

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

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall Saffron Walden on **THURSDAY 22<sup>nd</sup> August 2024 at 7.30pm**

**Councillors:** Cllrs Curtis, Eke, Freeman, McLellan and Meloy

**Officers:** Deputy Town Clerk

**Members of the public:** None

P&T 173-24	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Ahmed, Gadd and Hawke-Smith.
P&T 174-24	<b>Declarations of Interest</b> Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC).
P&T 175-24	<b>Public speaking time</b> - There were no public speakers.
P&T 176-24	<b>Minutes of Previous Meeting 08.08.2024</b> The minutes of the previous meeting 08.08.2024 were approved and signed by the Chair.
<b>HIGHWAYS</b>	
P&T 177-24	There were no highways matters for consideration
P&T 178-24	<b>Essex Transport Strategy Consultation</b> Committee noted Essex Highways has prepared a draft Transport Strategy which is currently being consulted on with the public.
P&T 179-24	<b>Introduction to the Essex-wide Bus Shelter Project</b> Committee noted Essex County Council has begun its scheme to upgrade, maintain, and expand bus shelter infrastructure across Essex. The 10-year contract aims to create a sustainable, modern, and consistent bus shelter network that enhances the experience for all bus users.
<b>PLANNING APPLICATIONS</b>	
P&T 180-24	<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	<p><u>S62A/2024/0057</u> Former Friends School Field, Mount Pleasant Lane, Saffron Walden, CB11 3EB</p> <p><u>UTT/24/1898/PINS</u>   Consultation on S62A/2024/0057 - Erection of 91 no. dwellings with associated infrastructure and landscaping. Provision of playing field and associated clubhouse.   Former Friends School Field Mount Pleasant Road Saffron Walden Essex</p> <p>Committee noted:</p> <ol style="list-style-type: none"> <li>a. The application has been submitted directly to the planning inspectorate for determination. In this instance UDC acts as a consultee to the application for consideration by UDC committee in September.</li> <li>b. In 2019 a similar application was refused by UDC under application <u>UTT/19/1744/OP</u>.</li> <li>c. Much of the previous objections raised by SWTC and UDC are still relevant to this application.</li> </ol> <p>It was resolved to object to the application, due to:</p> <ol style="list-style-type: none"> <li>i. Loss of character in a conservation area, the proposals are contrary to ULP ENV1 and SWNP 5.2.6 and SW3 seek protection of the conservation area.</li> <li>ii. Loss of sporting fields, noting there is a deficit in sporting provision in Saffron Walden, breaching: ULP LC1, NPPF 97 and the SWNP 11.2 which specifically opposes to the loss of these playing fields.</li> <li>iii. Insufficient road capacity nor does the proposal enhance or incorporate walking or cycling routes to promote sustainable travel into the town, a requirement of SWNP SW12.</li> <li>iv. Poorly proposed housing mix, lacking from any two-bedroom houses, breaching SWNP SW1.</li> </ol> <p>Committee agreed the Deputy Town Clerk would prepare the response with the Committee Chair for submission to PINS and UDC by 30 August (for inclusion in the UDC officer report which will be presented to UDC committee).</p>
B	<p><u>UTT/24/1917/HHF</u>   Single Storey Rear Addition   26 Little Walden Road Saffron Walden Essex CB10 2DJ</p> <p><b>Resolved:</b> No objections</p>
C	<p><u>UTT/24/1923/AV</u>   Erection of 1 no. replacement non-illuminated fascia sign to front elevation   54 High Street Saffron Walden Essex CB10 1EE</p> <p><b>Resolved:</b> No objections</p>
D	<p><u>UTT/24/1918/FUL</u>   Erection of 1 no. self build detached dwelling   Land At 111 Radwinter Road Saffron Walden Essex</p> <p><b>Resolved:</b> To support the proposal in principle however committee raised concern with the access arrangements which must comply with GEN1.</p>
E	<p><u>UTT/24/2055/HHF</u>   Single storey flat roof rear extension.   68 Victoria Avenue Saffron Walden Essex CB11 3AE</p> <p><b>Resolved:</b> No objections</p>
F	<p><u>UTT/24/2054/HHF</u>   Front extension, single storey rear extension, and internal remodelling.   66 Victoria Avenue Saffron Walden Essex CB11 3AE</p> <p><b>Resolved:</b> To raise concern with the design which will impact the street scene, the proposals must comply with GEN2.</p>

G	<u>UTT/24/1925/HHF</u>   Single storey rear extension to create garden room.   12 West Road Saffron Walden Essex CB11 3DS <b>Resolved:</b> No objections
H	<u>UTT/24/2003/LB</u>   Replacement of existing entrance door to upper floors   22 King Street Saffron Walden Essex CB10 1ES <b>Resolved:</b> No objections
I	<u>UTT/24/2008/HHF</u>   Rear single storey extension to semi detached dwelling   19 Lime Avenue Saffron Walden Essex CB10 2GE <b>Resolved:</b> No objections
J	<u>UTT/24/2031/HHF</u>   Retention of Window Opening on First Floor South Flank Elevation and Installation of Clear-Glazed Window   36 Mill Lane Saffron Walden Essex CB10 2A <b>Resolved:</b> No objections
K	<u>UTT/24/1961/FUL</u>   Demolition and redevelopment of existing farm buildings to create 11no. new dwellings and the refurbishment of the existing farmhouse to create a total of 12no. homes (Class C3), with associated amenity space, parking and landscaping.   Stald Farm Little Walden Road Saffron Walden Essex CB10 1XA <b>Resolved:</b> To object to the proposal due to: <ul style="list-style-type: none"> <li>i. Poor transport and access linkages, acknowledging the scheme does not promote or support sustainable transport measures, breaching SW12.</li> <li>ii. The poor housing mix which must comply with SWNP SW1.</li> <li>iii. The proposals demonstrate over development particularly in an unsustainable location.</li> </ul>
P&T 181-24	<b>Update on ongoing significant applications</b>  It was noted: <ul style="list-style-type: none"> <li>a. Representatives from Bellway Homes were due to attend this meeting however requested their presentation is postponed to a future meeting.</li> <li>b. It is unknown whether PINS will conduct a hearing to consider the Thaxted Road application from Chase New Homes.</li> </ul>
P&T 182-24	<b>Urgent Information Items</b>  No urgent information items were raised.
P&T 183-24	<b>Date and time of Next Meeting</b>  Thursday 12th September 2024 7.30PM, Saffron Walden The Town Hall – apologies were received from Cllr Curtis.

The Chairman closed the meeting at 8.55pm