

**PLANNING & ROAD TRAFFIC COMMITTEE****SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in the COUNCIL CHAMBER of the TOWN HALL on **Thursday 12<sup>th</sup> April 2018 at 7.30pm**

Present: Councillors S Anjum (Chairman), S Eden, Fairhurst, Freeman, Goddard and Shah. Cllr Perry was also present as a substitute for Cllr K Eden.

Also Present: Chloë Fiddy (Admin).

P & RT 492-18	<p><b>Apologies for absence</b></p> <p>Apologies were received and accepted from Councillors Coote and K Eden (see substitute above)</p>
P&RT 493-18	<p><b>Declarations of Interest</b></p> <p>Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as a District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee.</p> <p>Cllr Perry declared a non-pecuniary interest in Min Ref P &amp; RT 500-18 as a resident and did not vote at the end of the discussion.</p> <p>Cllr S Eden declared a non-pecuniary interest in Min Ref P &amp; RT 501-18 (a) as the applicant is known to her.</p> <p>Cllr S Goddard declared a non-pecuniary interest in Min Ref P &amp; RT 501-18 (b) as the applicant is known to him.</p>
P & RT 494-18	<p><b>Public Speaking Time</b></p> <p>There were no queries or matters arising from the public.</p>
P & RT 495-18	<p><b>Minutes of the Planning and Road Traffic meeting held on 22<sup>nd</sup> March 2018</b></p> <p>Minutes from the Planning and Road Traffic meeting were taken as a true account of the meeting and was agreed by Committee and then signed by the Chairman.</p>
P & RT 496-18	<p><b>Temporary Traffic Regulation order of Walden road, Wendon Road, Wendens Ambo</b></p> <p>Committee noted the TTRO of Walden Road, Wendon Road, due to commence on 23rd April 2018 for 2 days between 10H00 and 15H00. The closure is required for the safety of the public and workforce while Essex county Council undertakes surface dressing.</p>

	<p>Committee raised concerns that the closed road and diversion involves the cycle path to Audley End Station and asked if better publicity could be made regarding road closures.</p> <p>It was</p> <p><b>Resolved:</b></p> <p>a) that Officers would review the closure route and report back to Committee;</p> <p>b) that Officers would review with Councillors better ways of publicising road closures.</p>
<p>P &amp; RT 497-18</p>	<p><b>Planning Training</b></p> <p>Committee was reminded of forthcoming planning training and the following Cllrs confirmed that they would attend:</p> <p>Anjum, S Eden, Freeman, Perry and Shah</p>
<p>P &amp; RT 498-18</p>	<p><b>Parking on Little Walden Road</b></p> <p>Committee noted the forthcoming meeting between Cllr Asker and NEPP on 20<sup>th</sup> April 2018. Cllr Goddard confirmed that he would also be attending.</p> <p>Cllr Perry noted the potential problems of parking on the grass triangle and potential locations for double and single yellow lines were discussed. Cllr Goddard requested a review of the lines, with additional lines to be added where necessary for safety, and the motion as follows was seconded by Cllr S Eden.</p> <ul style="list-style-type: none"> <li>• To review the number of residential parking spaces on Catons Lane as it is noted (by residents) that the number provided exceeds that required and to return some to public parking</li> <li>• That the reintroduction of public parking may not itself then prohibit or cease the parking in Little Walden Road which the Town Council believes is dangerous, especially for pedestrians including children walking to school</li> <li>• That the Town Council should seek a solution as appropriate to restrict or prevent parking on Little Walden Road, opposite the Pound as expeditious as possible</li> </ul> <p>It was</p> <p><b>Resolved:</b></p> <p>To discuss this with the NEPP representative on the 20<sup>th</sup> April and to report back to Committee.</p>
<p>P &amp; RT 499-18</p>	<p><b>Saffron Walden Highways Meeting UDC March 2018</b></p> <p>Committee noted the minutes.</p>

P & RT 500-18	<p><b>Proposal for double yellow lines near the junction of Winstanley Road (not Way as was incorrectly stated on the agenda) / Tukes Way</b></p> <p>Committee discussed the parking issues around this junction. Cllr Perry declared an interest as a resident and did not vote at the end of the discussion. It was</p> <p><b>Resolved:</b> That Officers would start the process of requesting some form of traffic regulation in this area; likely therefore being the installation of double yellow lines.</p>
P & RT 501-18	<p><b>Planning Applications:</b></p> <p>The following planning applications were considered and responses agreed:</p>
a	<p><b>UTT/18/0434/HHF</b> Two-storey side extension. 8 The Wayback. Expires 13 April.</p> <p>Cllr S Eden declared a non-pecuniary interest as the applicant is known to her.</p> <p><b>Resolved:</b></p> <p>Noted with no objections but with concerns expressed about</p> <ul style="list-style-type: none"> <li>a) the loss of parking space;</li> <li>b) the number of bedrooms and associated parking space allocation for the size of the property</li> <li>c) lack of access for wheelie bins</li> </ul>
b	<p><b>UTT/18/0459/HHF</b> Demolition of existing garage, store and covered seating area and erection of side extension. 40 South Road. Expires 20 April.</p> <p>Cllr. S Goddard declared a non-pecuniary interest as the applicant is known to him.</p> <p><b>Resolved:</b></p> <p>Noted with no objections but with concerns expressed about</p> <ul style="list-style-type: none"> <li>a) lack of rear parking;</li> <li>b) loss of access to rear</li> </ul>
c	<p><b>UTT/18/0492/HHF</b> First floor extension. 5 Eastby Close. Expires 23 April.</p> <p>Noted with no objections.</p>
d	<p><b>UTT/18/0614/HHF*</b> Proposed extensions including creation of first floor within roof. 8 Pleasant Valley. Expires 13 April.</p> <p><b>Resolved:</b></p> <p>Noted with no objections but with concerns expressed about</p> <ul style="list-style-type: none"> <li>a) possible impact on the street scene;</li> <li>b) possible impact on neighbouring properties;</li> <li>c) no existing elevations being provided</li> </ul>

