

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 11th July 2019 at 7.30pm**

Present

Councillors: Cllrs Gadd, Hawke-Smith, McLellan, Porch, Roberts, Toy,

Officers: Chloë Fiddy Saffron Walden Town Council

P & RT 036-19	Apologies for absence Apologies were received and accepted from Cllrs Freeman. Cllr Gadd took the chair.
P & RT 037-19	Declarations of Interest No declarations of interest other than declared for specific planning items, noted on item by item basis.
P & RT 038-19	Public Speaking Time A member of the public arrived during item 8a but did not speak.
P & RT 039-19	Minutes of Previous Meeting The minutes of the previous meeting were approved and signed.
HIGHWAYS	
P & RT 040-19	Bus Consultation Committee noted the current bus consultation in Essex and it was Resolved to make no representation.
P & RT 041-19	Footpath between Long Horse Croft and Ross Close Committee noted that the Town Council's application to add a public footpath between Ross Close and Long Horse Croft was allowed by Essex Legal Services. It was Resolved that the planning committee write to Stephen Rapkin to express its thanks for his hard work collecting witness statements.
PLANNING	
P & RT 042-19	Former Prinkpak Site Committee considered the presentation delivered by Rapleys to the Full Council on Monday 8 th July, and it was Resolved to raise the following issues with the prospective developers:

Signed as a true and accurate record

Minutes of the Planning & Road Traffic Committee 11th July 2019

	<p>1) that the car parking illustrated in the indicative layout was vastly insufficient, but that this could be resolved by underground parking;</p> <p>2) that the site would generate a considerable level of traffic; and</p> <p>3) that the application must include an assessment of the impact on employment in the town given that this is an edge of town site.</p>
P & RT 043-19	To Consider and Comment Upon the Following Planning Applications:
A	<p>UTT/19/1586/DOC Application to discharge Condition 23 (contamination) attached to UTT/13/2423/OP dated 26 November 2014. Land North Of Ashdon Road Ashdon Road Saffron Walden</p> <p>Cllr Toy will seek independent advice on this matter and it was Resolved to respond according to the advice.</p> <p>Response to application: To object to the application to discharge the condition 23 and to suggest: Removing the topsoil to a depth of 1m; Covering the surface with geotextile which is marked “hazard underneath”; Replacing fresh uncontaminated topsoil to a depth of 2m; and Ensuring property search record reflect the remedial works undertaken to minimise land contamination risks</p>
B	<p>UTT/19/1400/FUL Demolition of furniture showroom and erection of 2 no. detached dwellings 5 Station Street Saffron Walden CB11 3HE</p> <p>Noted with no objections but with hopes that these dwellings will be built to sustainable energy standards.</p>
C	<p>UTT/19/1389/FUL Section 73A Retrospective application for the removal of timber shed. Proposed erection of 1 no. dwelling and access 22 Thaxted Road Saffron Walden Essex CB11 3AA</p> <p>Cllr Gadd declared a non-pecuniary interest in this application as he knows the owner. To express concern over visibility splays, over whether the landowner has permanent right of vehicular access, and over the sufficiency of the parking provision should the house be converted to a four bedroom house. Committee asks that objections raised by the neighbours should be taken into account.</p>
D	<p>UTT/19/1388/CLLB Replacement of No.2 sash windows on a like for like basis. Partial replacement of wooden surround where rotten. 34 Church Street Saffron Walden Essex CB10 1JQ</p> <p>Noted no objections.</p>
E	<p>UTT/19/1337/AV Erection of 1 no. fascia sign and window graphics 54 High Street Saffron Walden Essex CB10 1EE</p> <p>To note no objections so long as the design meets the emerging Uttlesford District Council guidelines on shopfront design.</p>

F	<p>UTT/19/1328/LB Remove wall between kitchen and scullery/breakfast room. Abbey Farm House Audley End Road Saffron Walden CB11 4JB</p> <p>Noted no objections subject to approval by the conservation officer.</p>
G	<p>UTT/19/1519/NMA Non Material Amendment to UTT/19/0043/FUL - amendment to rooflight position on south elevation; omission of chimney to south elevation; change of external finish. Land Adj. To 25 Loompits Way Saffron Walden Essex CB11 4BZ</p> <p>Noted no objections, and with hope that solar panels will be considered.</p>
H	<p>UTT/19/1495/HHF Raised garden decking. 37 Gibson Close Saffron Walden CB10 1AJ</p> <p>Cllr Gadd declared a non pecuniary interest as the homeowner is known to him. Noted no objections.</p>
I	<p>UTT/19/1500/NMA Non material amendment to UTT/17/2816/HHF - Change from natural slate roof covering to Marley 'modern' dark red concrete tiles. 24 Railey Road Saffron Walden Essex CB11 3EN</p> <p>Noted no objections.</p>
J	<p>UTT/19/1456/HHF Erection of gazebo in rear garden 39 South Road Saffron Walden CB11 3DW</p> <p>Noted no objections.</p>
K	<p>UTT/19/1460/HHF First floor side extension 2A Long Horse Croft Saffron Walden CB11 4BJ</p> <p>Noted no objections.</p>
L	<p>UTT/19/1440/LB Proposed single storey flat roof rear extension 10 Alpha Place South Road Saffron Walden Essex CB11 3DJ</p> <p>Noted no objections subject to approval by conservation officer.</p>
M	<p>UTT/19/1208/LB Installation of combi boiler requiring roof vent 5 Freshwell Street Saffron Walden Essex CB10 1BY</p> <p>Noted no objections subject to approval by conservation officer.</p>
N	<p>UTT/19/1620/NMA Non Material Amendment to UTT/16/1856/DFO - add a condition (condition 13), listing the approved plans, i.e: The development hereby permitted shall be carried out in accordance with the following approved plans from original reserved matters decision notice Land South Of Radwinter Road Radwinter Road Saffron Walden Essex</p>

	No objections subject to the plans being those originally approved, before any non material amendments.
O	UTT/19/1596/NMA Non-Material Amendment to UTT/18/3023/HHF - flat roof in lieu of pitched roof Wyndham House Station Road Saffron Walden Essex CB11 3HQ Noted no objections.
P	UTT/19/1571/LB Replacement of 4 no. windows to side elevations. 20 The Spike Saffron Walden CB11 3GA Cllr Porch declared a non pecuniary interest as a resident of The Spike and did not participate in the debate or vote. To express concern subject to conservation officer comments.
Q	UTT/19/1485/HHF Proposed two storey extension and garage alterations. 39 Saxon Way Saffron Walden Essex CB11 4EQ Cllr McLellan declared a non pecuniary interest as the applicant is known to him. To object on grounds of: overdevelopment of plot; overbearing on neighbouring plots – loss of amenity; and concern over overlooking into neighbouring gardens and footpath on Audley End Estate from 3 rd floor balcony.
P & RT 034-19	Urgent Information Items Cllr Porch raised the matter of the planning appeal that has been put forward to the Secretary of State for the proposed development at Freshwell Gardens.
P & RT 035-19	Date and time of Next Meeting Thursday 25 th July 2019, 7.30pm Council Chamber, Town Hall

The Chairman closed the meeting at 9.20 pm.