

PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on
THURSDAY 24 September 2026 at 7.30pm

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

Officers: Town Clerk

Members of the public: One resident of Summerhill Road

P&T 157-28	Apologies for absence Apologies were received and accepted from Cllrs Eke. Absent Cllrs Freeman and Parker.
P&T 158-26	Declarations of Interest No declarations of interest were raised.
P&T 159-26	Public speaking time A resident of Summerhill Road was in attendance to present and discuss his request to turn Summerhill Road into a no through road. The resident explained: a. Summerhill Road often has vehicles speeding through which is unsafe for pedestrians and children playing in front gardens. b. In 2025 the road was closed for gas works and the lack of traffic was beneficial for all. Committee discussed reservations with the proposal, citing concern that traffic would be pushed to other roads. It was noted the resident will need to obtain 75% evidential support from affected residents to demonstrate support for the scheme. Committee thanked the resident for his time and it was resolved: c. To formally consider the proposal at a future P&T Committee meeting and to invite County Cllr Gadd to this meeting to consider the proposal from an ECC Highway perspective.
P&T 160-26	Minutes of Previous Meeting 10.09.26 The minutes of the 10.09.26 meeting were approved and signed by the Chair.
HIGHWAYS	
P&T 161-26	Standing item: Committee to receive an update from the County Councillor An update was not received from the County Councillor.
P&T 162-26	Standing Item: Committee to note any areas of speeding concern to relay to Essex Police. No new areas of speeding concern were raised.

Signed as a true and accurate record
Minutes of the Planning & Transport Committee September 2026

P&T 163-26	Upcoming Road Closures The following upcoming road closures were noted as detailed on the agenda. - Little Walden Road, Saffron Walden 5th October 2026 for 3 days between 08.00-18.00. - Newport Road, Sparrowsend Hill, Saffron Walden, 21st October 2026 for 3 days. The Clerk reported and committee noted: - Upcoming closure at Little Walden Road, by Cadent Gas, from 11 October for 11 weeks. Cadent has been invited to present details to the October Full Council meeting.
P&T 164-26	Stopping Up Highway Order at the Former ATS Garage, Station Road, Saffron Walden, CB11 3HQ Committee noted the above order is effective.
P&T 165-26	Proposed Road Closures Committee noted the following proposed road closures and raised no comments. Saffron Walden Fireworks 7 November 2026 between 08:00 to 23:59. Road to be Closed: Chaters Hill from the traffic lights with Thaxted Road, Radwinter Road and East Street to the top of the Common and the junction with Ashdon Road. Diversion Route: Along Radwinter Road to Elizabeth Way and on to Ashdon Road. Saffron Walden Dance Dance Dance Saturday 28th August 2027 between 16.00 – 24.00 Roads to be Closed: Saffron Walden - King Street, Market Hill and Market Place Diversion Route: Saffron Walden - Church Street, High Street, George Street, Hill Street, Cates Corner, Common Hill
P&T 166-26	Uttlesford District Council - Saffron Walden E-Bike Survey Committee noted UDC is seeking feedback regarding the future of the app e-bike hire scheme in and around Saffron Walden and members would share and respond to the survey.
P&T 167-26	Street Naming Policy Resolved: To re-adopt the Street Naming Policy as proposed.
PLANNING APPLICATIONS	
P&T 168-26	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	UTT/26/2248/HHF Single storey side extension 20 Castle Cross Saffron Walden CB10 2BY Resolved: No comment
B	UTT/26/2268/LB Replacement of roof coverings and localised roof structure repairs Roos Farm The Roos Debden Road Saffron Walden Essex CB11 3JS Resolved: No comment

C	UTT/26/2046/NMA Non-material amendment to UTT/25/1463/FUL - amend wording of conditions 18 (bird mitigation strategy), 20 (off-site highways works) and 25 (energy strategy) so that triggers requiring submission of additional details are moved to later in construction programme Land South Of (East Of Griffin Place) Radwinter Road Swards End Essex Committee noted, this application is seeking to reword three planning conditions; Energy; Farmland mitigation and off-site highway works. Regarding the off-site highway works, the following is proposed (i.e., replace construction with occupation). <i>“Prior to the ~~construction of any dwelling~~ occupation of any dwelling, a scheme shall be submitted to, and approved by, the local planning authority in consultation with Essex County Council which includes the following:</i> <i>a) Capacity improvements for the Radwinter Road/Thaxted Road/East Street/Chaters Hill junction as shown in principle on Dwg No. CTP-20-1142 SK10 Rev A;</i> <i>b) Signalisation of the Thaxted Road/Peaslands Road junction as shown in principle on Dwg No. CTP- 20-1142 SK11 Rev A;</i> <i>c) Signalisation of the Church Street/High Street junction as shown in principle on Dwg No. 2206-01-TS-01 Rev B. The scheme shall include appropriate connections with the existing signals at the High Street/George Street junction. The approved works shall include (but not be limited to) all necessary traffic regulation orders, safety audits, lighting, signing and surfacing and shall be implemented prior to first occupation of the development.”</i> Essex Highways has confirmed, a proposed Church Street traffic light scheme has not been submitted yet. Committee is invited to comment on the proposed change in trigger point. Resolved: To respond in objection to the proposed change in wording. The highway schemes must be submitted and approved by Essex County Council prior to the construction of any dwelling, as initially proposed. This will ensure the mitigations requested are enacted without delay to houses being occupied.
P&T 169-26	Update on ongoing significant applications Committee noted the following update at the Bellway homes (Former Rosconn) Radwinter Road site (233 Dwellings): - As noted at the 10.09.26 Meeting, highway access concerns have been raised. The developer is reviewing the access to ensure highway safety. - Committee resolved to support Swards End Parish Council's concerns and continue to request action from UDC, including enforcement if required – copying in Cllrs Freeman and Emmanuel as the UDC Planning Committee Chairs.
P&T 170-26	Urgent Information Items No items raised.
P&T 171-26	Date and time of Next Meeting Thursday 8 October 2026, in the Town Hall, Saffron Walden at 7.30pm

The Chairman closed the meeting at 8.20pm