

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 24th May 2018 at 7.30pm**

Present: Councillors: Freeman (Chairman), Coote, Eastham, K Eden, S Eden, Fairhurst (until Min Ref P & RT 546-18), Gadd and Shah

Also Present: Chloë Fiddy (Town Council/ Admin), Stephanie Baxter, Housing Enabling Officer UDC, Dave Kenny Save the Railway Arms Pub

P & RT 536-18	Committee Chair Cllr Freeman was unanimously elected Committee Chair for the forthcoming year.
P&RT 537-18	Committee Vice-Chair Cllr Gadd was unanimously elected Committee Vice Chair for the forthcoming year.
P & RT 538-18	Apologies for absence Apologies were received and accepted from Cllrs S Eden and K Eden.
P & RT 539-18	Declarations of Interest Cllrs Fairhurst and Freeman declared generic non-pecuniary interests as District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee. Cllr Gadd declared a non-pecuniary interest in the planning application discussed in Min ref P&RT 547F and left the room during discussion on this item Cllrs Eastham and Gadd declared pecuniary interests in Min Ref P & RT 543-18 and left the room during discussions on this item.
P & RT 540-18	Public Speaking Time The public speakers came forward at the point their agenda items were raised.
P & RT 541-18	Minutes of the Planning and Road Traffic meeting on 10th May 2018, at 7.30pm Minutes from the Planning and Road Traffic meeting were taken as a true account of the meeting and were agreed by Committee and then signed by the Chairman, with a correction to the spelling of Rebecca Del Tufo's name.

Signed as a true and accurate record

Minutes of the Planning & Road Traffic Committee 24th May 2018

P & RT 542-18	<p>Affordable Housing for local people</p> <p>Committee received a presentation from Stephanie Baxter on the subject of Community Land Trusts. She presented what they are, and why a Local Authority might be interested in them. She briefly explained different legal structures and funding models, and presented some case study CLTs</p> <p>She answered questions from Cllr Coote on reinvested profits where Right To Buy is a part of the structure (this depending on the funding model used) and how housing types are decided (it is the Trust's decision on what to build).</p> <p>All Committee members asked about how the financial model allows for discounts to be maintained in perpetuity rather than eroded over time and SB said that she would look into this further and send additional information for consideration at a future meeting.</p>
	Cllrs Eastham and Gadd declared interests as STRAP shareholders and left the room.
P & RT 543-18	<p>Permitted Development Rights</p> <p>This item was brought forward.</p> <p>Mr Kenny explained the legislation on permitted development rights and his concerns surrounding a loophole whereby a property can be transferred from Class A4 to A3.</p> <p>Cllr Coote proposed a motion to make a request to Uttlesford District Council to introduce an Article 4 Directive to remove the permitted development rights, ie to prevent change of use from A4 to A3 under permitted development rights and instead any change of use would require specific planning permission. Cllr Fairhurst seconded the motion and it was carried unanimously. It was</p> <p>Resolved: That Town Council Officers would make the application as described above.</p>
	Cllrs Eastham and Gadd returned to the room.
P & RT 544-18	<p>Saffron Walden Highways Meeting</p> <p>Committee noted the minutes for of the Saffron Highways Meeting held at UDC on 27th April 2018.</p> <p>Cllr Gadd noted that there was no mention of objectives relating to sustainable transport in Saffron Walden in the topics for discussion. It was</p> <p>Resolved: That sustainable transport objectives would be added to future agendas.</p>
P & RT 545-18	<p>Consultation for the Uttlesford District Car Parking Strategy</p> <p>Committee reviewed the consultation questionnaire as part completed by Cllr Freeman.</p>

