

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 13th June 2019 at 7.30pm**

Present

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

Officers: Chloë Fiddy Saffron Walden Town Council

P & RT 014-19	Apologies for absence Apologies were received and accepted from Cllrs Coote and Gadd.
P & RT 015-19	Declarations of Interest Cllr Freeman declared a generic non-pecuniary interest as UDC Councillor.
P & RT 016-19	Public Speaking Time No members of the public attended.
P & RT 017-19	Minutes of the Planning and Road Traffic meeting on 23rd May 2019, at 7.30pm The committee verified the Minutes of the previous Committee meeting.
HIGHWAYS	
P & RT 018-19	Temporary Traffic Regulation Order Committee to noted: <ul style="list-style-type: none"> • The intended closure of Loompits Way, due to commence on 4th June 2019 for 4 days. The closure is required for the safety of the public and workforce while UK Power Networks undertakes new electrical connection. • The intended closure of Castle Street, due to commence on 17th June 2019 for 3 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes pothole defects. <p>It was resolved: that the council would write to the doctor's surgery to inform them of this closure.</p> <ul style="list-style-type: none"> • The intended closure of Debden Road, due to commence on 17th June 2019 for 3 nights. The closure is required for the safety of the public and workforce while Essex County Council undertakes pothole defects. • The intended closure of London Road, due to commence on 23rd June 2019 for 8 days. The closure is required for the safety of the public and

	workforce while UK Power Networks undertakes installation of new electricity supply. Closure in force on 23rd and 30th Jun 2019 only.
P & RT 019-19	<p>Parking on Castle Street</p> <p>Committee received a verbal update on response from North Essex Parking Partnership regarding parking on Castle Street.</p> <p>It was Resolved: (a) that officers would pick up discussion with the District Council's NEPP representatives, and (b) that the council would write to the doctor's surgery to ask about</p>
P & RT 020-19	<p>Proposed 30mph and 40mph buffer, Little Walden</p> <p>Committee noted the proposed Traffic Regulation Order for Little Walden.</p>
PLANNING	
P & RT 021-19	<p>Cllr Freeman declared a non-pecuniary interest in this item as a member of the licensing committee at Uttlesford District Council and left the room.</p> <p>Cllr Porch took the Chair for this item..</p> <p>Committee considered the application to vary a premises licence - The Axe, Saffron Walden</p> <p>Please be advised that we have received an application to vary the premises licence for The Axe, 60 Ashdon Road, Saffron Walden, CB10 2AT.</p> <p>The variation is to remove the following 4 conditions that were imposed after a review hearing:</p> <ol style="list-style-type: none"> 1 – Drinks shall not be consumed outside the premises except for in designated areas and in no event between the hours of 11.20pm and 10am. 2 – No regulated entertainment shall take place outdoors 3 – Music events to be limited to 6 in any 12 month period 5 – Noise from regulated entertainments shall not exceed 34 decibels: <ol style="list-style-type: none"> a) At the boundary with 58 Ashdon Rd adjacent to the Axe building; b) On the pavement immediately opposite the Axe building. <p>The proposal is to replace condition 1 by “Drinks shall not be consumed outside the premises after 11.20 pm Sunday-Thursday and midnight on Friday and Saturday”.</p> <p>The variation is also to extend the hours on New Year's Eve as follows: New Year's Eve – recorded and live music to end at 12.30am and sale of alcohol to end at 1am.</p> <p>It was Resolved: to object to the variation.</p> <p>Cllr Freeman returned to the room and took the Chair.</p>
P & RT 022-19	<p>Planning enforcement file closures</p> <p>Committee noted the following file closures.</p>

	<p>ALLEGED BREACH: TO INVESTIGATE THE HEIGHT AND DIMENSIONS OF OUTBUILDING AND DISTANCE TO THE BOUNDARY AT: 14 LONGHEDGES, SAFFRON WALDEN, ESSEX, CB11 3HN ENF/19/0145/C</p> <p>The District Council's Planning Enforcement Team received an enquiry regarding the above matter. An investigation into this alleged breach of planning control has been carried out and the matter has now been closed for the following reason:</p> <ul style="list-style-type: none"> The building benefits from permitted development allowances pursuant to Schedule 2 Part 1 Class E of the Town and Country (General Permitted Development) Order 2015 (as amended). As such the breach of planning control has been regularised and the file has now been closed. <p>TOWN AND COUNTRY PLANNING ACT 1990 ALLEGED BREACH: FIRST FLOOR WINDOWS NOT OBSCURE GLAZED, WINDOW INSTEAD OF DOOR IN SIDE ELEVATION AS IN APPROVED PLANNING APPLICATION UTT/18/1531/HHF AT: 31 ASHDON ROAD, SAFFRON WALDEN, CB10 2AQ ENF/19/0112/C</p> <p>The District Council's Planning Enforcement Team received an enquiry regarding the above matter. An investigation into this alleged breach of planning control has been carried out and the matter has now been closed for the following reason:</p> <ul style="list-style-type: none"> Not expedient- as consistent with the Local Plan 2005 As such the breach of planning control has been regularised and the file has now been closed.
P & RT 023-19	<p>Planning Applications:</p> <p>The following planning applications were considered and responses agreed</p>
A	<p>UTT/19/1091/LB and UTT/19/1090/HHF Replacement rear extension and replacement kitchen floor 76 High Street Saffron Walden CB10 1EE</p> <p>No objections subject to agreement of conservation officer.</p>
B	<p>UTT/19/1071/NMA Non Material Amendment to UTT/13/3467/OP - change of housetype for plots 143, 160, 171 Land South Of Radwinter Road Radwinter Road Saffron Walden Essex</p> <p>Committee noted that this application had already been decided by the District Council and it was Resolved: to follow the matter up with the UDC planning officers on the points of: (a) what constitutes a non material amendment; and (b) the timeline for objections on such matters by parish or town councils.</p>
C	<p>UTT/19/1041/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> <p>Noted no Objections</p>
D	<p>UTT/19/1043/LB Installation of no.2 new bar serveries to replace existing; replacement of a fixed seat to restaurant area (rear wing) and addition of new fixed</p>

