

Town Hall  
Market Street  
Saffron Walden  
CB10 1HZ



## Agenda

### Planning & Transport Committee

To Committee Members: Cllrs Ahmed (Mayor), Curtis, Jones, Freeman (Leader), Gadd, Hawke-Smith, McLellan and Reeve.

You are summoned to attend a MEETING of the PLANNING AND TRANSPORT COMMITTEE of SAFFRON WALDEN to be held in the **Town Hall**, Saffron Walden on **Thursday 26<sup>th</sup> February 2026** commencing at **7.30pm** to transact the business as set out in the agenda below.

All other Councillors are welcome to attend this meeting but will not be formal members of the committee and will not receive any voting rights. Non-Committee members will not be able to participate in or remain present for any discussions held under Part 2, Confidential Matters.

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Members of the public and press are welcome to attend any of the Council's Full Council or Committee meetings and listen to the debate. All agendas, reports and minutes can be viewed on the Council's website [www.saffronwalden.gov.uk](http://www.saffronwalden.gov.uk). For background papers in relation to this meeting please contact [enquiries@saffronwalden.gov.uk](mailto:enquiries@saffronwalden.gov.uk) or phone 01799 516501

The agenda may be split into two parts. Most of the business will be dealt with in Part I which is open to the public. Part II (if applicable) includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. The press and public will be asked to leave the meeting before Part II items are discussed.

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General Enquiries – Saffron Walden Town Council Offices, Town Hall, Market Street,  
Saffron Walden, CB10 1HZ

Website: [www.saffronwalden.gov.uk](http://www.saffronwalden.gov.uk)

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**Lisa Courtney, Town Clerk**

20 February 2026

1	<b>Apologies for absence</b> To receive apologies and consider requests for approved absence
2	<b>To receive any Declarations of Interest</b> Members and officers are invited to make any declarations of interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.
3	<b>Public Speaking Time</b> For the public or press to ask questions of the Council on matters relating to the agenda.
4	<b>Minutes of last meeting</b> Committee to approve the minutes of the Planning and Transport Committee meeting held on 12.02.2026
<b>HIGHWAYS</b>	
5	Standing item: Committee to receive an update from the County Councillor
6	Standing Item: Committee to note any areas of speeding concern to relay to Essex Police.

<b>PLANNING</b>	
<b>7</b>	<b>To Consider and Comment Upon the Following Planning Applications:</b>
A	<a href="#">UTT/26/0196/HHF</a>   Proposed two-storey side extension and single-storey front entrance porch.   1 Orchard Close Saffron Walden Essex CB11 4DQ
B	<a href="#">UTT/26/0224/HHF</a>   Front porch and roof extension, with first floor side extension over garage. Garage and utility conversion as well as conversion of existing conservatory to habitable room. Changes to fenestration and internal remodelling   58 Beeches Close Saffron Walden Essex CB11 4BT
C	<a href="#">UTT/26/0217/CLP</a>   Loft conversion with rear dormer & 2 velux to front   19 Strachey Close Saffron Walden Essex CB10 2GN
D	<a href="#">UTT/26/0248/HHF</a>   Proposed single storey rear extensions   17 Copperfields Saffron Walden Essex CB11 4FG
E	<a href="#">UTT/26/0299/CLP</a>   Demolition of existing conservatory, and proposal of single storey rear extension with veranda, and changes to side and rear fenestration   4 Gallows Hill Saffron Walden Essex CB11 4DA
F	<a href="#">UTT/26/0281/FUL</a>   New redbank (600mm) chimney pots and redbank (175mm) ventilation cowls to chimneys 1 and 2   3 Market Street Saffron Walden Essex CB10 1HZ
G	<a href="#">UTT/26/0283/HHF</a>   Single storey rear extension   47 De Vigier Avenue Saffron Walden Essex CB10 2AY
H	<a href="#">UTT/26/0166/FUL</a>   Erection of replacement classroom building following demolition of existing building.   Classroom Building At R A Butler School South Road Saffron Walden Essex CB11 3DG
I	<a href="#">UTT/26/0341/HHF</a>   Single storey side/rear extension and replacement of existing extension roof.   Pootings Seven Devils Lane Saffron Walden Essex CB11 4BB
J	<a href="#">UTT/26/0319/HHF</a>   Convert integral garage into living space with front window, replace front flat roof, demolish and rebuild porch, replace front window and panel, replace 2 front bedroom windows, replace upvc cladding with cement board cladding.   29 Ansgar Road Saffron Walden Essex CB11 3EJ
	<p><a href="#">UTT/25/1568/DFO</a>   Details following outline application UTT/21/2509/OP - details of appearance, landscaping, layout and scale for 233 dwellings with associated works   Land South Of (East Of Griffin Place) Radwinter Road Swards End And Saffron Walden Essex</p> <p>UDC has advised the consultation period has re-opened because the plans have addressed the following consultee comments:</p> <ol style="list-style-type: none"> <li>a. Easement requirements by Exolum in relation to their two oil pipelines that run through the site.</li> <li>b. Highways' requirements to a junction and parking within the revised layout.</li> </ol> <p>SWTC previously raised the following comments:</p> <ol style="list-style-type: none"> <li>a. <i>Confirmation is required to ascertain the feasibility of the Church Street traffic lights proposal.</i></li> <li>b. <i>SWTC remains concerned with the site access arrangements, with one vehicular access point and limited support for sustainable transport measures on the main point of entry – contrary to ULP GEN1, SWNP SW12 and NPPF chapter 9.</i></li> <li>c. <i>Whilst not included within the S106 agreement, a footpath into Swards End and the town centre would add to the sustainability of the site, demonstrating encouragement of sustainable transport measures, complying with SWNP SW12 and NPPF Chapter 9.</i></li> <li>d. <i>Committee further noted, the favoured relocated LEAP areas as they are not adjacent to the road, complying with the SWNP</i></li> </ol>

7	<p><b>Update on ongoing significant applications</b></p> <p>Standing item – Where updates are available, Committee to receive an update on ongoing matters relating to significant planning applications.</p>
8	<p><b>Urgent Information Items</b></p> <p>Any items to report for information only. This item is included for information sharing only, Committee is not permitted to determine matters until this agenda item.</p>
9	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 12 March 2026 at 7.30PM, Saffron Walden The Town Hall</p>