

**PLANNING & TRANSPORT COMMITTEE**

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall Saffron Walden on **THURSDAY 10<sup>th</sup> October 2024 at 7.30pm**

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

**Officers:** Deputy Town Clerk

**Members of the public:** Four representatives of Bellway Homes

P&T 203-24	<p><b>Apologies for absence</b> Apologies were received and accepted from Cllrs Ahmed, Curtis and Eke.</p>
P&T 204-24	<p><b>Declarations of Interest</b> Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC) and Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council (ECC).</p>
P&T 205-24	<p><b>Public speaking time</b> There were no public speakers.</p>
P&T 206-24	<p>It was agreed to bring forward agenda item 8a, being a presentation from representatives of Bellway Homes.</p>
P&T 207-24	<p><b>Bellway Homes Presentation – Radwinter Road</b></p> <p>Representatives of Bellway Homes explained outline permission has been granted for 233 dwellings at the land South of Radwinter Road, it was noted Bellway were not the applicant of the outline permission, but they understand the history of the site and will apply for detailed permission.</p> <p>Representatives presented slides to committee (these slides were attached to the agenda) noting the following:</p> <ol style="list-style-type: none"> <li>a. The detailed application is likely to be submitted in December / January.</li> <li>b. The landscaping detail is not yet complete, with the cycling and pedestrian links likely to have some minor amendments. Committee discussed the need for these to be shared pedestrian and cycle paths.</li> <li>c. Two play areas are to be provided, the current locations identified on the slides are unlikely to be retained given the proximity to the road, committee noted the locations need to comply with the neighbourhood plan.</li> <li>d. Bellway is launching a public consultation on 23<sup>rd</sup> October, in person and via letter drops to residents seeking initial views on the scheme, the answers will be included within the detailed application.</li> <li>e. Committee noted SWTC typically adopts residential public open spaces, therefore, the POS must be built to an adoptable standard. The Bellway</li> </ol>

	<p>representatives noted the site will also provide 10% dedicated biodiversity net gain i.e., wild areas, which will require different maintenance regimes to ordinary POS, i.e., grassed areas.</p> <p>f. Flooding at Thaxted Road Bellway Site was noted, and appropriate flood mitigations will be required for this site (Radwinter Road).</p> <p>The representatives of Bellway left the meeting, committee thanked them for their time.</p>
P&T 208-24	<p><b>Minutes of Previous Meeting 23.09.2024</b></p> <p>The minutes of the previous meeting 23.09.2024 were considered by committee, they were agreed and approved with the following addition to minute reference P&amp;T 198-24:</p> <p><i>It was unanimously resolved not to progress with purchase of a VAS, <u>at this time (being the 2025/26 budget).</u></i></p>
	<b>HIGHWAYS</b>
P&T 209-24	<p>Committee noted the update provided by County Councillor Gadd, advising; SWTC officers and the County Councillor are due to meet Essex Highways to discuss progression of the outstanding Market Square LHP applications.</p>
P&T 210-24	<p><b>Essex County Council Temporary Restriction</b></p> <p>Committee noted the ECC update, detailing:</p> <p><i>A restriction is scheduled to commence on 08 October 2024 to 07 April 2025, to prevent damage to the surface over the winter months, located at Byway 18, Saffron Walden, from its junction with B184 Thaxted Road east to its junction with Cole End Lane approximately 1,620 metres. There will be an exemption for solo motorcycles. The alternative route will be via B184 Thaxted Road, Cole End Lane and vice versa.</i></p>
P&T 211-24	<p><b>Radwinter, Leverett Way, Saffron Walden</b></p> <p>Committee noted the proposed speeding regulation at the Radwinter Road site, commonly known as Linden Homes.</p> <p>Committee was in favour of the scheme and raised no objections.</p>
	<b>PLANNING APPLICATIONS</b>
P&T 212-24	<p><b>Committee considered and commented upon the following Planning Applications:</b></p> <p>All applications were considered against the UDC Local Plan policies dated 2005 and the Saffron Walden Neighbourhood Plan.</p>
B	<p><a href="#">UTT/24/2373/HHF</a>   Proposed garage conversion, single storey rear extension, replacement of lean-to roof with new flat roof and roof windows and changes to front fenestration</p> <p>  40 Lambert Cross Saffron Walden Essex CB10 2DP</p> <p><b>Resolved:</b> To raise concern with the impact on the street scene which must comply with GEN2.</p>

C	<a href="#">UTT/24/2370/HHF</a>   Single storey rear extension and demolition of garden room   21 Fulfen Way Saffron Walden Essex CB11 4DW <b>Resolved:</b> No objections
D	<a href="#">UTT/24/2353/HHF</a>   S73A Retrospective application for annexe - amendment to approved application UTT/21/2600/HHF - changes to access and addition of shed   Park House Little Walden Road Saffron Walden Essex CB10 1XA <b>Resolved:</b> No objections
E	<a href="#">UTT/24/2438/HHF</a>   Demolition of the existing single garage followed by the creation of a new two storey extension to the northern side, projecting to the east, along with a single storey mono pitched extension across the rear.   23 De Vigier Avenue Saffron Walden Essex CB10 2AY <b>Resolved:</b> No Objections
F	<a href="#">UTT/24/2439/HHF</a>   <a href="#">G</a> Ground floor front extension and first floor side extension   78 Rowntree Way Saffron Walden Essex CB11 4DL <b>Resolved:</b> To object to the proposal due to the size and design, which has an overbearing impact on the neighbouring properties, breaching GEN2.
G	<a href="#">UTT/24/2448/HHF</a>   Two storey extension to the front elevation.   28 Castle Cross Saffron Walden Essex CB10 2BY <b>Resolved:</b> No objections
P&T 213-24	<b>Uttlesford Local Plan Regulation 19 Consultation</b>  Committee noted the Uttlesford Local Plan consultation closes at midnight on 14 October 2024, the consultation period was extended due to additional transport data being incorporated into the existing Transport Study Document within the evidence base of the local plan.
P&T 214-24	<b>Update on ongoing significant applications</b>  It was noted the planning inspector will not conduct a hearing for application, S62A/2024/0057 Former Friends School Field, Mount Pleasant Road, Saffron Walden, CB11 3EB, a decision should be issued by 4 November 2024.
P&T 215-24	<b>Urgent Information Items</b>  No urgent information items were raised.
P&T 216-24	<b>Date and time of Next Meeting</b>  Thursday 24 October 2024, in the Town Hall Saffron Walden at 7.30pm

The Chairman closed the meeting at 9.10pm