

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 8 January 2026 at 7.30pm**

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

Officers: Town Clerk

Members of the public: None

P&T 001-26	Apologies for absence Apologies were received and accepted from Cllrs Jones, Gadd and Reeve
P&T 002-26	Declarations of Interest Cllrs Ahmed and Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC) Cllr Curtis declared a generic non-pecuniary interest regarding agenda item J, planning application UTT/25/3341/FUL as the applicant is known to her.
P&T 003-26	Public speaking time There were no public speakers.
P&T 004-25	Minutes of Previous Meeting 27.11.2025 The minutes of the previous meeting 27.11.2025 were approved and signed by the Chair, with one addition to minute reference P&T 241-25 being "Cllrs <i>Jones, Gadd and Reeve</i> "
HIGHWAYS	
P&T 005-26	Standing item: Committee to receive an update from the County Councillor The written County Councillor report was received and noted.
P&T 006-26	Standing Item: Committee to note any new areas of speeding concern to relay to Essex Police. Committee raised concern with speeding along Church Street which will be relayed to Essex Police.
P&T 007-26	ECC Transport Meeting Slides Committee received the slides from the November Travel Essex meeting.

P&T 008-26	Essex County Council (Bridleway 19, Saffron Walden) (Temporary Prohibition of Use) Order 2026 Committee noted the above notice will be effective from 20 January 2026.
P&T 009-26	UDC Community Safety Partnership Speeding VAS Initiative Committee noted Uttlesford District Council's Community Safety Partnership is seeking support from town and parish Councils in the installation of portable Vehicle Activated sign for the District. Resolved: To provide in principle support by providing support when choosing locations.
PLANNING APPLICATIONS	
P&T 010-26	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	Proposed base station upgrade at Saffron Walden Water Tower, Mount Pleasant Cornerstone is a UK mobile infrastructure services company, seeking views on their proposed Removal of 6 no. existing antennas, and installation 9 no. new antennas on a new steelwork, 1 no. transmission dish and ancillary development thereto. Details attached, this is a consultation period before the application is submitted to UDC. Resolved: No comment
B	<u>UTT/25/3146/HHF</u> Proposed detached garden studio 19 Greenways Saffron Walden Essex CB11 3EZ Resolved: No comment, already approved
C	<u>UTT/25/3091/HHF</u> 2no. single storey side extensions 7 Fishmere Mead Saffron Walden Essex CB11 4FX Resolved: No objection
D	<u>UTT/25/3160/CLP</u> Proposed rear single storey extension with the addition of a flat roof. 4 Fair Leas Saffron Walden Essex CB10 2DR Resolved: No objection
E	<u>UTT/25/3185/HHF</u> Proposed two storey side extension, remodelling of roof and alterations 16 Longhedges Saffron Walden Essex CB11 3HN Resolved: To object on the grounds of overdevelopment, breaching GEN2, due to the loss of amenity space and negative impact on neighbouring properties, further to support concerns raised by the neighbours
F	<u>UTT/25/3225/FUL</u> Demolition of existing garage buildings, the erection of four dwellings and the refurbishment of existing outbuilding. A T S Ltd Station Road Saffron Walden Essex CB11 3HQ Resolved: No objection
G	<u>UTT/25/3100/CLP</u> Proposed new pedestrian access formed by replacing 1 no. fence panel with wooden door and custom panel to allow easier access to property. 21 Cromwell Road Saffron Walden Essex CB11 4AX Resolved: No objection
H	<u>UTT/25/3281/HHF</u> Proposed works include a single-storey rear wrap-around extension, installation of a new front roof overhang, and replacement of the front

	<p>window. Existing exterior walls will be finished with new cladding 22 Pleasant Valley Saffron Walden Essex CB11 4AP</p> <p>Resolved: No objection</p>
I	<p><u>UTT/25/3359/AV</u> 1no. Entrance Sign Lidl Great Britain Ltd Radwinter Road Saffron Walden Essex CB11 3HY</p> <p>Resolved: To object, the lighting would negatively affect neighbouring properties.</p>
J	<p><u>UTT/25/3341/FUL</u> Replacement drill tower. 1 Fire Station Hill Street Saffron Walden Essex CB10 1EH</p> <p>Resolved: No objection</p>
K	<p><u>UTT/25/3363/HHF</u> Changes to front entrance porch, with first floor side extension and changes to materials and fenestration 36 Shepherds Way Saffron Walden Essex CB10 2AH</p> <p>Resolved: No objection</p>
L	<p><u>UTT/25/3325/FUL</u> S73A Retrospective alterations to and change of use from a former garage to a sui generis short-term let (Hollyhock Lodge) 16 Hollyhock Road Saffron Walden Essex CB10 2AG</p> <p>Resolved: No objection</p>
M	<p><u>UTT/25/3384/HHF</u> First floor side extension, garage conversion, single storey rear extension, changes to materials and fenestration and installation of PV panels 11 Reddings Close Saffron Walden Essex CB11 4AZ</p> <p>Resolved: To object given the loss of amenity space due to the overbearing design</p>
N	<p>Planning Appeal - <u>UTT/25/1301/AV</u> - PAULH 6 Market Place Saffron Walden Essex CB10 1HR</p> <p>Details received and noted.</p>
P&T 011-26	<p>Update on ongoing significant applications</p> <p>Committee noted the following updates:</p> <ul style="list-style-type: none"> (a) That transfer of the public open space at Linden Homes is imminent (b) That the public open space at CNH Thaxted Road site will not be offered to SWTC but retained by a Management Company. Committee requested that the developer made this clear to any potential buyer at the start of any purchase process.
P&T 012-26	<p>Urgent Information Items</p> <p>No urgent items.</p>
P&T 013-26	<p>Date and time of Next Meeting</p> <p>Thursday 22 January 2026 at 7.30PM, Saffron Walden The Town Hall (Cllr McLellan provided his apologies for this meeting)</p>

The Chairman closed the meeting at 8.22pm