

PLANNING & TRANSPORT COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 27 June 2024 at 7.30pm**

In the absence of the Chair Cllr McLellan, Deputy Chair Cllr Meloy chaired this meeting.

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

Officers: Georgia Arnold, Deputy Town Clerk

Members of the public: None

P&T 130-24	Apologies for absence Apologies were received and accepted from Cllrs Ahmed, Freeman, Gadd and McLellan.
P&T 131-24	Declarations of Interest Cllrs Eke, Hawke-Smith and Meloy declared a non-pecuniary interest as the applicant of agenda item 6a, UTT/24/1383/FUL is known to them.
P&T 132-24	Public speaking time There were no public speakers.
P&T 133-24	Minutes of Previous Meeting 13.06.2024 The minutes of the previous meeting 13.06.2024 were approved and signed by the Chair, with the following change: Members of the public: Mr Anderson, representative of agenda items 7a and 7b. Changed to Members of the public: Mr Anderson, <i>land agent</i> of agenda items 7a and 7b. The Chair raised the following: a. An update on the yellow line George Street proposal. The Deputy Town Clerk explained North Essex Parking Partnership require 75% evidential support to consider an application and Essex Highways Local Highway Panel will only consider a suite of measures, a second consultation will likely be required. b. Chase New Homes Thaxted Road application was refused by Uttlesford District Council this week.
	HIGHWAYS
P&T 134-24	There were no highways matters for consideration
	PLANNING APPLICATIONS
P&T 135-24	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.

A	<p>UTT/24/1383/FUL Proposed demolition of existing building containing 7 no. almshouse units and construction of new two storey building containing 16 no. almshouse units with associated bin store, car and cycle parking and landscaping. Replacement of part of River Slade culvert. King Edward Vi Almshouses Abbey Lane Saffron Walden CB10 1DE</p> <p>Resolved: No Objections.</p>
B	<p>UTT/24/1467/CLLB Proposed demolition of existing wooden shed and decking. Erection of replacement decking. 41 Castle Street Saffron Walden CB10 1BD</p> <p>Resolved: No Objections.</p>
C	<p>UTT/24/1451/HHF Single storey front extension, with garage conversion and internal remodelling, and changes to materials and fenestration 38 Audley Road Saffron Walden Essex CB11 3HD</p> <p>Resolved: To raise concern with the potential impact on the car parking due to the loss of garage (GEN8).</p>
D	<p>UTT/24/1433/CLP Proposed Certificate of Lawfulness for 3 No. rooflights on a dwelling in a Conservation Area 17 Mount Pleasant Road Saffron Walden Essex CB11 3EA</p> <p>Resolved: To raise concern the proposal is similar to the previous application UTT/24/0725/HHF, where place services raised concern, the lighting is not in keeping of its surroundings (GEN2).</p>
E	<p>UTT/24/1421/FUL S73 application to vary condition 3 (door and window plans) of UTT/19/0542/FUL (Proposed part change of use and conversion of former dentist practise to 3 no. one bedroom flats in addition to one existing flat including alterations, change of windows and doors from UPVC to timber conservation type casements and demolition of single storey flat roof rear extension) - amend the wording of condition from 'prior to commencement' to 'prior to implementation' 23 Hill Street Saffron Walden Essex CB10 1EH</p> <p>Resolved: No Objections.</p>
F	<p>UTT/24/1439/HHF First floor front extension, single storey rear extension, and internal remodelling. 66 Victoria Avenue Saffron Walden Essex CB11 3AE</p> <p>Resolved: To raise concern with the proposal given the impact on the street scene (GEN2).</p>
G	<p>UTT/24/1255/HHF Replacement of three windows on the rear elevation of the house. 35 South Road Saffron Walden Essex CB11 3DW</p> <p>Resolved: No Objections.</p>
H	<p>UTT/24/1468/HHF Two storey side addition with single storey rear addition 97 Little Walden Road Saffron Walden Essex CB10 2DN</p> <p>Resolved: To raise concern with the potential impact on the car parking due to the loss of garage (GEN8).</p>
I	<p>UTT/24/1406/FUL and UTT/24/1407/LB at 56-60 High Street Saffron Walden</p> <p>Committee noted a resident of Gold Street has provided information suggesting the application documentation is inaccurate.</p> <p>Given this new information committee considered whether to review its initial response to this application, being no objections, per the 13 June 2024 meeting.</p> <p>It was noted in reconsidering its view on the planning application, Committee may be in breach of Standing Orders section 7 which reads:</p> <p><i>a A resolution shall not be reversed within six months except either by a special motion, which requires written notice by at least five councillors to be given to the Proper Officer in accordance with standing order 9, or by a motion moved in pursuance of the recommendation of a committee or a sub-committee.</i></p> <p><i>b When a motion moved pursuant to standing order 7(a) has been disposed of, no similar motion may be moved for a further six months.</i></p>

	<p>Notwithstanding the above, section 26a of Standing Orders notes:</p> <p><i>a All or part of a standing order, except one that incorporates mandatory statutory or legal requirements, may be suspended by resolution in relation to the consideration of an item on the agenda for a meeting.</i></p> <p>In this respect, Cllr Meloy proposed to suspend standing order 7a by invoking standing order 26a, acknowledging Standing Order 7a is not a mandatory, statutory or legal requirement.</p> <p>This was seconded by Cllr Hawke-Smith and unanimously agreed by committee, allowing committee to reconsider its initial response reached at the 13 June 2024 committee meeting.</p> <p>Committee noted since it previously reviewed the application at the 13 June 2024 meeting, the following has come to light:</p> <ul style="list-style-type: none"> a. Concerns and suggestions from Environmental Health, including the need for a land assessment. b. Concerns from place services, recommending an archaeological assessment. c. Both applications have been called in by the UDC ward councillors for determination by UDC planning committee should they be recommended for approval. d. Objections from residents. e. Concerns from residents, explaining they believe the site plans are inaccurate with several misleading discrepancies between the application documents. <p>Committee noted the potential inaccuracies raised by residents (as attached to the agenda), acknowledging these details need confirming by the planning authority.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> f. To withdraw the previous 'no objection' raised at the 13 June 2024 Committee meeting, in light of the potential discrepancies raised by residents. g. To seek confirmation from UDC regarding the accuracy of the discrepancies raised, particularly the site plans and materials being used. h. To seek confirmation from UDC regarding whether it would be minded requesting an archaeological and land assessment. i. Once confirmation is received from UDC regarding the discrepancies, committee would reconsider the application on an informed basis.
<p>P&T 136-24</p>	<p>Update on ongoing significant applications</p> <p>It was noted the Chase New Homes Thaxted Road application was refused by UDC planning committee this week.</p>
<p>P&T 137-24</p>	<p>Urgent Information Items</p> <p>No urgent information items were raised.</p>
<p>P&T 138-24</p>	<p>Date and time of Next Meeting</p> <p>Thursday 11 July 2024 in the Town Hall Saffron Walden at 7.30pm</p>

The Chairman closed the meeting at 8.50pm