

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on
THURSDAY 9 October 2025 at 7.30pm

Councillors: Cllrs Curtis, Jones, Freeman, McLellan and Reeve.

Officers: Deputy Town Clerk

Members of the public: Two residents of Greenways, Saffron Walden

P&T 197-25	Apologies for absence Apologies were received and accepted from Cllrs Ahmed, Gadd and Hawke-Smith.
P&T 198-25	Declarations of Interest Cllrs Freeman and Reeve declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC).
P&T 199-25	Minutes of Previous Meeting 11.09.2025 The minutes of the 11.09.2025 meeting were approved and signed by the Chair
P&T 200-25	Public speaking time Two residents spoke regarding agenda item 7, Greenways Double Yellow Line Request, explaining: <ol style="list-style-type: none"> Several cars park either side of the road causing issues with access through the cul-de-sac, particularly on the bend because the road becomes one lane, which would be difficult for emergency vehicles to navigate. Residents felt this issue would be exacerbated once the former Friends School site housing development and sports pitches are completed, given there will be a residential cut through into Greenways. The residents explained installation of double yellow lines along the green bend would be beneficial and would also protect families using the green. The two residents confirmed they have spoken to all the houses who are supportive of the proposal to install double yellow lines at Greenways.
HIGHWAYS	
P&T 201-25	Committee agreed to bring forward agenda item 7.
P&T 202-25	Greenways Double Yellow Line Request Committee thanked the residents for their time. It was resolved: <ol style="list-style-type: none"> To support the double yellow line request, along both sides of the bend on the green. SWTC would submit the application to the North Essex parking Partnership (NEPP) on receipt of the 75% evidential support to be provided by residents.
P&T 203-25	Standing item: County Councillor Report Committee received and noted the written update report from County Councillor Gadd.

P&T 204-25	Standing Item: Speeding No new areas of speeding concern were raised. Committee noted, officers would re-launch the Community Speed Watch Campaign this month.
P&T 205-25	Essex County Council Various Roads (Home Pasture) Saffron Walden) (20mph Zone) Order 2025 Committee noted the above order became effective on 15 September.
P&T 206-25	Open Spaces Society, Essex correspondent Committee noted a new Essex correspondent has been appointed for the Open Spaces Society and they're seeking local contacts who could be called upon to help check sites. The OSS society did not confirm whether this was members of the public as well as councillors, once and if confirmed members would share details with local walking groups.
PLANNING APPLICATIONS	
P&T 207-25	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	<u>UTT/25/2369/HHF</u> Replacement of an existing garage with a proposed extension 71 Ashdon Road Saffron Walden Essex CB10 2AQ Resolved: No objection
B	<u>UTT/25/2099/FUL</u> Section 73A Retrospective application for the construction of a farm reservoir Land To The West Of Butlers Lane Saffron Walden Resolved: No objection
C	<u>UTT/25/2499/HHF</u> Single storey rear extension to match existing materials and build form 75 De Vigier Avenue Saffron Walden Essex CB10 2AY Resolved: No objection
D	<u>UTT/25/2450/HHF</u> Proposed first floor extension, proposed single storey rear and side extension, internal alterations, proposed changes to external finishes 9 Sedop Close Saffron Walden Essex CB11 4DD Resolved: No objection
E	<u>UTT/25/2598/HHF</u> Removal of existing single storey garage and its replacement with a single storey extension, together with a new entrance porch canopy 27 Beeches Close Saffron Walden Essex CB11 4BU Resolved: No objection
F	<u>UTT/25/2466/HHF</u> Demolition of existing outbuilding and erection of new single-storey building to be used as an annex. Stonebridge Farm Little Walden Road Saffron Walden Essex CB10 1UZ Resolved: No objection
G	<u>UTT/25/2460/FUL</u> Replacement of existing gas boiler with air source heat pump system and modifications to the existing distribution system. Insulation of solar PV system. Installation of loft insulation and secondary glazing Council Offices London Road Saffron Walden Essex CB11 4ER Resolved: No comment
H	<u>UTT/25/2461/LB</u> Replacement of existing gas boiler with air source heat pump system and modifications to the existing distribution system. Insulation of solar PV system. Installation of loft insulation and secondary glazing Council Offices London Road Saffron Walden Essex CB11 4ER Resolved: No comment

I	<p><u>UTT/25/2063/FUL</u> Formation of jet wash bay including 1.8m high glazed screens Tesco Radwinter Road Saffron Walden Essex CB10 2JP</p> <p>Resolved: To raise concern with the scheme because sufficient drainage must be installed, acting as a flood mitigation to demonstrate compliance with GEN3. The proposed site layout map, illustrates four cars queuing, should a fifth arrive the queue will overflow into the main access causing congestion, contrary to GEN1.</p>
J	<p><u>UTT/25/1928/FUL</u> Section 73A Retrospective application for the refit of former bank including new shop frontage 1 King Street Saffron Walden Essex CB10 1HE</p> <p>Resolved: No objection</p>
K	<p><u>UTT/25/1927/AV</u> Retention of fascia signage board and illuminated hanging sign with window gloss vinyl 1 King Street Saffron Walden Essex CB10 1HG</p> <p>Resolved: No objection</p>
L	<p>PP/C1570/Y/24/3356040 - UTT/24/0242/LB - Winstanley House 4 Market Hill, Saffron Walden, Essex CB10 1HQ</p> <p>Committee noted the above appeal was part allowed and part dismissed.</p>
M	<p>UTT/25/0743/FUL Erection of a single self-build dwelling Land At 111 Radwinter Road Saffron Walden Essex</p> <p>Committee noted an appeal has been made to the Secretary of State against the decision of Uttlesford District Council to refuse the application.</p> <p>Resolved: To uphold the objection to the application, due to the poor access arrangements and limited car parking provision.</p>
P&T 208-25	<p>Uttlesford District Council Consultation – Local Plan</p> <p>Committee noted Uttlesford District Council (UDC) has launched its Local Plan Main Modifications Consultation closing on 27 October.</p> <p>Resolved, to recommend the following to Full Council, for consideration at its 13 October meeting: That no SWTC response is made to the consultation, acknowledging that the modifications were recommended by the external examiner.</p>
P&T 209-25	<p>Uttlesford District Council Consultation – Developer Contributions</p> <p>Committee noted Uttlesford District Council is hosting an online consultation on their draft Community Infrastructure Levy Charging Schedule and Developer Contributions Supplementary Planning Document.</p> <p>Committee discussed and received the written report, detailing proposed answers to the consultation which were supported by Committee.</p> <p>Resolved, to recommend the following to Full Council, for consideration at its 13 October meeting: That SWTC responds to the consultation, with the answers proposed within the written report. In response to question 10, Committee did not consider a SWTC representative at the hearing as necessary,</p>
P&T 210-25	<p>Update on ongoing significant applications</p> <p>Application UTT/25/1568/DFO, Land South Of (East Of Griffin Place) Radwinter Road Swards End And Saffron Walden is yet to be determined by UDC.</p>

P&T 211-25	Urgent Information Items No urgent information items raised.
P&T 212-25	Date and time of Next Meeting Thursday 23 October 2025 7.30PM, Saffron Walden The Town Hall

The Chairman closed the meeting at 8.30pm

DRAFT