

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 27th November 2025 at 7.30pm**

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

Officers: Deputy Town Clerk

Members of the public: None

P&T 241-25	Apologies for absence Apologies were received and accepted from Cllrs
P&T 242-25	Declarations of Interest Cllrs Ahmed and Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC)
P&T 243-25	Public speaking time There were no public speakers.
P&T 244-25	Minutes of Previous Meeting 13.11.2025 The minutes of the previous meeting 13.11.2025 were approved and signed by the Chair with two amendments: 1. Present Councillors: Gadd (from minute reference 235-25b) [reference added] 2. P&T 233-25 Resolved:...and should 10 volunteers come forward [10 added]
HIGHWAYS	
P&T 245-25	Standing item: Committee to receive an update from the County Councillor An update was not received.
P&T 246-25	Standing Item: Committee to note any new areas of speeding concern to relay to Essex Police. No new areas of speeding concern were raised.
P&T 247-25	The Essex County Council (B1052 Little Walden Road, Audley End Road, Littlebury, Saffron Walden) (30mph and 40mph Speed Limit) Committee noted the attached TRO order came into effect on 28 October 2025.
PLANNING APPLICATIONS	
P&T 248-25	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/25/2264/FUL</u> Proposed single self-build dwelling on residential garden land Land Adjacent To 53 West Road Saffron Walden Essex</p> <p>Resolved: To object to the application due to; the poor access, out of keeping design, overdevelopment and the neighbourly impact – breaching policies GEN1, GEN2, GEN4 and SW3</p>
B	<p><u>UTT/25/2997/FUL</u> S73A Retrospective application for single storey rear extension to hot food takeaway (Sui Generis) and replacement of flank boundary wall. Writghts Fish & Chips 85 Rowntree Way Saffron Walden Essex CB11 4BY</p> <p>Cllr Ahmed declared a non-pecuniary interest and did not partake in discussion.</p> <p>Resolved: No objection</p>
C	<p><u>UTT/25/2964/CLP</u> Demolition of existing conservatory and proposal of single storey rear extension as well as remodelling of previous garage conversion to provide shower room 9 Ross Close Saffron Walden Essex CB11 4AY</p> <p>Resolved: No objection</p>
D	<p><u>UTT/25/3064/CLP</u> Proposed rear single storey extension with the addition of a flat roof. 4 Fair Leas Saffron Walden Essex CB10 2DR</p> <p>Resolved: No comment – Application already determined by UDC</p>
E	<p><u>UTT/25/3081/FUL</u> S73 application to vary condition 5 (hours of operation) of UTT/25/0720/FUL (Proposed LED lighting solution for the existing Hockey Pitch.) - to extend the hours of lighting use to 08:30 to 21:00hrs for weekdays and 09:00 to 17:00hrs on weekends and bank holidays Saffron Walden County High School Audley End Road Saffron Walden Essex CB11 4UH</p> <p>Resolved: No objections</p>
F	<p><u>UTT/25/3079/FUL</u> S73 application to vary condition 90.B (hours of operation) of UTT/0494/97/FUL (Construction of synthetic hockey pitch with 3 m and 4 m high fencing and eight 16.75 m high floodlights) - amend the operating times to 8.30- 21.00 Monday to Friday and 09.00-17.00 on Sundays and Bank Holidays Saffron Walden County High School Audley End Road Saffron Walden Essex CB11 4UH</p> <p>Resolved: No objections</p>
G	<p><u>UTT/25/3004/LB</u> Retention of the removed wall between kitchen and scullery/breakfast room (previously approved under reference UTT/19/1328/LB) Abbey Farm House Audley End Audley End Road Saffron Walden CB11 4JB</p> <p>Resolved: No objections</p>
P&T 249-25	<p>Update on ongoing significant applications</p> <p>No update</p>
P&T 250-25	<p>Urgent Information Items</p> <p>No urgent items</p>
P&T 251-25	<p>Date and time of Next Meeting</p> <p>Thursday 11 December 2025 at 7.30PM, Saffron Walden The Town Hall - noting only one December committee meeting.</p>

The Chairman closed the meeting at 7.50pm