

**PLANNING & TRANSPORT COMMITTEE**

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 11 September 2025 at 7.30pm**

**Councillors:** Cllrs Ahmed, Curtis, Freeman, Hawke-Smith and McLellan (Chair)

**Officers:** Town Clerk

**Members of the public:** None

P&T 187-25	<b>Apologies for absence</b> Apologies were received and accepted from Cllrs Jones, Gadd and Reeve
P&T 188-25	<b>Declarations of Interest</b> Cllrs Ahmed and Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC)
P&T 189-25	<b>Public speaking time</b> There were no public speakers.
P&T 190-25	<b>Minutes of Previous Meeting 28.08.2025</b> The minutes of the previous meeting 28.08.2025 were approved and signed by the Chair.
<b>HIGHWAYS</b>	
P&T 191-25	Standing item: Committee received the County Councillor update.
P&T 192-25	Standing Item: Committee noted speeding concerns at Debden Road, Audley Road and Borough Lane, which officers would relay to Essex Police.
<b>PLANNING APPLICATIONS</b>	
P&T 193-25	<b>Committee considered and commented upon the following Planning Applications:</b> All applications were considered against the UDC Local Plan policies dated 2005 and the Saffron Walden Neighbourhood Plan.
A	<a href="#">UTT/25/2184/FUL</a>   Change of use to a secure dog walking field with parking area and associated fencing and gates   Land West Of Whitehall Wood Ashdon Road Saffron Walden <b>Resolved: No Comment</b>
B	<a href="#">UTT/25/2261/CLE</a>   Use of property as a residential property only   8 The Old Cement Kilns Thaxted Road Saffron Walden Essex CB10 2UQ <b>Resolved: No Comment</b>
C	<a href="#">UTT/25/2216/CLP</a>   Erection of a new single storey building, fencing and other means of enclosure   Saffron Walden County High School Audley End Road Saffron Walden Essex CB11 4UH <b>Resolved: No Comment</b>

D	<a href="#">UTT/25/2219/HHF</a>   Proposed alterations including replacement of timber windows, ground floor reconfiguration with new window, installation of roof lantern with parapet adjustment, erection of rear conservatory and repair works to boundary wall.   13 East Street Saffron Walden Essex CB10 1LS <b>Resolved: No Comment, provided Place Services is supportive</b>
E	<a href="#">UTT/25/2246/TDC</a>   Technical Details Consent following UTT/25/1335/PIP for 1 no. self-build dwelling   Winterbourne House Little Walden Road Saffron Walden Essex CB10 1UX <b>Resolved: No Comment</b>
F	<a href="#">UTT/25/2331/DOC</a>   Application to discharge condition 7 (noise) attached to UTT/25/0101/PINS (S62A/2024/0075)   Land North Of Knight Park Thaxted Road Saffron Walden Essex <b>Resolved: No Comment</b>
G	<a href="#">UTT/25/2335/PA14J</a>   Prior notification of rooftop Solar PV using mat-black light absorbing panels   Dame Johane Bradbury School Ashdon Road Saffron Walden CB10 2AL <b>Resolved: No Comment</b>
H	<a href="#">UTT/25/2314/HH</a>   Demolition of single flat roofed garage. Two-storey side extension. Single-storey rear extension. Single-storey porch on front of the house   12 Saxon Way Saffron Walden Essex CB11 4EG <b>Resolved: Raised concern for the car parking arrangements which must align with GEN2.</b>
I	<a href="#">UTT/25/2298/DOC</a>   Application to part discharge condition 10 - part IV (remediation verification report) attached to UTT/20/2007/FUL - for the Care Home parcel only   Land South Of Radwinter Road (former Printpack Site) Saffron Walden <b>Resolved: No Comment</b>
J	<a href="#">UTT/25/2294/TCA</a>   1no. Acacia tree - reduce crown and thin 30% 1no. Pride of India tree - thin and remove dangerous branches   24 West Road Saffron Walden Essex CB11 3DS <b>Resolved: No Comment</b>
K	<a href="#">UTT/25/2276/HHF</a>   Demolition of existing garage and erection of single storey side/rear extension   7 Lucas Mews Saffron Walden Essex CB11 3NY <b>Resolved: No Comment</b>
L	<a href="#">UTT/25/2243/FUL</a>   Erection of 4 shelters and childrens play equipment in the external play areas of the Salaman House day nursery   23A Hill Street Saffron Walden Essex CB10 1EH <b>Resolved: No Comment</b>
M	<a href="#">UTT/25/2361/CL</a>   To remove existing shed and erection of a larger shed to accommodate new equipment. Within the attached document (plan) a standard shed will be replaced with a new one because of wear and tear   Sga Technologies Ltd Unit 1A Shire Hill Saffron Walden Essex CB11 3A <b>Resolved: No Comment</b>
N	<a href="#">UTT/25/2357/DO</a>   Application to discharge condition 3 (roof light) attached to UTT/25/1761/LB   8 Abbey Lane Saffron Walden Essex CB10 1AG <b>Resolved: No Comment</b>
O	<a href="#">UTT/25/2352/FUL</a>   S73 application to vary condition 2 (opening hours) of UTT/19/2122/FUL (Change of use from A1 to Sui Generis (Nail and Beauty Salon).) - alter the opening hours from the current Saturday and Bank Holiday Opening (one Sunday in December) to Sunday and Bank Holiday opening 10.00 - 18.00   15B George Street Saffron Walden Essex CB10 1EW <b>Resolved: To object to the proposal, with concerns for the disturbance caused.</b>
P	Appeal Ref: APP/C1570/D/25/3368809 26 Railey Road, Saffron Walden, Essex, CB11 3EN UTT/25/0705/HHF The development proposed is a single storey front and a part single storey part two storey rear extension  Committee noted the above appeal was granted.

<p>P&amp;T 194-25</p>	<p><b>Update on ongoing significant applications</b></p> <p>Committee noted application, Section 62A Planning Application: S62A/2025/0107 Former Friends School Field, Mount Pleasant Road, Saffron Walden, CB11 3EB   Erection of 75no. dwellings with associated infrastructure and landscaping. Provision of playing fields and associated clubhouse was granted by the Planning Inspector.</p> <p>It was further Resolved: To request A &amp; S Committee to review the S106 agreement for this development, and to provide direction to Council whether SWTC should adopt the public open space and facilities identified within the S106</p>
<p>P&amp;T 195-25</p>	<p><b>Urgent Information Items</b></p> <p>The following urgent items were raised for information purposes:</p> <p>(a) Parking at Lidl Car Park – noted there was a 90 minute parking limitation although Members recollected that residents/visitors to the care home should be granted permission to park for longer periods of time. Resolved: Officers to review original planning permission to ascertain if any such allowance was a planning condition</p> <p>(b) Idling of cars – noted this continued to be an issue in town, despite UDC’s anti-idling campaign. Polite reminder to all SWTC staff to turn off engines when in traffic and safe to do so</p>
<p>P&amp;T 196-25</p>	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 25 September 2025 7.30PM, Saffron Walden, The Town Hall It was noted that several Committee members have given early apologies for 25.09.25 and consideration would be given to moving the date/time of the meeting scheduled for 25.09.25</p>

The Chairman closed the meeting at 8.30pm