

PLANNING & TRANSPORT COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall Saffron Walden on **THURSDAY** 12 September 2024 at **7.30pm**

Councillors: Cllrs Eke (from minute reference 186-24), Freeman (from minute reference 185-24), Hawke-Smith, McLellan (Chair) and Meloy).

Officers: Deputy Town Clerk

Members of the public: One resident of Railey Road, regarding agenda item K, application UTT/24/2239/HHF

<p>P&T 184-24</p>	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Ahmed and Gadd.</p>
<p>P&T 185-24</p>	<p>Declarations of Interest</p> <p>Cllr Freeman arrived.</p> <p>Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC).</p>
<p>P&T 186-24</p>	<p>Public speaking time</p> <p>Cllr Eke arrived.</p> <p>A neighbouring resident of Railey Road spoke in objection to application UTT/24/2239/HHF due to the loss of amenity and light demonstrating overdevelopment.</p>
<p>P&T 187-24</p>	<p>It was agreed to bring forward agenda item K:</p> <p><u>UTT/24/2239/HHF</u> Proposed two storey front and single storey rear extensions. 26 Railey Road Saffron Walden Essex CB11 3EN</p> <p>Resolved: To object to the application due to the loss of light and amenity, breaching ULP GEN2 because the design is not compatible with scale, form or layout of its surroundings; resulting in a loss of light with an overbearing impact on the neighbouring properties.</p> <p>The member of the public left the meeting.</p>
<p>P&T 188-24</p>	<p>Minutes of Previous Meeting 22.08.2024</p> <p>The minutes of the previous meeting 22.08.2024 were approved and signed by the Chair.</p>

HIGHWAYS	
P&T 189-24	Committee noted the written report received from County Councillor Gadd.
PLANNING APPLICATIONS	
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	<u>UTT/24/2026/FUL</u> Proposed four storey annex and conversion of existing restaurant to create additional hotel bedrooms. Alterations to car park and all associated works. Hotel And Premises Premier Inn Thaxted Road Saffron Walden Essex CB10 2SG Resolved: No objections
B	<u>UTT/24/2131/LB</u> Change of use of the former St Marks College, comprising the conversion of Grade I Listed Building to form four new dwellings, the conversion of Abbey Barn and River Barn to provide two new dwellings. Demolition of existing outbuildings and adventure playground and all associated landscaping works and the associated provision of access, parking and gardens St Marks College Audley End Audley End Road Saffron Walden CB11 4JB Resolved: No objections
C	<u>UTT/24/2130/FUL</u> Change of use of the former St Marks College, comprising the conversion of Grade I Listed Building to form four new dwellings, the conversion of Abbey Barn and River Barn to provide two new dwellings, the erection of a new dwelling following demolition of existing outbuildings and adventure playground to be known as Slade Barn and all associated landscaping works and the associated provision of access, parking and gardens St Marks College Audley End Audley End Road Saffron Walden CB11 4JB Resolved: No objections
D	<u>UTT/24/2011/LB</u> Tanking of basement store, addition of ground floor w/c, change to stair joinery and replacement fenestration like for like. Addition of 1 no. conservation roof light. 22 Gold Street Saffron Walden Essex CB10 1EJ Resolved: No objections
E	<u>UTT/24/2158/HHF</u> Single storey front and side addition 11 Pennystone Road Saffron Walden Essex CB11 3EL Resolved: No objections
F	<u>UTT/24/2142/HHF</u> Proposed conversion of store / garage 109 Loompits Way Saffron Walden Essex CB11 4DN Resolved: No objections
G	<u>UTT/24/2129/CLP</u> Proposed construction of flat roof dormer to convert the loft to provide a master bedroom with en-suite shower room 14 Harvey Way Saffron Walden Essex CB10 2AP Resolved: No objections in principle but raised a concern with the car parking which must comply with GEN8.
H	<u>UTT/24/2160/HHF</u> Part two storey, part single storey side extension. 26 Radwinter Road Saffron Walden Essex CB11 3JB Resolved: No objections
I	<u>UTT/24/1780/HHF</u> Timber constructed single storey annexe ancillary to main property comprising permanent sleeping accommodation and non mains connected WC (compostable) and basin. 18 Castle Cross Saffron Walden Essex CB10 2BY Resolved: No objections

J	<p><u>UTT/24/2121/LB</u> Retrospective application for a stud wall 27 High Street Saffron Walden Essex CB10 1AT Resolved: No objections</p>
L	<p><u>UTT/24/2152/HHF</u> Single storey rear extension 23 Campling Street Saffron Walden Essex CB10 2PT Resolved: To raise concern with the proposal reaching the fencing boundary.</p>
P&T 190-24	<p>Update on ongoing significant applications</p> <p>Committee noted the following:</p> <ul style="list-style-type: none"> a. A hearing will not be conducted by the planning inspector to consider application: S62A/2024/0051 Land West of Thaxted Road Saffron Walden (Chase New Homes 170 houses). PINS will determine the application based on the written responses received. b. UDC committee is considering its consultee response to S62A/2024/0057 the former Friends School Playing Field housing application on Wednesday 18th September. c. UDC committee is determining application UTT/24/1144/FUL, conversion of the former Friends School Swimming Pool to a Community Centre on Wednesday 18th September. It was further noted officers are liaising with the applicant and UDC to ensure suitable S106 monetary contributions are sought.
P&T 191-24	<p>Urgent Information Items</p> <p>No urgent information items were raised.</p>
P&T 192-24	<p>Date and time of Next Meeting</p> <p>It was noted the next meeting will take place on Monday 23rd September 2024 at 6.30pm (not Thursday 26th as scheduled). Apologies were received from Cllrs Eke and Meloy.</p>

The Chairman closed the meeting at 8.25pm