

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 13rd September 2018 at 7.30pm**

Present: Cllrs Eastham, S Eden, Fairhurst, Freeman, Gadd and Shah

Also Present: Chloë Fiddy (Town Council/ Admin), Ian Mitchell Kier Living Eastern

P & RT 617-18	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Coote and K Eden.</p>
P&RT 618-18	<p>Declarations of Interest</p> <p>Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as UDC Councillors.</p>
P & RT 619-18	<p>Public Speaking Time</p> <p>Ian Mitchell of Kier Living Eastern spoke on agenda item 5</p>
P & RT 630-18	<p>Minutes of the Planning and Road Traffic meeting on 23rd August 2018, at 7.30pm</p> <p>The minutes were approved and signed.</p>
P & RT 621-18	<p>UTT/18/0824/OP - land east of Thaxted Road</p> <p>Ian Mitchell of Kier Living Eastern noted that he was attending the meeting following an invitation to do so by the Town Clerk, which had been extended subsequent to his initial presentation to the Full Council at the start of the application process. (Tuesday 24th April 2018)</p> <p>Cllrs Fairhurst and Freeman declared non-pecuniary interests in this agenda item as members of Uttlesford District Council Planning Committee and clarified that they would not express an opinion but would seek to inform themselves fully on the application in accordance with their duty as District Councillor Planning Committee members.</p> <p>Ian Mitchell of Kier Living Eastern provided an update on the above planning application on the following matters:</p> <p>(1) Minor change to scheme layout, with possible provision of, or provision of layout and space for a future link road to adjoin neighbouring land (which is under separate ownership). This has been requested by Essex County Council Highways Department.</p>

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	<p>(2) Draft Heads of Terms as proposed by Uttlesford District Council –</p> <ul style="list-style-type: none"> a) Open Space. The Town Council confirmed that it would seek to take on the ownership of the open space on the development, along with a (yet to be) defined contribution for future maintenance of the same. b) Affordable housing in accordance with UDC policy, this being 40% affordable housing of which 5% to be wheelchair accessible. Of the affordable housing 70% to be affordable rented housing and 30% to be shared ownership. c) Highways works <ul style="list-style-type: none"> i. As described in (1) ii. Works or financial contribution towards highways improvements in town, details awaited. It was noted that Essex Highways did not currently have an up to date plan for road improvement works in Saffron Walden and it was requested that the Kier contribution be flexible enough in contract terms so that a future scheme as yet to be drawn could be funded by the contribution. Mr Mitchell confirmed that Kier accepted flexibility on the exact scheme to be delivered. Cllr Gadd asked whether “Highways works” funds could be used for pedestrian and cycle schemes and Mr Mitchell confirmed that this would be acceptable to Kier. iii. Contribution towards construction of Wenden Road cycle path link scheme. iv. Travel Plan. Mr Mitchell was asked whether in principle Kier would accept the Town Council taking on the Travel Plan, subject to an internal review of resourcing availability. He confirmed that Kier will be outsourcing this project and that outsourcing it to the Town Council would be acceptable to Kier in principle. v. ECC monitoring fee <p>(3) Contribution towards education in the region of £1.6M with exact sum to be defined by Essex County Council.</p> <p>(4) Contribution towards health services of £59K</p> <p>(5) Financial contribution towards community facilities (as requested by the Town Council), sum to be defined.</p> <p>(6) Mr Mitchell confirmed that the Town Council could also request a contribution towards green spaces and sports facilities.</p> <p>Committee expressed its thanks to Mr Mitchell for his time and for his willingness to engage with the Town Council throughout the application process.</p>
P & RT 622-18	<p>Appeal Decision Appeal ref APP/C1570/C/18/3196842 2 Oasthouse Court, Saffron Walden, CB10 1DX</p> <p>Committee noted appeal succeeded and in consequence a new planning permission is created.</p>
P & RT 623-18	<p>Alleged breach of planning control – change of use of A1 shop to a mixed A1 and A3 activity, address – 1-2 Market Walk, Saffron Walden</p> <p>Committee noted that UDC received the above complaint in respected of the above location.</p>

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	An investigation has found that there was a breach; however compliance achieved application submitted and approved UTT/18/1726/FUL, therefore no further action will be taken and the file on this investigation will now be closed.
P & RT 624-18	<p>Traffic Regulation Orders</p> <p>Committee noted the following:</p> <ul style="list-style-type: none"> • The intended closure of Shepherds Way, due to commence on 4th October 2018 for 2 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Machine Surfacing 2018/19 (08:00-17:30). • Cole End Lane, Cole End Farm Lane, due to commence on 23rd August 2018 for 2 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Surface Dressing. <p>The intended closure of Shepherds Way, due to commence on 28th September 2018 for 6 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Pre-Inlay Machine Surfacing 2018/19.</p>
P & RT 625-18	<p>Statutory Address Schedule</p> <p>Committee noted that the address of the plot Barn At, Stonebridge Farm is now: Slade Farm Little Walden Saffron Walden CB10 1UZ</p>
P & RT 626-18	<p>Uttlesford district council's Strategy and Action Plan for Council's Car Parks 2018-2021</p> <p>Committee noted that the car parking strategy was to have been published for 6th September but that this has been delayed and that UDC will keep the Town Council informed on the new publication date when it is known.</p>
P & RT 627-18	<p>Stansted Airport Noise Action Plan Consultation</p> <p>The Action Plan has been published for consultation. Link to consultation is: https://www.stanstedairport.com/community/noise/noise-action-plan/ (75 pages)</p> <p>Printed copy available at Town Council offices.</p> <p>Consultation period closes on 17th October.</p> <p>Committee agreed that the Town Council should respond to the consultation and agreed that members would inform themselves further on the Consultation and that a response would be proposed at the following Planning and Road Traffic Committee meeting.</p>
P & RT 628-18	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed:</p>