e	<p><b>UTT/18/0618/HHF</b> Proposed alterations to form off street parking including the demolition of existing front wall and dropped kerb. 63 Radwinter Road. Expires 23 April.</p> <p>Noted with no objections.</p>
f	<p><b>UTT/18/0704/HHF*</b> Garage conversion and single storey side and rear extensions. 27 Greenways. Expires 16 April.</p> <p>Noted with no objections but concerns expressed about lack of existing elevations being provided. Committee requests that building contractors' vehicles be parked off road during works in order to keep the road clear for residents and emergency vehicles.</p>
g	<p><b>UTT/18/0707/HHF</b> Proposed garage conversion. Orchards Victoria Gardens. Expires 17 April.</p> <p>Noted with no objections but suggestion that Officers may want to request that the property remains in single ownership.</p>
h	<p><b>UTT/18/0709/HHF</b> First floor rear extension, single storey front extension and 2 no. front facing dormer windows. 8 Gibson Way. Expires 16 April.</p> <p>Noted with no objections</p>
i	<p><b>UTT/18/0745/HHF</b> Single storey side and rear extension. 50 Horn Book. Expires 2 May.</p> <p><b>Resolved:</b></p> <p>Committee objects to this application on the basis that:</p> <ul style="list-style-type: none"> <li>a) the site would be overdeveloped</li> <li>b) it would leave the property with inadequate parking for the size of the property</li> <li>c) loss of amenity</li> </ul>
j	<p><b>UTT/18/0789/HHF</b> Erection of detached garage building. The Vineyard, Windmill Road. Expires 4 May.</p> <p>Noted with no objections</p>
k	<p><b>UTT/18/0817/HHF</b> Remove existing outbuilding. Single storey front, two storey side and part two storey part single storey rear extensions. 128 Ashdon Road. Expires 26 April.</p> <p>Noted with no objections</p>
l	<p><b>UTT/18/0824/OP</b> Outline planning application for the development of up to 150 dwellings (Use Class C3) with all matters reserved except access. Land East of Thaxted Road, Thaxted Road. Expires 3 May.</p> <p><b>Resolved:</b></p>

	<p>(a) That the Committee would host an extraordinary meeting to consider this application in greater detail.</p> <p>(b) To note the tabled report as received from a local Community Group regarding a possible Community Hub in the vicinity of the development.</p>
m	<p><b>UTT/18/0826/HHF</b> Proposed single storey rear extension and partial garage conversion. 10 Howland Close. Expires 4 May.</p> <p><b>Resolved:</b></p> <p>Committee objects to this application on the basis that, in contravention with policies D2 and D3 on the emerging Local Plan, this application would result in:</p> <ul style="list-style-type: none"> <li>a) loss of off-road parking</li> <li>b) non-compliance with accepted car parking design</li> <li>c) intrusion on the street scene</li> </ul> <p>Cllr Goddard requested that the issue of parking spaces being converted to dwellings be reviewed by the Neighbourhood Plan team.</p>
n	<p><b>UTT/18/0841/HHF</b> Erection of part two storey and part single storey rear extensions. Extension of roof space to create additional accommodation. Demolition of garage and erection of storage shed. 2 Ashdon Road. Expires 2 May.</p> <p>Noted with no objections</p>
o	<p><b>UTT/18/0842/HHF</b> Front and rear extensions (revision to previously approved application UTT/18/0317/HHF). 42 Lambert Cross. Expires 4 May.</p> <p>Noted with no objections</p>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 502-18	<p><b>Common Hill West Traffic Regulation Order (TRO)</b></p> <p>Committee noted verbal update to the effect that North Essex Parking Partnership (NEPP) is currently considering the comments and objections and will reach a decision in the following two to three weeks.</p>
P & RT 503-18	<p><b>Date and time of Next Meetings</b></p> <p>Planning &amp; Road Traffic Committee meeting on Thursday 26<sup>th</sup> April 2018</p>

The Chairman closed the meeting at 9.00pm.