

Town Hall
Market Street
Saffron Walden
CB10 1HZ



Agenda

Planning & Transport Committee

To Committee Members: Cllrs Curtis (Mayor), Eke, Freeman (Leader), Hawke-Smith (Committee Deputy Chair), McLellan (Committee Chair) and Parker

You are summoned to attend a MEETING of the **PLANNING AND TRANSPORT COMMITTEE** of SAFFRON WALDEN to be held in the **Town Hall**, Saffron Walden on **Thursday 10th September 2026** commencing at **7.30pm** to transact the business as set out in the agenda below.

All other Councillors are welcome to attend this meeting but will not be formal members of the committee and will not receive any voting rights. Non-Committee members will not be able to participate in or remain present for any discussions held under Part 2, Confidential Matters.

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Meetings and the Public

Members of the public and press are welcome to attend any of the Council's Full Council or Committee meetings and listen to the debate. All agendas, reports and minutes can be viewed on the Council's website www.saffronwalden.gov.uk. For background papers in relation to this meeting please contact enquiries@saffronwalden.gov.uk or phone 01799 516501

The agenda may be split into two parts. Most of the business will be dealt with in Part I which is open to the public. Part II (if applicable) includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. The press and public will be asked to leave the meeting before Part II items are discussed.

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General Enquiries – Saffron Walden Town Council Offices, Town Hall, Market Street,
Saffron Walden, CB10 1HZ

Website: www.saffronwalden.gov.uk

Recording of meetings

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Lisa Courtney, Town Clerk

4 September 2026

1	Apologies for absence To receive apologies and consider requests for approved absence
2	To receive any Declarations of Interest Members and officers are invited to make any declarations of interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.
3	Public Speaking Time For the public or press to ask questions of the Council on matters relating to the agenda.
4	Minutes of last meeting Committee to approve the minutes of the Planning and Transport Committee meeting held on 13.08.2026
HIGHWAYS	
5	Standing item: Committee to receive an update from the County Councillor
6	Standing Item: Speeding a. Committee to note any areas of speeding concern to relay to Essex Police. b. At the 13 August and 28 May meetings Committee noted the need for speed mitigation measures across Saffron Walden, by installing infrastructure particularly in 20mph zones and establishment of new 20mph roads (i.e., South Road). Officers have liaised with Essex Highways who have re-affirmed that:

	<i>The Local Highway Panel is set to disband in April 2027, funds have been fully allocated and there are currently no means by which schemes of this nature can be progressed.</i>
	PLANNING
7	To Consider and Comment Upon the Following Planning Applications:
A	UTT/26/1980/LB General repair/restoration, energy efficiency improvements & rear extension to 3-storey Grade II Listed property to improve fire safety and accommodation. 81 High Street Saffron Walden Essex CB10 1DZ
B	UTT/26/1979/HHF General repair/restoration, energy efficiency improvements & rear extension to 3-storey Grade II Listed property to improve fire safety and accommodation. 81 High Street Saffron Walden Essex CB10 1DZ
C	UTT/26/2060/CLP Loft conversion, including roof windows to front and rear. 37 Rylstone Way Saffron Walden Essex CB11 3BL
D	UTT/26/2021/HHF Single storey rear extension with a flat roof 2 Erskine Place Saffron Walden Essex CB11 4HY
E	UTT/26/1799/FUL Proposed demolition and redevelopment of existing former farm buildings, to create 11 no. new dwellings and the refurbishment of the existing former farmhouse to create a total of 12 no. dwellings (including 2 no. self-build plots and an affordable housing contribution) together with associated development, amenity spaces, landscaping, parking and access Stald Farm Little Walden Road Saffron Walden Essex CB10 1XA
F	UTT/26/2147/AG Agricultural storage building Land At Stonebridge Farm Little Walden Road Saffron Walden Essex
G	UTT/26/2126/AV 10mm Perspex panel - 600mm x 600mm, with reverse printed logo in yellow and black, backed in white Council Offices London Road Saffron Walden Essex CB11 4ER
H	UTT/26/2114/CLP Proposed single storey rear extension with new high level side window 66 De Vigier Avenue Saffron Walden Essex CB10 2BN
I	UTT/26/2104/HHF New garden studio to rear garden 34 Leverett Way Saffron Walden Essex CB10 2TR
J	UTT/26/2076/HHF Removal of existing conservatory. Proposed single storey rear extension replacing conservatory, and first floor side extension. 2 Gallows Hill Saffron Walden Essex CB11 4DA
K	UTT/26/2082/HHF Demolition of existing conservatory and construction of a single storey rear garden room extension 93 Pleasant Valley Saffron Walden Essex CB11 4AW
L	UTT/26/2018/AV Installation of one permanent non-illuminated advertisement hoarding panel, positioned at entrance of school driveway and exactly mirroring existing school sign on left-hand side of driveway entrance Dame Johane Bradbury School Ashdon Road Saffron Walden Essex CB10 2AL
M	UTT/26/1976/HHF Proposed first floor rear extension above the existing ground floor extension and changes to roof of existing ground floor rear extension; changes to fenestration; internal changes; installation of rear garden steps and installation of an external log burner flue 33 Gibson Close Saffron Walden Essex CB10 1AJ
N	UTT/26/2170/LB Change of use from Class E (offices) to Class C3 (residential) and proposed internal and external renovations and alterations The Old Armoury 3 Museum Street Saffron Walden Essex CB10 1JN
O	UTT/26/2177/FUL S73 application to vary conditions 2 (external finishes), 3 (landscaping) and 4 (flood mitigation) attached to UTT/19/0774/FUL - proposed revision of approved plans

	Audley End Miniature Railway Audley End Road Saffron Walden Essex CB11 4JB
P	UTT/26/2169/FUL Change of use from Class E (offices) to Class C3 (residential) and proposed internal and external renovations and alterations The Old Armoury 3 Museum Street Saffron Walden Essex CB10 1JN
Q	UTT/26/2125/HHF Proposed single storey side extension with pitched roof. Addition of a cloakroom and utility space. 1 Ross Close Saffron Walden Essex CB11 4AY
R	Planning Appeal Lidl UK, Radwinter Road Saffron Walden, Essex, CB11 3UY, UTT/26/1088/AV An appeal has been made to the Secretary of State against the decision of Uttlesford District Council to Refuse application UTT/26/1088/AV. SWTC objected to the initial application supporting the concerns raised by residents, acknowledging the signage does not comply with the shop front design guide.
8	National Planning Policy Framework A revised NPPF has been published and can be found online at https://www.gov.uk/guidance/national-planning-policy-framework
9	Update on ongoing significant applications Standing item – Where updates are available, Committee to receive an update on ongoing matters relating to significant planning applications.
10	Urgent Information Items Any items to report for information only. This item is included for information sharing only, Committee is not permitted to determine matters until this agenda item.
11	Date and time of Next Meeting Thursday 24th September 2026 7.30PM, Saffron Walden The Town Hall