

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 23 July 2026 at 7.30pm**

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

Officers: Deputy Town Clerk

Members of the public: None

P&T 119-26	Apologies for absence Apologies were received and accepted from Cllrs Eke. Absent Cllr Parker.
P&T 120-26	Declarations of Interest Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC). Cllr McLellan declared a generic non-pecuniary interest regarding agenda item 8L, application UTT/26/1302/FUL because he is a member of the Wildlife Trust.
P&T 121-26	Public speaking time There were no public speakers.
P&T 122-26	Minutes of Previous Meeting 25.06.2026 The minutes of the 25.06.2026 meeting were approved and signed by the Chair.
HIGHWAYS	
P&T 123-26	Standing item: Committee received the written update from the County Councillor. The following highway defects were noted and will be reported to Essex Highways by Officers: a. A broken bollard on Castle Street by the Museum b. White line markings at East Street and Audley Road need re-painting c. The zebra crossing on Little Walden Road needs re-painting
P&T 124-26	Standing Item: Committee noted speeding concerns at Windmill Hill and Castle Street which will be relayed to Essex Police.
P&T 125-26	Travel Essex Transport Engagement Session – Presentation, Notes and Outcomes Summary Committee received and noted the Transport Engagement Session slides and notes.
P&T 126-26	Road Closure Order - Saffron Walden Christmas Eve Market, Thurs 24 Dec 2026 Committee received and noted the road closure details.

	PLANNING APPLICATIONS
P&T 127-26	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	<u>UTT/26/0871/FUL</u> Upgrade of an existing telecommunications base station installation comprising addition of 2no proposed 300mm dishes and ancillary development thereto. Water Tower Friends School Mount Pleasant Road Saffron Walden Essex CB11 3EB Resolved: No comment
B	<u>UTT/26/1523/CLP</u> Single storey side and rear extensions 20 Castle Cross Saffron Walden CB10 2BY Resolved: No objection
C	<u>UTT/26/1151/FUL</u> Proposed change of use of the building from residential occupation to short-term visitor accommodation, together with the installation of two electric vehicle (EV) charging points. Lion House Audley End Audley End Road Saffron Walden CB11 4JB Resolved: No objection
D	<u>UTT/26/1152/LB</u> Proposed change of use of the building from residential occupation to short-term visitor accommodation, together with the installation of two electric vehicle (EV) charging points Lion House Audley End Audley End Road Saffron Walden CB11 4JB Resolved: No objection
E	<u>UTT/26/1371/FUL</u> Change of use of former shop (Class E) to additional residential floorspace (Class C3) 2 Bridge Street Saffron Walden Essex CB10 1BU Resolved: No objection
F	<u>UTT/26/1624/CLP</u> Proposed roof extension 94 Little Walden Road Saffron Walden Essex CB10 2DW Resolved: No objection
G	<u>UTT/26/1603/HHF</u> Removal of existing rear extensions and erection of new two storey and new single storey rear extensions. 5 Landscape View Saffron Walden Essex CB11 4AT Resolved: No objection
H	<u>UTT/26/1372/LB</u> Retention of internal and external works 2 Bridge Street Saffron Walden Essex CB10 1BU Resolved: No objection
I	<u>UTT/26/1690/LB</u> Remedial repair to front elevation involving replacement of approx. 1m of decayed sole plate timber with new green oak on a like-for-like basis, affected pargeted lime panelling to be repaired using traditional lime materials. 42 Castle Street Saffron Walden Essex CB10 1BJ Resolved: No objection, subject to Place Services support
J	<u>UTT/26/1735/AV</u> 4 fascia signs and 2 externally illuminated projecting signs Starbucks 4 Market Street Saffron Walden Essex CB10 1HZ Resolved: No objection
K	<u>UTT/26/1709/LB</u> Removal of existing shop fittings and decoration on a like-for-like basis, new fascia and projecting signs and decoration of existing doors and windows if required using existing paint finishes and colours Starbucks 4 Market Street Saffron Walden Essex CB10 1HZ Resolved: No objection

L	<u>UTT/26/1302/FUL</u> Proposed ground mounted solar PV array together with associated infrastructure, security fencing, CCTV, private and DNO substations, perimeter fencing, 132kV DNO HV compound, landscaping and on-site biodiversity net gain. Land At Tewes Farm Thaxted Road Little Sampford Essex Resolved: To support the Transport Assessment proposed route B, via Debden Road to Elder Street - avoiding Saffron Walden. Acknowledging proposed Route A would cause additional HGV traffic delays in the Saffron Walden centre and one way system.
P&T 128-26	Newport and Quendon & Rickling Neighbourhood Plan Review Regulation 16 Consultation Committee noted the regulation 16 consultation will run for eight weeks, commencing on Monday 13 July 2026. Resolved: No comment to the consultation.
P&T 129-26	<u>UTT/26/0469/HHF</u> / 9 Edward Bawden Court Park Lane / Proposed single-storey, lean-to side extension, incorporating solar PV and rooflights, together with internal alterations. Committee noted an appeal has been made to the Secretary of State against the decision of Uttlesford District Council to Refuse this application. Resolved: No further comments.
P&T 130-26	Update on ongoing significant applications No updates to note.
P&T 131-26	Urgent Information Items No urgent information raised.
P&T 132-26	Date and time of Next Meeting Noted Thursday 13th August 2026 at 7.30PM, Saffron Walden The Town Hall

The Chairman closed the meeting at 8pm