

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 12th February 2026 at 7.30pm**

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

Officers: Deputy Town Clerk

Members of the public: None

P&T 026-26	Apologies for absence Apologies were received and accepted from Cllrs Jones. Absent Cllrs Freeman and Reeve.
P&T 027-26	Declarations of Interest Cllrs Ahmed declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC) and Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council (ECC).
P&T 028-26	Public speaking time There were no public speakers.
P&T 029-26	Minutes of Previous Meeting 22.01.2026 The minutes of the previous meeting 22.01.2026 were approved and signed by the Chair, with the following change to minute reference P&T 021-26. <i>Philip Noel Baker – addition “Quaker” and removal of “Friends school student”</i>
HIGHWAYS	
P&T 030-26	Standing item: Committee received the written update from the County Councillor, noting: <ul style="list-style-type: none"> a. Cllr Gadd would contact UDC regarding flooding at Thaxted Road, it was thought clearance works are likely required at the slide. b. Residents are encouraged to respond to the bus survey and email the cabinet member directly.
P&T 031-26	Standing Item: Committee did not raise any new areas of speeding concern.
PLANNING APPLICATIONS	
P&T 032-26	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	<p>Planning in Principle – Land Adj Saffron Walden Community Hospital, Radwinter Road, Saffron Walden – Erection of up to 9 residential dwelling houses - <u>UTT/26/0046/PIP</u> Resolved: To support the concerns raised by the UDC Urban Design Officer. The access could negatively impact emergency service access for the neighbouring hospital and GEN1 must be considered. Any residential development would prohibit any future expansion of the hospital which is favoured in the SWNP.</p>
B	<p><u>UTT/26/0023/HHF</u> Proposed loft conversion to include dormer window construction and installation of windows 1 Daunces Mead Saffron Walden Essex CB11 3FY Resolved: To object to the application due to the poor overbearing design which will negatively impact neighbours, breaching GEN2 and GEN4.</p>
C	<p><u>UTT/25/3324/FUL</u> Proposed two storey extension to surgery Gold Street Surgery Gold Street Saffron Walden Essex CB10 1EJ Resolved: No objection and supportive of the proposal</p>
D	<p><u>UTT/26/0119/HHF</u> Single storey rear extension. 11 Highfields Saffron Walden Essex CB10 2AD Resolved: No objection</p>
E	<p><u>UTT/26/0107/HHF</u> Alterations and extension to create additional living accommodation, including alterations to roofline and internal layouts The Stables Butlers Farm Butlers Lane Saffron Walden CB10 2ND Resolved: No objection provided no concerns raised by Place Services</p>
F	<p><u>UTT/26/0108/LB</u> Alterations and extension to create additional living accommodation, including alterations to roofline and internal layouts The Stables Butlers Farm Butlers Lane Saffron Walden CB10 2ND Resolved: No objection provided no concerns are raised by Place Services</p>
G	<p><u>UTT/26/0093/AV</u> Aluminium composite sign on metal posts, with 2 no. 6-metre flagpoles, supporting 1 no. vertical flag either side of the sign Site At Thaxted Road Former Civic Amenity And Granite Site Thaxted Road Saffron Walden Essex CB10 2SG Resolved: No objection provided it is a temporary structure</p>
H	<p><u>UTT/25/3454/FUL</u> Erection of a 4 bay, self service, car wash and associated works. Car Park Knight Park Saffron Walden Essex Resolved: To raise concern with the water pressure usage and its impact on the neighbouring developments.</p>
I	<p><u>UTT/26/0105/HHF</u> Ground floor rear extension and the conversion of the loft area to provide an additional bedroom and ensuite facilities. 67 Pleasant Valley Saffron Walden Essex CB11 4AW Resolved: To object to the application, due to the overbearing design and impact on car parking, which must comply with GEN1, GEN2 and GEN8.</p>
P&T 033-26	<p>Update on ongoing significant applications</p> <p>Committee noted application UTT/25/1568/DFO, 233 dwellings Radwinter Road, has re-opened for consultation and the application be brought to the next committee meeting for any further comment.</p>
P&T 034-26	<p>Urgent Information Items</p> <p>No urgent items raised.</p>
P&T 035-26	<p>Date and time of Next Meeting</p> <p>Thursday 26 February 2026 at 7.30pm in the Town Hall, Saffron Walden</p>

The Chairman closed the meeting at 8.20pm