

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 26th July 2018 at 7.30pm**

Present: Councillors: Fairhurst, Eastham, K Eden, S Eden, and Gadd

Also Present: Chloë Fiddy (Town Council/ Admin)

P & RT 581-18	Apologies for absence Apologies were received and accepted from Cllrs Freeman, Coote and Shah.
P & RT 582-18	Election of Chair In the absence of both Cllrs Freeman and Coote, Cllr Gadd was elected as chairman of this meeting.
P&RT 583-18	Declarations of Interest Cllr Fairhurst declared a generic non-pecuniary interest as District Councillor for Uttlesford District Council (UDC) and as a Member of UDC Planning Committee.
P & RT 584-18	Public Speaking Time There were no members of the public present.
P & RT 585-18	Minutes of the Planning and Road Traffic meeting on 12th July 2018, at 7.30pm The minutes were approved and signed.
P & RT 586-18	Temporary Traffic Regulation Order Committee noted: <ul style="list-style-type: none"> • The intended closure of Shepherds Way, due to commence on 28th August 2018 for 7 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Pre-Inlay Machine Surfacing 2018/19. • The closure and suspension of One Way Traffic of Abbey Lane, Saffron Walden, which commenced on 13th July 2018 was required for the safety of the public and workforce whilst Anglian Water undertakes emergency works to clear blockages.

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<p>P & RT 587-18</p>	<p>Amendments to planning application UTT/13/0268/FUL incorporating amendments under UTT/17/1782/FUL to allow change of use of Unit 3 from Class A1 retail to Class D2 gym</p> <p>Committee noted change of description only.</p>
<p>P & RT 588-18</p>	<p>Planning Application UTT/18/1865 Removal of two inter-connected doors and openings on ground and first floors between The Priory (No.2) and 3 Common Hill</p> <p>Committee noted that the proposed application seeks to return the property to its former state and on these grounds had no objection.</p>
<p>P & RT 589-18</p>	<p>Speed restrictions at Tudor Park</p> <p>Committee noted that residents of Tudor Park have contacted the Town Council to complain about traffic speeding on the development, and that some residents have requested 20mph signage and restrictions. It was</p> <p>Resolved that should all residents support a 20mph speed limit the Town Council would make the appropriate applications.</p>
<p>P & RT 590-18</p>	<p>Alleged breaches of planning control –</p> <p>a) Breach of condition 6 – (details of roof lights) of listed consent UTT/17/2616/LB. Address: 40 Castle Street Saffron Walden</p> <p>The District Council received the above complaint in respected of the above location.</p> <p>An investigation has found that there was a breach, however condition discharged and approved breach therefore no further action will be taken and the file on this investigation will now be closed</p> <p>Committee noted the above</p> <p style="text-align: center;">-----</p> <p>b) ALLEGED BREACH OF PLANNING CONTROL – WORKS HAVE COMMENCED ONSITE CYCLE PATH/ACCESS AND PRE-COMMENCEMENT CONDITIONS OF PLANNING PERMISSION UTT/16/2210/OP HAVE NOT BEEN DISCHARGED ADDRESS - LAND EAST OF LITTLE WALDEN ROAD, SAFFRON WALDEN</p> <p>The council received the above complaint in respected of the above location.</p> <p>An investigation has found that there was no breach in terms of planning, the works was not being carried out on land relating to planning application UTT/16/2210/OP, the land being resurfaced is a private road. Therefore not a breach of planning, no further action will be taken and the file on this investigation will now be closed.</p>

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	<p>It was Resolved To enquire why Town Councillors were verbally told by UDC that there was a breach of planning control and then that there was not.</p> <p style="text-align: center;">-----</p> <p>c) ENF/17/0285/C – Change of use without consent – Siting of storage containers – Unit 24 Shire Hill Saffron Walden</p> <p>The District Council received the above complaint in respected of the above location.</p> <p>An investigation has found that there was a breach, however application submitted and approved therefore no further action will be taken and the file on this investigation will now be closed.</p> <p>Committee did not recall seeing this retrospective planning application come before it and it was Resolved To make further enquiries to UDC on this matter</p> <p style="text-align: center;">-----</p> <p>d) ALLEGED BREACH OF PLANNING CONTROL – FENCING IN EXCESS OF 1 METRE ADJACENT TO A HIGHWAY ADDRESS - 52 DEBDEN ROAD, SAFFRON WALDEN</p> <p>The council received the above complaint in respected of the above location.</p> <p>An investigation has found that time barred from any form of action, as evidence that wall and fencing has been in place in excess of 4 years, therefore no further action will be taken and the file on this investigation will now be closed</p> <p>Committee noted the above.</p>
<p>P & RT 591-18</p>	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed:</p>
<p>A</p>	<p>UTT/18/1818/HHF First floor side extension. 23 Little Walden Road.</p> <p>Noted with no objections.</p>
<p>B</p>	<p>UTT/18/1621/FUL The addition of 3 lighting columns to the parking area of the approved development UTT/15/1218/FUL. Land West of 9 And 10 Everitt Road.</p>

