

PLANNING & TRANSPORT COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on THURSDAY 10th July 2025 at 7.30pm

Councillors: Cllrs Gadd, Meloy and Parker (as a substitute for Cllr Freeman).

Officers: Deputy Town Clerk

Members of the public: None

P&T 141-25	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Ahmed, Curtis, Jones, Freeman, Hawke-Smith and McLellan.</p>
P&T 142-25	<p>Declarations of Interest</p> <p>Cllr Meloy declared a generic non-pecuniary interest regarding agenda item 8m, UTT/25/1766/HHF as the agent is known to him (carrying out works).</p> <p>Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council (ECC) and Stansted Airport Watch.</p>
P&T 143-25	<p>Public speaking time</p> <p>There were no public speakers.</p>
P&T 144-25	<p>Minutes of Previous Meeting 26.06.2025</p> <p>The minutes of the previous meeting 26.06.2025 were approved and signed by the Chair.</p>
HIGHWAYS	
P&T 145-25	<p>Standing item: Committee to receive an update from the County Councillor</p> <p>Committee received the County Councillor's written update report, noting that the Local Highway Panel will not be validating any new requests.</p>
P&T 146-25	<p>Standing Item: Committee to note any new areas of speeding concern to relay to Essex Police.</p> <p>No new areas of speeding concerns were raised.</p>

P&T 147-25	<p>Caton's Lane, adjoining Little Walden Road</p> <p>Committee noted the concerns raised by residents, regarding speeding onto Catons Lane junction and were sympathetic to the situation.</p> <p>Committee acknowledged Highways County Council is not validating any new requests; and that the North Essex Partnership requires 75% evidential support before considering any new line requests, noting the 75% evidential support has not been received for similar requests in Saffron Walden.</p> <p>It was resolved: Not to pursue with a traffic calming request, acknowledging the above difficulties with NEPP and Essex Highways.</p>
PLANNING APPLICATIONS	
P&T 148-25	<p>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.</p>
A	<p>UTT/25/1542/FUL 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>The Chair circulated a draft response prior to the meeting which committee was generally supportive of, ensuring inclusion of a modal shift in transport habits and compensation provision in proportion to visitor numbers.</p> <p>Resolved: Subject to the following conditions, SWTC is not opposed to the proposal: The proposal is delivered without an increase in the total passenger flights; safety guarantees and adverse impacts are reduced to a minimum. Additionally, SWTC encourages UDC to ensure the airport curtilage is not increased with stringent planning conditions. The response will be finalised by the Chair and Deputy Town Clerk.</p>
B	<p>UTT/25/1620/FUL Proposed erection of 8no. dwellings with access, landscaping and associated infrastructure Site North Of Ashdon Road Saffron Walden</p> <p>Resolved: To object to the application due to the loss of commercial space, additionally the site provides no community facilities.</p> <p>Should the application be approved to avoid a gated community (SWNP SW3) the site must provide a pedestrian access link to the neighbouring development (to the west).</p>
C	<p>UTT/25/1474/LB Internal works to fit out a vacant retail unit in line with Joules brand - new decoration, signage, fixtures and fittings 3 Market Hill Saffron Walden Essex CB10 1HQ</p> <p>Resolved: No objections</p>
D	<p>UTT/25/1473/FUL Internal works to fit out a vacant retail unit in line with Joules brand - new decoration, signage, fixtures and fittings 3 Market Hill Saffron Walden Essex CB10 1HQ</p> <p>Resolved: No objections</p>

E	<u>UTT/25/1468/AV</u> 2no. new sign written signs on existing fascia panels 3 Market Hill Saffron Walden Essex CB10 1HQ Resolved: No objections
F	<u>UTT/25/1616/LB</u> Replace cement render with lime render on west gable, and works to oak boards Jones Yard 22 Freshwell Street Saffron Walden Essex CB10 1BY Resolved: No objections
G	<u>UTT/25/1661/PAM3</u> Prior Notification of change of use from commercial, business and service (Use Class E) to 1 no. dwelling (Use Class C3) 50A High Street Saffron Walden Essex CB10 1EE Resolved: To support the comments raised by the Environmental Health Officer. Additionally the loss of the first floor commercial space is contrary to the SWNP (6.3.3)
H	<u>UTT/25/0884/LB</u> Replacement of all existing wooden windows except 2 no. front windows. 29 Castle Street Saffron Walden Essex CB10 1BD Resolved: No comment
I	<u>UTT/25/1704/AV</u> 1no. high level illuminated building sign. 1no. low level entrance illuminated building sign. 1no. replacement low level entrance illuminated building sign. 1no. replacement illuminated lollipop header sign Hotel And Premises Premier Inn Thaxted Road Saffron Walden Essex CB10 2SG Resolved: If the proposal will cause any additional light pollution SWTC is in opposition as it is obtrusive to the street views.
J	<u>UTT/25/1743/HHF</u> Proposed single storey extension 4 Saxon Way Saffron Walden Essex CB11 4EG Resolved: No objections
K	<u>UTT/25/1752/FUL</u> S73 Application to vary condition 3 (external materials) of <u>UTT/24/2924/HHF</u> 10 Farmadine Grove Saffron Walden Essex CB11 3DR Resolved: No comment
L	<u>UTT/25/1757/CLP</u> Miniature railway track - new section Audley End Miniature Railway Audley End Road Saffron Walden Essex CB11 4JB Resolved: No objection
M	<u>UTT/25/1766/HHF</u> Proposed new walls and roof over conservatory with first floor side extension and internal remodelling. 14 Shepherds Way Saffron Walden Essex CB10 2AH Resolved: No objection
P&T 149-25	Update on ongoing significant applications Committee noted the Planning Inspector has not confirmed whether the Chase New Homes, Former Friends School Playing Field application (S62A/2025/0107) will conduct a hearing or not.
P&T 150-25	Urgent Information Items No urgent items raised.
P&T 151-25	Date and time of Next Meeting Thursday 24 July 2025 2021, in the Town Hall, Saffron Walden at 7.30pm

The Chairman closed the meeting at 8.30pm