

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the **Town Hall, Saffron Walden** on **THURSDAY 26 June 2025 at 7.30pm**

Councillors: Cllrs Ahmed, Curtis, Jones, Hawke-Smith and Meloy (Chair)

Officers: Deputy Town Clerk

Members of the public: None

P&T 131-25	Apologies for absence Apologies were received and accepted from Cllrs Freeman, Gadd and McLellan.
P&T 132-25	Declarations of Interest Cllr Ahmed declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC) Cllr Meloy declared a generic non-pecuniary interest regarding agenda item 10e, UTT/25/1390/HHF as the agent is known to him (carrying out works).
P&T 133-25	Public speaking time There were no public speakers.
P&T 134-25	Minutes of Previous Meeting 12.06.2025 The minutes of the 12.06.2025 meeting were approved and signed by the Chair.
HIGHWAYS	
P&T 135-25	Standing item: Committee to receive an update from the County Councillor An update was not received.
P&T 136-25	Standing Item: Committee to note any new areas of speeding concern to relay to Essex Police. Committee raised concern with speeding along Ashdon Road, which will be relayed to Essex Police.
PLANNING APPLICATIONS	
P&T 137-25	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><u>UTT/25/1568/DFO</u> 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>Committee noted outline permission was granted at appeal in September 2022.</p> <p>It was resolved to respond raising the following concerns:</p> <ul style="list-style-type: none"> a. Confirmation is required to ascertain the feasibility of the Church Street traffic lights proposal. b. 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. c. 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. d. Committee further noted, the favoured relocated LEAP areas as they are not adjacent to the road, complying with the SWNP.
B	<p>Section 62A Planning Application: <u>S62A/2025/0107</u> Former Friends School Field, Mount Pleasant Road, Saffron Walden, CB11 3EB</p> <p>UTT/25/1343/PINS <u>Consulation on S62A/2025/0107</u> - Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse Former Friends School Field Mount Pleasant Road Saffron Walden Essex</p> <p>Committee noted:</p> <ul style="list-style-type: none"> i. The application has been submitted directly to PINS and UDC is hosting the consultation. ii. The previous application, <u>S62A/2024/0057</u> for 91 dwellings, was refused by PINS in September 2024. <p>Committee resolved:</p> <ul style="list-style-type: none"> a. To object to the scheme, noting its previous reasons for objection remain in place, being: b. Loss of sporting fields, which is contrary to the NPPF (104) which states sporting land should not be built on unless there is a surplus to requirements, which is not the case, as demonstrated in the SWNP Saffron Walden has a sporting deficit. c. Loss of character in a conservation area, the 2018 Saffron Walden Conservation Area Appraisals requires conservations areas are protected. d. The proposals do not appropriately disperse the affordable housing throughout the development, contrary to SWNP SW2. e. With the poor road capacity, adequate sustainable transport measures must be installed to comply with SW12 and Chapter 9 of the NPPF to promote walking and cycling. The Travel Plan makes little reference to any hard infrastructure measures.

	f. It was further noted, should a hearing take place, a SWTC representative will be in attendance, which will be the Committee chair, subject to availability.
C	<p><u>UTT/25/1542/FUL</u> Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period London Stansted Airport Bassingbourn Road Stansted CM24 1QW</p> <p>Committee resolved: To consider this application at the next committee meeting and members should any comments in advance to the Committee Chair and Deputy Town Clerk.</p>
D	<p><u>UTT/25/1363/LB</u> Proposed removal of existing internal wall linings to facilitate frame survey to be undertaken 56 - 60 High Street High Street Saffron Walden Essex</p> <p>Resolved: No objections</p>
E	<p><u>UTT/25/1527/LB</u> Change of roof finish on lean-to extension 12 Audley End Village Audley End Road Saffron Walden Essex CB11 4JB</p> <p>Resolved: No objections</p>
F	<p><u>UTT/25/1534/HHF</u> Removal of modern sun room. Conversion of attic with new dormer window. Addition of brick, single storey extension. Sundry hard landscaping to front and rear gardens including reinstatement of boundary wall. 9 West Road Saffron Walden Essex CB11 3DS</p> <p>Resolved: No objections</p>
G	<p><u>UTT/25/1518/AV</u> Changing of WHSMITH brand to TGJones. 3no fascia signs and 1no. projecting signs 5 King Street Saffron Walden Essex CB10 1HE</p> <p>Resolved: No objections</p>
H	<p><u>UTT/25/1512/LB</u> Internal and external alterations to the existing apartment to provide the living accommodation 1 Saffron Barns Hill Street Saffron Walden Essex CB10 1FD</p> <p>Resolved: No objections</p>
I	<p><u>UTT/25/1506/AV</u> New commercial signage to front elevation and returns over Market Street including internally illuminated LED signage Saffron House 1A Market Street Saffron Walden Essex CB10 1HX</p> <p>Resolved: To support the concerns raised by Place Services</p>
J	<p><u>UTT/25/1492/HHF</u> Proposed single storey open lean-to roof with storage/bicycle area ancillary to the main dwelling 2 Ashdon Road Saffron Walden Essex CB10 2AA</p> <p>Resolved: To raise concern with the overbearing nature of the proposals which must comply with GEN2.</p>
K	<p><u>UTT/25/1469/HHF</u> Rear extension between 2 existing structures. Update and extend existing outside toilet block. Side window in the kitchen extension to be changed to internal doorway. Replace exterior windows with new timber windows. Extension finished in horizontal cladding 15 West Road Saffron Walden Essex CB11 3DS</p> <p>Resolved: No comment</p>
L	<p><u>UTT/25/1618/PAQ3</u> Prior notification of change of use of agricultural building to 4 no. dwellings Barn At Butlers Farm Butlers Lane Saffron Walden</p> <p>Resolved: To raise concern with the proposals, which are out of keeping of its surroundings, contrary to GEN2.</p>

M	<p><u>UTT/25/1598/HHF</u> Proposed two storey side extension, remodelling of roof and alterations 16 Longhedges Saffron Walden Essex CB11 3HN</p> <p>Resolved: To object due to the overbearing proposal impacting the surrounding street scene, breaching GEN2.</p>
N	<p><u>UTT/25/1574/HHF</u> This application is to link the detached garage to the main house to form an external room for use as an outside room/workshop/storage area. This would involve the shallow excavation of the existing gravel and concrete path between the garage and the house, the installation of drainage and any other services, the installation of a concrete slab, the erection of steel supports for the ridge and eaves beams, the construction of a new tiled roof tied into the house and roof of the garage. All materials would be to match existing and the overall scale and proportion of the addition, would be subservient to the existing structures. 11 Hill Top Lane Saffron Walden Essex CB11 4AS</p> <p>Resolved: No objections</p>
P&T 138-25	<p>Update on ongoing significant applications</p> <p>Noted the submission of the Land South of Radwinter Road and revised Former Friends School Playing Fields (as considered above).</p>
P&T 139-25	<p>Urgent Information Items</p> <p>No urgent information items.</p>
P&T 140-25	<p>Date and time of Next Meeting</p> <p>Thursday 10 July 2025 in the Town Hall Saffron Walden at 7.30pm</p>

The Chairman closed the meeting at 8.50pm