

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 25th January 2018 at 6.30pm**

Present: Councillors S Anjum (Chairman) Coote, K Eden, S Eden, Fairhurst, Freeman and Goddard

Also Present: Chris Goldsmith (MD Turnstone Estates), Jo Sintern (Turnstone Estates Assistant) and Paul Belton (Carter Jonas, Planning Consultant) in respect of Min Ref P & RT 458-18 (A)

Lisa Courtney (Town Clerk), Claire Haddock (Admin), and Councillors Lodge & Morris

P & RT 454-18	<p>Apologies for absence</p> <p>There were no apologies received</p>
P&RT 455-18	<p>Declarations of Interest</p> <p>Cllrs Fairhurst and Freeman declared a generic non-pecuniary interest as a District Councillors for Uttlesford District Council (UDC) and as Members of UDC Planning Committee. Both Councillors abstained from voting on Min Ref P & RT 458-18 (A) and left the Council Chamber during voting on this matter.</p> <p>Councillor Fairhurst declared a further interest in Min Ref P & RT 460-18 as he lives in a house that has potential to flood in bad weather.</p>
P & RT 456-18	<p>Public Speaking Time</p> <p>There were no queries or matters arising</p>
P & RT 457-18	<p>Minutes of the Planning and Road Traffic meetings held on 11th January 2018</p> <p>Minutes from the Planning and Road Traffic meetings were taken as a true account of the meetings and were agreed by Committee and then signed by the Chairman.</p>
P & RT 458-18	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed:</p>
A	<p>UTT/17/3413/OP Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m² of B1, B2 and or D2 floor space in the alternative, (with the maximum GIA of the D2 floor space not to exceed 940m²) and the erection of up to 335m² of A1 floor space (with the net retail sales area not to exceed 279m² GIA) together with associated open space, landscaping, parking and supporting Infrastructure - Commercial Centre Ashdon Road.</p>

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	<p>The developers were in attendance at the meeting to provide any further information and details to the proposed application (names as noted above). Representatives from Turnstone Estates and Carter Jonas addressed the Committee to explain the new plans and the difference in those for which outline permission is already granted. The Committee expressed deep concerns that the new plans do not include a hotel that was originally planned within the outline development, and thus providing approx. 40-50 new jobs in Saffron Walden. The Committee expressed concern that members of the public would feel cheated at the promise of these jobs to have them taken away and replaced by residential dwellings. Mr Goldsmith replied and advised that they have been trying to gain interest from hotel companies but they are not interested in a hotel being that side of Town; the hotel companies would be more interested if the hotel site was closer to the train station on the opposite side of town. Jobs would be created throughout the development in the form of shops, a pub/ restaurant, and commercial buildings that can be used for offices, a gym; they are open to potential businesses coming into Saffron Walden.</p> <p>Committee expressed further concern, noting that if the developers wanted to know what to put on the site they should speak to the residents and councillors of the town. People would want a nursery, doctors, dentist, a store and a commercial garage not more housing. There is a great need for all of these facilities and they could be built into the area that was earmarked for the hotel.</p> <p>Councillor Lodge spoke to the developers and asked if they have taken a traffic study of the area. He was surprised at the lack of interest for commercial space as there is a great demand for commercial space at Shire Hill. The traffic study has been undertaken and can be found with the application.</p> <p>The Town Clerk asked the representatives to clarify a piece of land on the boundary that was left as green open space in the first application and would then be handed over to SWTC with the protection of S106, but this land is now included in the new application which it cannot be as the S106 is a legally binding document. The Clerk asked if they could clarify why this was included and for them to give reasoning. The representatives present made an undertaking to review this anomaly and to advise the Town Clerk further.</p> <p>Councillors Fairhurst and Freeman left the Council Chamber whilst Committee members further debated and voted on this issue.</p> <p>Resolved:</p> <p>To oppose this application on the grounds that it is fundamentally and significantly different from the outline application for which permission was granted. The amendments are significant enough for it to be considered a new application. There is considerable adjustment to the original application to request a further overall review of the application as a whole and this must include clarification of the green space S106 issue that needs to be answered before the application should progress further.</p>
<p>P & RT 459-18</p>	<p>Councillors Fairhurst and Freeman re-entered the room on the conclusion of the resolution. Councillor Hibbs entered the room (not a Committee member).</p>