	<p>seating to the Dining Bar area (front wing); some light fittings will be replaced to existing positions and interior surfaces will be re-painted to freshen up. External redecoration. Eight Bells Inn Bridge Street Saffron Walden CB10 1BU</p> <p>Noted no Objections</p>
E	<p>UTT/19/1005/AV Installation of 2 no. interpretation boards on the battle ditch site Repell Ditches Gibson Gardens And Abbey Lane Saffron Walden Essex</p> <p>Committee noted that this application was put forward by the Town Council.</p>
F	<p>UTT/19/1156/HHF Garage conversion and new cartlodge as previously approved on reference UTT/15/1995/HHF 39 Newport Road Saffron Walden CB11 4BS</p> <p>Noted no objections subject to: (a) a tree study being carried out; (b) the new dwelling meeting Essex parking standards in quantity; and (c) a condition being applied that the original property and the new conversion must remain in single ownership.</p>
G	<p>UTT/19/1135/HHF Single story side and rear extension 35 Saxon Way Saffron Walden Essex CB11 4EQ</p> <p>Committee noted that the homeowner is known to them and made no comment on this application.</p>
H	<p>UTT/19/1105/AV 3 no. internally illuminated fascia Signs and 2 no. sets of glazing graphics to front elevation. 1 no. non illuminated fascia sign to rear elevation. Unit 4 Knight Park Saffron Walden Essex CB10 2SG</p> <p>Noted with no objections, subject to the lights being illuminated only during store opening hours, in the interests of safeguarding the amenity for nearby residents and to minimise the impact of light pollution on wildlife.</p>
I	<p>UTT/19/1113/FUL Erection of 1 no. detached dwelling with garage and parking (amended scheme to that approved under planning permission UTT/18/2982/FUL) Reedinges Seven Devils Lane Saffron Walden Essex CB11 4BB</p> <p>Noted no Objections</p>
J	<p>UTT/19/1118/CLP Loft conversion with rear facing dormer 6 Pennystone Road Saffron Walden Essex CB11 3EL</p> <p>Noted no Objections</p>
K	<p>UTT/19/1085/HHF Demolition of garage. Erection of single storey front and two storey side extensions and loft conversion 20 Landscape View Saffron Walden Essex CB11 4AU</p>

	To Object on grounds of insufficient parking. The conversion would increase the number of bedrooms in the house, which would trigger a requirement for additional parking, and simultaneously remove parking facilities through demolition of the garage.
L	UTT/19/0996/AV Erection of 3 no. illuminated fascia signs and 4 no. non-illuminated fascia signs Pets At Home Knight Park Saffron Walden Essex Noted with no objections, subject to the lights being illuminated only during store opening hours, in the interests of safeguarding the amenity for nearby residents and to minimise the impact of light pollution on wildlife.
M	UTT/19/0889/HHF Erection of a single storey extension to the north face of the building and a garden office at the far end of the garden. 6C Mount Pleasant Road Saffron Walden CB11 3EA Noted no Objections
P & RT 024-19	Urgent Information Items The officer presented as an urgent information item an update on the planning application for matters reserved attached to outline application 16/2210/OP Land at Little Walden Road. Cllr Freeman declared a non-pecuniary interest in this item as a member of the UDC planning committee, and left the room. Cllr Porch took the Chair. The officer provided the committee with a short background on this planning application, to which the Town council had submitted a lengthy objection in December 2018 as well as an update on the proceeding week's planning committee meeting at UDC, at which she had spoken to re-iterate the Town Council's numerous objections to the application. The application was deferred by the UDC committee and will go back to it at a later date. The committee asked to be kept informed and suggested that a meeting should be sought with UDC officers and/or members to review the objections, with a view to seeking an improvement in the application. The committee noted that following the Design and Access Statement was a specific condition of the outline application approval. Cllr Toy suggested that the Town Council might consider engaging specialist advice and support in maintaining the objections and securing an improvement in the quality of this development and it was agreed that this suggestion would be carried forward to an agenda item in a subsequent meeting.
P & RT 025-19	Date and time of Next Meetings Thursday, 27 th June 2019, 7.30pm Council Chamber, Town Hall

The Chairman closed the meeting at 9.25 pm.