	<p>Committee noted that this planning application shows diagrams of the light fittings only and not the height of the proposed lighting columns. It can therefore not comment on the application, not knowing the height or spread of the proposed light pool, nor the intensity of the lighting.</p>
C	<p>UTT/18/1825/HHF Erection of part two-storey and part first-floor front extension. 1 Chalklands.</p> <p>Noted with no objections.</p>
D	<p>UTT/18/1865/LB Removal of two inter-connecting doors and openings on ground and first floors between The Priory (No. 2) and 3 Common Hill. The Priory & 3 Common Hill.</p> <p>Cllrs Eastham and Gadd declared non-pecuniary interests in this application as the applicant is known to them.</p> <p>Committee noted that the proposed application is to return the buildings to their former state, and therefore has no objections subject to there being no objection from the listed buildings officer.</p>
E	<p>UTT/18/1875/HHF Erection of replacement boundary fence. 61 Ashdon Road.</p> <p>Noted with no objections.</p>
F	<p>UTT/18/1878/LB Retention of the removal of a modern lean-to conservatory, three replacement windows, siting of air conditioning unit and vehicular gate. 67A High Street.</p> <p>Noted with no objections</p>
G	<p>UTT/18/1954/FUL Erection of 1 no. dwelling with 2 no. parking spaces. Land adjacent to 47 Church Field.</p> <p>Committee objects to this application on grounds of parking, privacy and character.</p> <p>Unacceptable loss of parking:</p> <ol style="list-style-type: none"> 1) Proposed dwelling is on the forecourt of a garage block which was built as an essential element of the estate. Dimensions of proposed dwelling leave only 4.8m between the boundary of the dwelling and the doors of three garages. This is contrary to Essex Parking Standards which require a clearance of 6m for 90° square parking, and therefore renders these garages useless. (Note that this measurement is not stated on the application plan but can easily be calculated using the scale provided on the plan). 2) The forecourt of the garages provides additional parking to that inside the garages, and this parking is essential to the neighbourhood in which all the streets are fully parked up. This would be lost if the dwelling were to be built. <p>The proposed dwelling would therefore result in an unacceptable loss of parking in the neighbourhood, contrary to policies GEN8 Vehicle Parking Standards of the 2005 Local</p>

	<p>plan, and H5 Residential Development in Settlements without Development Limits of the Regulation 19 Local Plan</p> <p>Overlooking: 1) The proposed dwelling has no land available for a garden at ground level and proposes a rooftop garden. A rooftop garden would overlook and remove the privacy of surrounding properties.</p> <p>The proposed rooftop garden would therefore be contrary to policies H4 and H8 of the 2005 Local Plan and policy H5 of the Regulation 19 Local Plan which all make clear that development must not overlook or overshadow nearby properties.</p> <p>Change of character of area The proposed dwelling would increase housing density and change the character of the area, contrary to policies H4 and H8 of the 2005 Local Plan, which make it clear that development must not have an overbearing effect on neighbouring properties, and policies D1 and D3 of the Regulation 19 Local Plan which makes it clear that development must respect the amenity value of an area.</p>
H	<p>UTT/18/1965/HHF Erection of part two storey and part single storey rear extensions and front porch. Extension of roof space to create additional accommodation. Demolition of garage and erection of storage shed. 2 Ashdon Road.</p> <p>This item came to Committee without supporting documents and it was</p> <p>Resolved to was defer it to a subsequent meeting so that Committee members could give their full consideration to the application.</p>
I	<p>UTT/18/1967/HHF* Amendments to existing extension to form habitable space, including new roof and roof lights. 7 Hollyhock Road.</p> <p>This item came to Committee without supporting documents and it was</p> <p>Resolved to was defer it to a subsequent meeting so that Committee members could give their full consideration to the application.</p>
	<p>* application submitted by a member or officer of Saffron Walden Town Council</p>
P & RT 592-18	<p>Urgent Information Items</p> <p>Committee discussed the recent refusal of planning application 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 Saffron Walden CB11 4UH</p> <p>Committee noted that Essex Highways had objected to the planning application on grounds of pedestrian access arrangements and that it had been refused on these grounds.</p>

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	<p>Committee noted that the School will re-apply for planning permission with an amended drawing which already has the approval of Essex Highways. Committee confirmed that it had not objected to the original drawing and therefore that it would not object to an amended drawing which further enhances pedestrian access and safety and which is approved by Essex Highways. Committee noted the time-sensitive aspect of this planning application and that works must either be completed during the 2018 school summer holidays or wait until the 2019 school summer holidays to carry out the required safety measures.</p>
<p>P & RT 593-18</p>	<p>Date and time of Next Meetings Planning & Road Traffic Committee meeting on Thursday 9th August 2018</p>

The Chairman closed the meeting at 8.18 pm.