	<p>A short recess was taken whilst the representatives from Turnstone Estates and Carter Jonas packed away and left. The Town Clerk left the meeting, offering her apologies for an early departure and Claire Haddock continued clerking the meeting.</p>
	<p>With the Committee's approval the Chairman brought forward agenda item 8, noting that Cllr Hibbs was present to address Committee further on this item</p>
P & RT 460-18	<p>Grants for Surface Water Flooding</p> <p>From the Full Council meeting on 8th January 2018, the following was resolved: "That SWTC may be interested in pursuing grants on behalf of residents". The grants would be towards flood repairs for areas within Saffron Walden that have problems with flooding; the grants would help towards the cost of preventing these floods. It was noted at the meeting that individuals can apply for grants to help prevent flooding but also Councils may apply to address a specific area of concern.</p> <p>Councillor Hibbs was invited to address the Committee to speak regarding the issue of flooding to houses along Debden Road. He showed Committee pictures of the area that floods and a picture of the water table for this area. He also suggested that the Committee look at other schemes that might be needed in the Town as there is more than one area that floods when we have bad weather.</p> <p>Councillor Fairhurst declared an interest at this point as he lives in a house that has potential to flood in bad weather.</p> <p>Resolved:</p> <p>That the Town Council applies for a grant to assist with flood prevention for the Debden Road area and that this be used as a test case with the potential to apply for more grants towards other properties. It was further noted that this one application for Debden Road could be used as the basis for further applications, it was queried whether separate applications would need to be made for each specific area.</p>
	<p>With the Committee's approval the chairman brought forward agenda item 6</p>
P & RT 461-18	<p>Improvements to London Road / Borough Lane Junction and Newport Road / Audley Road Junction</p> <p>Essex County Council (ECC) and UDC propose junction improvements at the London Road / Borough Lane junction and also the Newport Road / Audley Road junction. This proposal is a series of traffic lights and the installation of one-way traffic in Borough Lane.</p> <p>It is noted that the Town Council has not taken a view on this proposal previously and this is the first opportunity and consultation afforded to the Town Council on this proposal; details had not previously been known or presented to the Town Council for any consideration.</p> <p>Correspondence has been sent to ECC Highways requesting the following information:</p>

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	<p>(a) details of the proposal, including the rationale and origin of the scheme (b) Impact on the Air Quality levels and the possible contravention of the AQMA if this scheme should be approved (c) Impact upon the newly introduced yellow lines (d) Traffic modelling of the proposals on traffic flows (e) Safety audit (f) And other associated matters and concerns</p> <p>Resolved:</p> <p>After lengthy discussions about the lack of information on the proposed improvements to Borough Lane / London Road junction, the Committee agreed they would like to have a meeting with Mr Sprunt for him to give a presentation to the Committee on the rationale of these proposals. Councillor Lodge said that he had also written to Mr Sprunt and was waiting for a reply. It was noted that a response to the Town Clerk's letter of 15th January 2018 had not been received to date.</p> <p>Committee agreed to reject out of hand these proposed improvements on the ground of the lack of sufficient justifiable evidence to validate it.</p>
P & RT 462-18 B	<p>UTT/17/3602/LB Proposed structural repairs to rear wall. 31 Castle Street. Exp 30 Jan</p> <p>Resolved: Noted with no objections subject to Conservation officers approval.</p>
C	<p>UTT/17/3700/HHF Removal of small lean-to conservatory, new small extension to kitchen at rear, new small side extension to increase utility room, new entrance canopy at front door and new side extension to form sun room. Internal alterations and improvements. Boundary wall to rear garden to be increased in height by approximately 400mm. 10 Park Lane. Expires 9 February.</p> <p>Resolved: Noted with no objections</p>
D	<p>UTT/17/3727/HHF Demolition of garage and erection of two storey side and single storey rear extensions. 120 Goddard Way. Expires 30 January.</p> <p>Resolved: Noted with no objections</p>
E	<p>UTT/18/0014/HHF Two storey side and single storey rear extension. 4 Adams Court. Expires 8 February.</p> <p>Resolved: Noted with no objections</p>
F	<p>UTT/18/0043/HHF Two storey side extension. 32 Ross Close. Expires 6 February.</p> <p>Resolved: Noted with no objections</p>

