

**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 10<sup>th</sup> October 2019 at 7.30pm**

**Present**

Councillors: Cllrs Freeman, Hawke-Smith, McLellan, Porch and Toy

Officers: Chloë Fiddy

P & RT 092-19	<b>Apologies for absence</b>  Apologies were received and accepted from Cllrs Coote, Gadd and Roberts
P & RT 093-19	<b>Declarations of Interest</b>  Cllr Freeman declared a generic non-pecuniary interest as Cllr for Uttlesford District Council.
P & RT 094-19	<b>Public Speaking Time</b>  No members of the public attended.
P & RT 095-19	<b>Minutes of Previous Meeting</b>  The minutes of the previous meeting were approved and signed.
<b>PLANNING</b>	
P & RT 096-19	<b>Committee considered and commented upon the following Planning Applications:</b>
A	UTT/19/2289/CLP   Build extension to side.   110 Winstanley Road Saffron Walden CB11 3EY  Noted no objections.
B	UTT/19/2298/HHF   Erection of detached cart shed with utility, coffee/tea making and toilet facilities and ancillary home office over.   Summerhill House 16 Radwinter Road Saffron Walden Essex CB11 3JB  No objections subject to a condition that the property remains in the ownership of the main property.
C	UTT/19/2353/AV   2 no. sets of sign written letters, 3 no. revised projecting sign vinyls, 1 no. non-illuminated fascia sign to Hill Street elevation and window vinyls.   1-3 Cross Street Saffron Walden CB10 1EX

Signed as a true and accurate record .....

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	To request that the Conservation Officer puts forward an opinion on the impact that will have on the Conservation Area.
D	<p>UTT/19/2216/DOC   Application to discharge condition 5 (Contamination report) attached to UTT/19/1389/FUL.   22 Thaxted Road Saffron Walden Essex CB11 3AA</p> <p>Committee noted that the appellants name was not on the application, however as he suspected that he knew the applicant, Cllr Freeman withdrew from the item and did not express an opinion.</p> <p>Committee resolved to place a holding objection and requests that this is referred to the Environmental Health Officers and that soil samples be taken and reported on.</p>
E	<p>UTT/19/2122/FUL   Change of use from A1 to Sui Generis (Nail and Beauty Salon).   15B George Street Saffron Walden CB10 1EW</p> <p>Committee expressed concern that the proposed use created a considerable risk of fire, given that nail bars typically store highly flammable chemicals and resolved to Object on grounds of:</p> <ul style="list-style-type: none"> <li>• Fire risk</li> <li>• Health risk (failure to meet Policy GEN4 Good Neighbourliness and failure to meet eLP Policy EN14 Pollutants)</li> <li>• Loss of retail</li> </ul>
F	<p>UTT/19/2397/LB   Prepare and decorate existing shopfront and fix new non illuminated fascia and projecting sign all to replace existing, works to include replacing the ATM and surround.   9 Market Walk Saffron Walden CB10 1JZ</p> <p>No objections but request to refer this to Conservation Officer.</p>
G	<p>UTT/19/2390/AV   Erection of mounted and free standing signs   Unit 6 Knight Park Saffron Walden Essex CB10 2SG</p> <p>Objects</p> <p>1) on grounds that the proposed sign, for reasons of height, scale, appearance and luminosity would seriously detract from the setting which is at the gateway to the town. This fails Local Plan Policy GEN2 Design (b) and eLP Policy D1 High Quality Design (detrimental impact on landscape, local and longer views) and paragraph 130 of the National Planning Policy Framework.</p> <p>2) on grounds that the light spill would cause a loss of amenity to neighbouring houses, thus failing Local Plan Policy GEN2 Design (i) and Local Plan Policy GEN5 Light Pollution and eLP Policy EN 18 Light Pollution and eLP Policy D1 High Quality Design (does not enhance the amenity of the area)</p>
H	<p>UTT/19/2404/HHF   Demolition of existing side extension and erection of two storey side extension. Single storey rear extension. Internal alterations and repositioning of chimney.   4 Thorncroft Saffron Walden Essex CB10 2AZ</p>

	No objections subject to this application meeting previous Town Council comments.
I	<p>UTT/19/2360/FUL   Reinstate flint and brick wall facing track (length 5m) build new return wall (6m) to create enclosed garden   Land To The North East Of Bridge Street Saffron Walden</p> <p>The applicant is known to Cllr Freeman and he withdrew from the item. No objections.</p>
J	<p>UTT/19/2357/DOC   Application to discharge Condition 16 (water pollution control) and 21(surface water drainage), 23 (maintenance plan) attached to UTT/18/0824/OP.   Land East Of Thaxted Road Saffron Walden Essex</p> <p>This item was considered alongside item K and it was resolved to request that ward councillor, Cllr A Coote, would be requested to call this application in for determination by planning committee.</p>
K	<p>UTT/19/2356/DOC   Application to Discharge Condition 7, (detailed lighting scheme), attached to UTT/18/0824/OP   Land East Of Thaxted Road Saffron Walden Essex</p> <p>This item was considered alongside item J and it was resolved to request that ward councillor, Cllr A Coote, would be requested to call this application in for determination by planning committee.</p>
L	<p>UTT/19/2317/HHF   Changes to facade and windows. Increased plan layout to Garden Room. Internal changes to first floor layout. Redesigned roof to accommodate 2nd floor room. (Amended scheme to that approved under UTT/16/2181/HHF)   10 Landscape View Saffron Walden Essex CB11 4AU</p> <p>To express concern that the extension could be of a scale that the property does not have enough car parking. To request a condition that the dwelling does not become a house in multiple occupation.</p>
M	<p>UTT/19/2355/DFO   Approval of Reserved Matters following outline application UTT/18/0824/OP details of layout, scale, landscaping and appearance relating to the development of the site to provide 150 residential dwellings (Use Class C3) and associated infrastructure works.   Land East Of Thaxted Road Saffron Walden Essex</p> <p>This item was deferred and the officer was requested to review the application in detail and to bring a full report to the next committee meeting.</p>
	<p><b>Appeal to the Secretary of State against the decision of UDC to Refuse the planning application UTT/17/3429/OP</b></p> <p>Committee considered whether to submit a representation to this planning appeal and noted that the reasons for refusal were particularly complex. It was <b>Resolved</b> that committee members would review the decision and discuss again at the following meeting.</p>

Signed as a true and accurate record .....

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	<b>Urgent Information Items</b> There were no urgent information items.
	<b>Date and time of Next Meeting(s)</b> Thursday 24 <sup>th</sup> October 2019 at <b>7.30pm</b> in the Council Chamber, Town Hall

The Chairman closed the meeting at 8.50 pm.