PLANNING & TRANSPORT COMMITTEE
SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & TRANSPORT COMMITTEE held in the Town Hall, Saffron Walden on **THURSDAY 10 September 2026 at 7.30pm**

Councillors: Cllrs Freeman, Hawke-Smith and Parker.

In the absence of the Chair, Cllr McLellan, the Deputy Chair, Cllr Hawke-Smith, Chaired this meeting.

Officers: Deputy Town Clerk

Members of the public: None

P&T 146-26	**Apologies for absence** Apologies were received and accepted from Cllrs Curtis, Eke, McLellan.
P&T 147-26	**Declarations of Interest** Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council (UDC).
P&T 148-26	**Public speaking time** There were no public speakers.
P&T 149-26	**Minutes of Previous Meeting 13.08.2026** The minutes of the 13.08.2026 meeting were approved and signed by the Chair – with one amendment to read “Thursday 13 August 2026” (not July).
	HIGHWAYS
P&T 150-26	Standing item: An update was not received from the County Councillor
P&T 151-26	Standing Item: Speeding a. No new areas of speeding concern were raised b. Committee noted at the 13 August and 28 May meetings the need for speed mitigation measures were discussed, SWTC officers have liaised with Essex Highways who have re-affirmed that: *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.*

	Committee noted that, since agenda publication plans for devolution have been withdrawn and officers are preparing a response Essex Highways regarding the future of the Local Highway Panel.
	PLANNING APPLICATIONS
P&T 152-26	**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/26/1980/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 **Resolved: No objections**
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 **Resolved: No objections**
C	UTT/26/2060/CLP | Loft conversion, including roof windows to front and rear. | 37 Rylstone Way Saffron Walden Essex CB11 3BL **Noted – already approved**
D	UTT/26/2021/HHF | Single storey rear extension with a flat roof | 2 Erskine Place Saffron Walden Essex CB11 4HY **Resolved: No objections**
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 **Resolved: To object to the application on the grounds of:** Unsustainability with the lack of amenities and travel linkages; breaching policies SW12 as walking and cycling is not encouraged or supported and ULP CP26. To note the application refers to a former bus service which no longer takes place. The scale and location of the scheme is overdevelopment; contrary to SW3 Design particularly SW3.1; SW3.4b and SW3.4c and ULP CP52. Further causing concerns for localised flooding; contrary to policies SW3.14 and ULP CP35.
F	UTT/26/2147/AG | Agricultural storage building | Land At Stonebridge Farm Little Walden Road Saffron Walden Essex **Noted - already approved**
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 **Resolved: No objections to the principle of signage. It was noted whether all tenants will apply for signage / advertising consent, which will be out of keeping of the listed building.**

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 **Resolved: No objections**
I	UTT/26/2104/HHF | New garden studio to rear garden | 34 Leverett Way Saffron Walden Essex CB10 2TR **Resolved: No objections**
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 **Resolved: No objections**
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 **Resolved: No objections**
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 **Resolved: No objections**
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 **Resolved: No objections**
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 **Cllr Freeman declared a generic non-pecuniary interest as the applicant is known to him. Resolved: No objection raised, assuming there is not a shortage of office space.**
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 **Resolved: No objections**
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 **Cllr Freeman declared a generic non-pecuniary interest as the applicant is known to him. Resolved: No objection raised, assuming there is not a shortage of office space.**
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 **Resolved: No objections**
R	Planning Appeal Lidl UK, Radwinter Road Saffron Walden, Essex, CB11 3UY, UTT/26/1088/AV Committee noted an appeal has been made 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. Committee requested officers to contact the applicant, whilst upholding the previous objections, should the application be granted to perhaps revisit and present the designs to a future committee meeting.
P&T 153-26	**National Planning Policy Framework** Committee noted a revised NPPF has been published and can be found online which includes the introduction of the national scheme of delegation
P&T 154-26	**Update on ongoing significant applications** Access concerns have been raised regarding the Radwinter Road development site.
P&T 155-26	**Urgent Information Items** No urgent information raised.
P&T 156-26	**Date and time of Next Meeting** Thursday 24th September 2026 7.30PM, Saffron Walden The Town Hall

The Chairman closed the meeting at 8.40pm

Signed as a true and accurate record ……