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A	<p>UTT/18/2120/FUL Proposed erection of an emergency fire escape to rear and installation of plant equipment. Unit 5A Shire Hill.</p> <p>Committee expressed concern that the proposed plant equipment would cause undue noise disturbance to nearby residents, and objects to the application for the proposed plant equipment unless the opinion of the Environmental Health Officers is that it will not cause noise disturbance.</p> <p>No objections to the emergency fire escape.</p>
B	<p>UTT/18/2121/AV Proposed aluminium box sign with external illumination. Unit 5A Shire Hill.</p> <p>Noted with no objections.</p>
C	<p>UTT/18/2185/FUL The removal of an existing pedestrian path to allow the vehicular access road to be widened. The path will be relocated to improve pedestrian access. Barriers are proposed to the roadway for when entering and exiting the site. Saffron Walden County High School, Audley End Road.</p> <p>Noted with no objections.</p>
D	<p>UTT/18/2215/HHF Proposed drop kerb. 165 Thaxted Road.</p> <p>Noted with no objections.</p>
E	<p>UTT/18/2218/HHF Erection of detached single storey garage building. The Vineyard, Windmill Hill.</p> <p>Noted with no objections.</p>
F	<p>UTT/18/2219/HHF Proposed two-storey side extension to replace existing single storey side extension and new front porch. West View, 51 West Road.</p> <p>Noted with no objections</p>
G	<p>UTT/18/2297/OP Outline planning permission with all matters reserved except for access for the erection of up to 12 dwellings with associated landscaping, parking and supporting infrastructure. Land to The North of De Vigier Avenue.</p> <p>Cllrs Fairhurst and Freeman did not vote on this decision because as it is a larger development it may come before the UDC Planning Committee.</p> <p>Other Members voted unanimously to object on grounds that the land in question was subject to a covenant that it must be kept as public open space for the benefit of the town and should not be developed for housing.</p>

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H	UTT/18/2331/HHF Proposed flat roof rear dormer and erection of storage unit. 39 Newport Road. Noted with no objections.
I	UTT/18/2335/AV* Erection of 1 no. hanging sign. 5-7 Jubilee House Hill Street Noted with no objections.
J	UTT/18/2336/CLE Certificate of lawful development for use as a single dwelling house. 1 The Old Cement Kilns, Thaxted Road. Noted with no objections.
K	UTT/18/2338/FUL Variation of condition 3 on planning permission UTT/17/3508/FUL (vehicle parking) to allow the tenant to sub-let parking spaces to other Shirehill businesses. W Hart and Son Ltd, Chroma House. Cllr Gadd declared a generic non-pecuniary interest as the applicant it known to him. Application noted with no objections.
L	UTT/18/2339/HHF Erection of single storey rear extension. 60 Strachey Close. Noted with no objections.
M	UTT/18/2347/FUL* Change of use of ground floor rear from A2 office to A3 and internal alterations associated with the use of the premises as a tea room. External works for improved access. Installation of kitchen extract fan. 5-7 Jubilee House Hill Street. Noted with no objections.
N	UTT/18/2348/LB* Conversion of ground floor rear from offices to tea room. Internal alterations including alterations to internal partitions, and external works for improved access. Replacement of window with double doors and canopy over. Installation of kitchen extract fan. Erection of 1 no. hanging sign. 5-7 Jubilee House Hill Street. Noted with no objections.
O	UTT/18/2354/FUL Erection of 1 no. detached dwelling. The Vines, Windmill Road. Noted with no objections.
	Cllrs Fairhurst and Freeman left the room

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P	UTT/18/2366/FUL Construction of Use Class C1 hotel with ancillary restaurant; provision of car parking; landscaping; relocation of substation; and associated development. Site at Thaxted Road Former Civic Amenity and Granite Site, Thaxted Road. Noted with no objections.
	Cllrs Fairhurst and Freeman returned to the room
Q	UTT/18/2376/HHF Demolition of rear conservatory and erection of single storey rear extension with loft conversion. 12 Borough Lane. Noted with no objections.
R	UTT/18/2377/HHF Proposed single storey side and rear extensions with flat roof to the rear and mono pitch slate roof, new mono pitch slate roof to existing side porch. Revised scheme to that approved under UTT/18/1215/HHF. 15 Victoria Avenue. Noted with no objections.
S	UTT/18/2448/HHF Single storey rear extension and first floor side extension. 16 Lambert Cross. Noted with no objections.
	Cllrs Fairhurst and Freeman left the room
T	UTT/18/2476/HHF Single storey rear extension and rear facing dormer. 22 Thaxted Road. Noted with no objections.
	Cllrs Fairhurst and Freeman returned to the room
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 629-18	Urgent Information Items There were no urgent information items

P & RT 630-18	Date and time of Next Meetings Planning & Road Traffic Committee meeting on Thursday 27 th September 2018
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The Chairman closed the meeting at 9.15pm.