

PLANNING & TRANSPORT COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall Saffron Walden on **THURSDAY 13th June 2024 at 7.30pm**

Councillors: Cllrs Curtis, Freeman, McLellan (Chair) and Meloy.

Officers: Georgia Arnold, Deputy Town Clerk

Members of the public: Mr Anderson, land agent of agenda items 7A and 7B, planning applications UTT/24/1406/FUL and UTT/24/1407/LB.

P&T 111-24	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Ahmed, Eke, Gadd and Hawke-Smith.</p>
P&T 112-24	<p>Declarations of Interest</p> <p>Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC)</p> <p>All members declared a pecuniary interest regarding agenda item 7I, planning application UTT/24/1353/LB as the applicant is known to them.</p>
P&T 113-24	<p>Public speaking time - There were no public speakers.</p>
P&T 114-24	<p>It was agreed to bring forward agenda items 7A and 7B, planning applications UTT/24/1406/FUL and UTT/24/1407/LB.</p>
P&T 115-24	<p>UTT/24/1406/FUL Demolition of extension to listed building, shelters and stores. Residential development including erection of 3 no. dwellings, conversion and extension of workshop to form 3 no. dwellings and associated infrastructure 56 - 60 High Street Saffron Walden Essex CB10 1EE</p> <p>Mr Anderson, a representative of the above application spoke further and explained:</p> <ol style="list-style-type: none"> a. The retail space is currently vacant, and a separate agent has been appointed to re-let the retail unit. b. The application proposes erection of 3 dwellings and conversion of the site for a further 3 dwellings. c. Prior to 2021 the applicant engaged in a pre-app with UDC and the scheme has significantly changed and reduced since. d. 11 car parking spaces will be provided with cycle storage. e. The materials used will be in keeping of the area. <p>Committee thanked Mr Anderson for his comments.</p> <p>Committee resolved: No objections to the scheme.</p>

P&T 116-24	<p>UTT/24/1407/LB Demolition of extension to listed building, shelters and stores. Residential development including erection of 3 no. dwellings, conversion and extension of workshop to form 3 no. dwellings and associated infrastructure 56 - 60 High Street Saffron Walden Essex CB10 1EE</p> <p>The comments received from Mr Anderson (above) were noted.</p> <p>Committee resolved: No objections to the scheme.</p>
P&T 117-24	Mr Anderson left the meeting.
P&T 118-24	<p>Minutes of Previous Meeting 23.05.24</p> <p>The minutes of the previous meeting 23.05.24 were approved and signed by the Chair.</p>
HIGHWAYS	
P&T 119-24	The Deputy Town Clerk noted, the proposal to install double yellow lines on George Street has been submitted to the North Essex Parking Partnership. NEPP and Essex Highways have raised queries regarding processing the application. The Deputy Town Clerk is awaiting further advice from the County Councillor.
P&T 120-24	<p>Street Naming Land Rear of the Old Cement Kilns Thaxted Road Saffron Walden</p> <p>Committee considered the proposed street names, (Little Moss Croft; Twelve Acre Rise and Flacks Field) for the new development behind the Old Cement Kilns. It was noted all are the field names.</p> <p>It was resolved: No objections to the proposed street names.</p>
PLANNING APPLICATIONS	
P&T 121-24	<p>Committee considered and commented upon the following Planning Applications:</p> <p>All applications were considered against the UDC Local Plan policies dated 2005 and the Saffron Walden Neighbourhood Plan.</p>
C	<p>UTT/23/2962/DFO Details of reserved matters following outline application UTT/22/3258/PINS (s62A/2022/0014) for the erection of 168 dwellings with associated landscaping and parking - details of appearance, landscaping, layout and scale. Application to discharge conditions 24 (surface water drainage scheme) and 27 (walking and cycling network) of UTT/22/3258/PINS (s62A/2022/0014). Land To The West Of Thaxted Road Saffron Walden Essex</p> <p>Committee noted the application has been deferred by Uttlesford District Council Planning Committee, in light of the comments received from Environmental Health regarding the concern around the noise from the Skate Park affecting the dwellings.</p> <p>Resolved: To submit an additional response to the application, echoing the noise and flood light concerns raised by Environmental Health, sufficient conditions for noise and lighting mitigations must be in place should the application be approved. Additionally, the flooding on Thaxted Road is an increasing concern at this site (GEN3).</p>
D	<p>UTT/24/1200/FUL Proposed modular extension with 1x MOE door, insulated prefabricated panel walls and metal roof deck, and proposed new 1x push bar activated access gate. 40 Pleasant Valley Saffron Walden Essex CB11 4AP</p> <p>Resolved: No objections</p>
E	<p>UTT/24/1296/HHF Alteration to existing fenestration, external insulation render cladding to main house. Addition of a porch. Removal of chimney. Over cladding of existing garage. 3 Springhill Road Saffron Walden Essex CB11 4AH</p> <p>Resolved: No objections</p>

F	UTT/24/1326/HHF Single storey front extension with internal alterations 14 Buckenhoe Road Saffron Walden Essex CB10 2DE Resolved: No objections
G	UTT/24/1348/DFO Details following outline application UTT/22/3531/OP for erection of 2 no. dwellings - details of scale, layout, landscaping and appearance Little Walden Reservoir Little Walden Road Saffron Walden Essex Resolved: To object, due to the poor access onto the site (GEN1), the overbearing scale of the development (GEN2) and loss of habitat (GEN7).
H	UTT/24/0900/FUL Section 73A Retrospective application for a detached garage Land Rear Of 50 Old Mill Road Saffron Walden Essex Resolved: To support the concerns raised by the neighbouring property.
I	UTT/24/1353/LB Install 12 solar panels on the west facing roof of the house 4 Common Hill Saffron Walden Essex CB10 1JG This application was not considered, all members raised a pecuniary interest in the application as the applicant is known to each.
P&T 122-24	UTT/24/1367/AV Erection of 5 no. fascia signs on the front and side of the building 1 Cates Corner Saffron Walden Essex CB10 1LU Resolved: to object to the application due to the overbearing design (GEN2) which sits within a conservation area. The advertising must be in keeping with the conservation area in line with SW7 and the Uttlesford Shopfront Design Guide.
P&T 123-24	UTT/24/1338/CLP Proposed Certificate of Lawfulness for a rear extension within home owners boundary under Permitted Development 14 Ansgar Road Saffron Walden Essex CB11 3EJ Resolved: No objections
P&T 124-24	New premises license application for Monty's Walden Ltd, of 5 Cross Street Saffron Walden Committee raised no objections to the license application (playing music and sale of alcohol).
P&T 125-24	New premises license application for Truckhiato Ltd, 8 Rose and Crown Walk, Saffron Walden CB10 1JH Committee raised no objections to the license application (sale of alcohol).
P&T 126-24	New Premises Licence - Lidl Saffron Walden Committee raised no objections to the license application (sale of alcohol).
P&T 127-24	Update on ongoing significant applications Committee noted the Chase New Homes Former Friends School application (change of swimming pool to community centre) is likely to be determined in July.
P&T 128-24	Urgent Information Items No urgent information items were raised.
P&T 129-24	Date and time of Next Meeting Thursday 27 June 2024 at 7.30pm in the Town Hall Saffron Walden.

The Chairman closed the meeting at 8.40pm