

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 July 2019 at 7.30pm**

Present

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

Officers: Chloë Fiddy Saffron Walden Town Council

P & RT 046-19	Apologies for absence Apologies were received and accepted from Cllrs Coote, Freeman, McLellan and Porch. Cllr Gadd took the chair.
P & RT 047-19	Declarations of Interest No declarations of interest other than declared for specific planning items, noted on item by item basis.
P & RT 048-19	Public Speaking Time A member of the public arrived during item 8a but did not speak.
P & RT 049-19	Minutes of Previous Meeting The minutes of the previous meeting were approved and signed subject to an amendment to reflect that only Cllr Gadd knows the planning applicant in Minute ref P&RT 043-19 C. Cllr Gadd noted that Cllr Toy had assisted with the response to the planning application in Minute ref P&RT 043-19 A and the committee extended its thanks to Cllr Toy for his help in this matter.
HIGHWAYS	
P & RT 050-19	Temporary Traffic Regulation Order Committee noted: <ul style="list-style-type: none"> • the intended closure of St Johns Close, due to commence on 27th September 2019 for 1 day. The closure is required for the safety of the public and workforce while Essex County Council undertakes Machine Surfacing 2019/20 (08:00-7:00). • the intended closure of Audley Road, due to commence on 4th August 2019 for 1 day. The closure is required for the safety of the public and workforce while BT undertakes renew and raise frame and cover in footway.

Signed as a true and accurate record

Minutes of the Planning & Road Traffic Committee 25th July 2019

	the intended closure of Castle Hill, due to commence on 5th August 2019 for 12 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes installation of road islands. Only one road closure in place at the same time. Access to residents will be maintained from North side of the closure. Road closure in force 24/7.
	PLANNING
P & RT 051-19	<p>Neighbourhood Plan Terms of Reference</p> <p>Committee reviewed the Neighbourhood Plan terms of reference and it was Resolved to readopt them with no changes.</p>
P & RT 052-19	<p>Update on significant planning applications in Saffron Walden</p> <p>Committee received a verbal update on current significant planning matters in Saffron Walden:</p> <ul style="list-style-type: none"> • UTT/18/2820/FUL 14 dwellings Thaxted Road That UDC is considering the amendments to the layout as proposed by town council committee in its response to the application. • UTT/18/2959/DFO 85 dwellings Land East of Little Walden Road That UDC is awaiting a revised application or a new application from the applicant. • APP/C1570/W/19/3230731 Appeal against refusal of UTT/18/2420/FUL Construction of 10 apartments with associated parking and access driveway including the creation of a public amenity area. Land South Of 2 To 7 Freshwell Gardens Saffron That Town Council has submitted a letter to the planning inspectorate outlining the original objections and details of housing delivery in Saffron Walden since 2011 and housing delivery forecast. • APP/C1570/W/18/3218383 Appeal against refusal of / UTT/17/3413/OP 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 floorspace in the alternative, (with the maximum GIA of the D2 floorspace 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 Saffron Walden Essex That the Town Council will submit a letter to the planning inspectorate outlining the original objections and details of housing delivery in Saffron Walden since 2011 and housing delivery forecast.
P & RT 053-19	<p>To Consider and Comment Upon the Following Premises applications</p> <p>Representations must be made in writing and be based on one of the 4 licensing objectives:</p>

	<ul style="list-style-type: none"> • The prevention of crime and disorder; • Public safety; • The prevention of public nuisance; • The protection of children from harm. <p>(a) Elizabeth Rose Wines Ltd</p> <p>The application is for an alcohol storage area in a private dwelling. Sales to be made via the internet only. The premises will not be open to the public.</p> <p>It was Resolved to object on grounds that the business may create unacceptable levels of traffic and other disturbance if in a residential area, and should not be permitted unless an application for change of use had been approved. It was noted that the address was not known.</p> <p>(b) B&M Store at Knight Retail Park, Thaxted Road, Saffron Walden, CB10 2UR</p> <p>The application is for the supply of alcohol OFF the premises Monday to Sunday 0700 to 2300.</p> <p>It was Resolved to object to the hours and to request that the hours be restricted to the hours of trade for the store.</p>
P & RT 054-19	Committee considered and commented upon the following Planning Applications:
A	<p>UTT/19/1695/NMA Non Material Amendment to UTT/16/1856/DFO - change of approved materials of plots 155-159 Land South Of Radwinter Road Radwinter Road Saffron Walden Essex</p> <p>Noted no objections</p>
B	<p>UTT/19/1704/HHF Two storey rear extension and loft conversion with front and rear gable windows and 3 no. rooflights. 44 Thaxted Road Saffron Walden Essex CB11 3AA</p> <p>To object on grounds that the proposal is likely to be overbearing on the surroundings and therefore is overdevelopment.</p>
C	<p>UTT/19/1719/NMA Non Material Amendment to UTT/19/0512/HHF - reduction in width of rear extension and reduction in length of double storey side extension 41 Cromwell Road Saffron Walden Essex CB11 4AX</p> <p>Noted no objections.</p>
D	<p>UTT/19/1727/CLP Proposed use as a nail bar falls within the definition of A1 13 George Street Saffron Walden Essex CB10 1EW</p> <p>Noted no objections.</p>
E	<p>UTT/19/1668/FUL Removal of existing front canopy and construction of single storey front extension; change of use from A1/A2 (retail and professional services), A3 (restaurant) and B1 (office) to C3 (residential dwelling), with internal alterations to provide 4 no. new apartments. 48A High Street Saffron Walden CB10 1EE</p>

	<p>To object on grounds of:</p> <ul style="list-style-type: none"> • lack of parking - GEN8; and • lack of internal space – the drawings do not indicate floor sizes but initial impressions indicate that space standards are not met. GEN2 says that design must meet supplementary planning documents. Paragraph 3.10 of the 2005 Local plan says that the Essex Design Guide has been adopted as the supplementary planning document. The Essex Design Guide specifies space standards. Therefore, the development must meet space standards. <ul style="list-style-type: none"> ○ GEN2 <i>“Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.”</i> ○ Local Plan Paragraph 3.10: <i>“The Essex Design Guide for Residential and Mixed Use Areas has been adopted for supplementary design guidance.”</i> ○ The Essex Design Guide says: <i>“2.5 The document ‘Technical housing standards – nationally described space standard’ stipulates that developers must show on plans that bedroom furniture can be accommodated within the design. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home – notably bedrooms, storage and floor-to-ceiling heights.”</i>
<p>F</p>	<p>UTT/19/1486/LB Retention of no.3 non-illuminated signs, branded roller blinds and internal signage 24 Church Street Saffron Walden Essex CB10 1JW</p> <p>Noted no objections.</p>
	<p>Urgent Information Items</p> <p>The officer informed committee that Savills wished to present the reserved matters application for the Bellway (formerly Kier) site on Thaxted Road, on the 22nd August at the scheduled planning and road traffic committee meeting. Members noted that some would be absent that day and requested that the officer recontact Savills to move the presentation to the Full Council meeting on September 9th.</p>
<p>P & RT 055-19</p>	<p>Date and time of Next Meeting</p> <p>Thursday 8th August 2019, 7.30pm Council Chamber, Town Hall</p> <p>Also date to note: Full Council Meeting, Monday 9th September 2019, 7.30 Town Hall Savills will be presenting and consulting on the reserved matters application for the Bellway (formerly Kier) site on Thaxted Road, which has outline permission for up to 150 dwellings UTT/18/0824/OP.</p>

The Chairman closed the meeting at 8.30 pm.