	<p>Suggestions were made and added to the questionnaire.</p> <p>Committee noted that the deadline for responses is June 4th. It was</p> <p>Resolved: That any further suggestions would be sent to Council Officers for inclusion prior to submission on the deadline date.</p> <p>Other suggestions were made that were not covered by the questionnaire and it was</p> <p>Resolved:</p> <ol style="list-style-type: none"> 1) That Council Officers would investigate what had happened to the project to introduce staff parking at Swan Meadow and report back to Committee. 2) That Council Officers would make enquiries as to ownership of parking spaces in the Rose and Crown Car Park and report back to Committee.
	<p>Cllr Fairhurst excused himself from the rest of the meeting.</p>
P & RT 546-18	<p>Traffic Regulation Orders (TROs)</p> <p>Committee noted the following TRO Closure of Elizabeth Way on 25th July 2018 for 7 days. Closure for BT to excavate and lay 52m of duct in footway to new site.</p>
P & RT 547-18	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed:</p>
A	<p>UTT/18/1072/OP Outline application for the removal of existing garage and erection of 1 no. proposed single storey dwelling including access and parking all other matters reserved. Rear Of 12 Landscape View. Expires 12 June.</p> <p>It was</p> <p>Resolved: To recommend refusal to this application on the grounds:</p> <ol style="list-style-type: none"> 1) That it would destroy the amenity value to the surrounding gardens because they would be overlooked. 2) That it would increase pollution to the surrounding gardens
B	<p>UTT/18/1077/HHF Erection of single storey front extension. 6 Pennystone Road. Expires 6 June.</p> <p>Noted with no objections.</p>
C	<p>UTT/18/1188/HHF Erection of two-storey side extension. 93 Loompits Way. Expires 8 June. It was</p> <p>Resolved: To recommend refusal on the grounds of:</p>

	<p>1) Loss of parking space 2) Loss of amenities to neighbours</p>
D	<p>UTT/18/1193/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. Expires 7 June.</p> <p>Noted with no objections.</p>
E	<p>UTT/18/1215/HHF Erection of two storey side and single storey rear extensions LOCATION: 15 Victoria Avenue. Expires 13 June.</p> <p>Noted with no objections.</p>
	<p>Clrr Gadd declared a non-pecuniary interest in the following item and left the room.</p>
F	<p>UTT/18/1254/HHF Proposed first floor rear extension and replacement of 2 no. windows. 1 London Road. Expires 7 June.</p> <p>Committee noted that this property is in the Conservation Area. The application was noted with no objections.</p>
	<p>Clrr Gadd returned to the room.</p>
G	<p>UTT/18/1262/FUL Erection of 1 no. detached dwelling with garage and parking. Reedings, Seven Devils Lane. Expires 8 June.</p> <p>Committee noted that this site had been subject to a previously refused planning application but was not able during the meeting to ascertain the reasons for refusal.</p> <p>Committee delegated to the Chair the role of looking into the reasons for previous refusal the next morning and making a decision.</p> <p>Following this review it was</p> <p>Resolved: That Committee objects to this application on the grounds that although the size and angle of the proposed building has been modified, it would still have a large impact on an important approach to the town and the overall sense of place of the area.</p>
H / I	<p>UTT/18/1297/FUL Erection of 1 no. Dwelling and new pedestrian access to existing front boundary wall. Police Station East Street. Expires 12 June.</p> <p>UTT/18/1298/LB Erection of 1 no. Dwelling and new pedestrian access to existing front boundary wall. Police Station East Street. Expires 12 June.</p> <p>Resolved:</p>

	<p>That Committee objects this application on grounds of:</p> <ol style="list-style-type: none"> 1) Inappropriate development in the Conservation Area 2) The unacceptable impact it would have on nearby listed buildings, including the Police Station, Boys British School and Weavers Cottages. 3) Loss of open space which could be committed as open space for the already committed development 4) Concerns about the low height chimney and the impact of fumes on neighbouring properties.
J	<p>UTT/18/1299/FUL Change of Use of Unit 3 permitted under planning permission ref: UTT/17/1782/FUL from Class A1 to Class D2. Site at Thaxted Road Former Civic Amenity and Granite Site, Thaxted Road. Expires 13 June.</p> <p>Committee objects to this change of use application (from retail to non-retail) on grounds that according to the supporting documents in the emerging Local Plan, Saffron Walden needs more Retail Space not less, and that this application would thus be contrary to the Local Plan.</p>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 548-18	<p>Consultation on Naming New Development</p> <p>Site at Thaxted Road Former Civic Amenity and Granite Site Thaxted Road Saffron Walden Essex.</p> <p>Committee noted that a name is required for this new development. Committee objected to the developer's suggestion of Knight Park or Knights Park on grounds that the name Knight has no connection to the area. It was</p> <p>Resolved: To ask Malcolm White for any potential alternative suggestions.</p>
P & RT 549-18	<p>Application for a Premises Licence to be granted under the Licensing Act 2003 Gluttons, 13a King Street</p> <p>This application was noted with no objections.</p>
P & RT 550-18	<p>Urgent Information Items</p> <p>There were no urgent information items</p>
P & RT 534-18	<p>Date and time of Next Meetings</p> <p>Planning & Road Traffic Committee meeting on Thursday 11th June 2018</p>

The Chairman closed the meeting at 9.25 pm.