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G	<p>UTT/18/0048/LB* Stone Cleaning of War Memorial - War Memorial, High Street. Expires 6 February. (Town Council application)</p> <p>Resolved: No comment as SWTC's application but to note that conservation advice must be used when cleaning War Memorial.</p>
H	<p>UTT/18/0073/LB* Formation of opening in first floor partition. 17 High Street. Expires 8 February.</p> <p>Resolved: Noted with no objections subject to conservation officers approval.</p>
I	<p>UTT/18/0074/FUL* Subdivision of existing three bedroom flat to provide 1 no. two bedroom flat and 2 no. bedsits including alterations to roof. 37A King Street. Expires 9 February.</p> <p>Resolved: Noted with no objections</p>
J & P	<p>UTT/18/0076/LB* Alterations to toilet block including French windows and minor changes to partitions. Addition of two small windows in place of extract vents, and addition of lantern light (amendments to listed building consent UTT/17/1726/LB for conversion of public House to dwelling). The Victory. Expires 14 February.</p> <p>UTT/18/0178/FUL* Alterations to toilet block including French windows and minor changes to partitions. Addition of two small windows in place of extract vents, and addition of lantern light (amendments to planning permission UTT/17/1725/FUL for change of use of public House to dwelling). The Victory. Expires 14 February.</p> <p>Resolved: Noted with no objections subject to conservation officers approval</p>
K	<p>UTT/18/0088/HHF Erection of single storey rear extension including garage conversion and first floor front extension. 2 Morris Harp. Expires 8 February.</p> <p>Resolved: Noted with no objections</p>
L	<p>UTT/18/0090/HHF Single storey side and rear extensions. Loft conversion with rear dormer. 14 South Road. Expires 14 February.</p> <p>Resolved: Noted with no objections</p>
M	<p>UTT/18/0098/HHF Two storey side extension (revision to previously approved application UTT/17/3010/HHF) - 107 Loompits Way. Expires 8 February</p>

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	<p>Resolved: Committee object to this planning application on the basis of overdevelopment of the site and the proximity of the building onto neighbouring property. Committee will ask UDC Councillor Morris to call this in to UDC Planning Committee for determination (rather than UDC Officer decision).</p>
N	<p>UTT/18/0142/HHF First floor extension over garage and internal alterations. 94 Goddard Way. Expires 15 February.</p> <p>Resolved: Noted with no objections</p>
O	<p>UTT/18/0160/HHF Erection of porch. 2 Hollyhock Road. Expires 15 February.</p> <p>Resolved: Noted with no objections but to ask the officers to consider the potential impact on the street scene.</p>
	* application submitted by a member or officer of Saffron Walden Town Council
P & RT 463-18	<p>Saffron Walden Highways Meeting notes from meeting held on 8th December 2017</p> <p>Resolved: To note the minutes from the Saffron Walden Highways Meeting</p>
P & RT 464-18	<p>Neighbourhood Plan Update</p> <p>Committee received a copy of the notes from the Neighbourhood Plan team from the meeting held on Tuesday 9th January 2018.</p> <p>Resolved:</p> <p>Committee received and noted the minutes of the meeting.</p> <p>Councillor Goddard asked Councillors if they would come along to further meetings. He said that the Neighbourhood Plan is to SWTC what the Local Plan is to UDC, and he would urge councillors to get involved with it. The next meeting will be on 30th January 2018.</p>
P & RT 465-18	<p>Community Led Housing Workshop & Exhibition</p> <p>UDC is holding a workshop on Wednesday 21st February 2018, UDC Council Chamber from 6:30pm to 8:30pm. This is a free event, open to residents, community groups and Parish/ Town Councils. To consider attendance at this workshop / Exhibition (book via sbaxter@uttlesford.gov.uk or call 01799 510633)</p> <p>Resolved:</p> <p>To note details of the workshop. Councillor Freeman advised he would be attending and encouraged others to also attend.</p>

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P & RT 466-18	Urgent Information Items There were no urgent information items
P & RT 467-18	Date and time of Next Meetings Planning & Road Traffic Committee meeting on Thursday 8 th February 2018

The Chairman closed the meeting at 8.50pm