT/25/0769/HHF</a>   Proposed single storey rear extension   50 Old Mill Road Saffron Walden Essex CB11 3ER <b>Resolved:</b> No objection
M	<a href="#">UTT/25/0752/HHF</a>   Replacement of existing utility roof and proposal of single storey rear extension   3 Audley Road Saffron Walden Essex CB11 3HW <b>Resolved:</b> No objection
N	<a href="#">UTT/25/0746/HHF</a>   Proposed single storey rear extension and associated works   103 Radwinter Road Saffron Walden Essex CB11 3HY <b>Resolved:</b> No objection
P&T 078-25	<b>Update on ongoing significant applications</b> No update.
P&T 079-25	<b>Urgent Information Items</b> No urgent information items.
P&T 080-25	<b>Date and time of Next Meeting</b> Thursday 24 April 2025, at 7.30pm in the Town Hall Saffron Walden. It was noted the 8 May meeting will be re-arranged to avoid the VE Day celebrations.

The Chairman closed the meeting at 8.30pm