

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 9th January 2020 at 7.30pm**

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

Officers: Chloë Fiddy

P & RT 129-19	<p>Apologies for absence</p> <p>Apologies for planned late arrival were received and accepted from Cllr Freeman.</p> <p>Apologies for absence were received and accepted from Cllr Toy.</p> <p>Cllr Gadd took the Chair.</p>
P & RT 130-19	<p>Declarations of Interest</p> <p>It was noted that Cllr Freeman had a generic non-pecuniary interest as member of UDC planning committee.</p>
P & RT 131-19	<p>Minutes of Previous Meeting</p> <p>The minutes of the previous meeting were approved and signed.</p>
P & RT 132-19	<p>Public Speaking Time</p> <p>Members of the public who live adjacent to the site in Item 6K were in attendance to speak on this item. It was agreed to move item 6k forward.</p> <p>Cllr Freeman arrived, and, noting his position as UDC planning committee member, sat in the public benches and did not participate in this item.</p> <p>Public speakers:</p> <p>Mr Cafferty: Noted that residents accepted the fact of the outline planning permission for up to 85 dwellings. Noted that the Planning Inspector had granted permission for a very specific drawing (6825-L-03-J), which places the playground at the entrance to the development, whereas the current application places the playground further back. Noted that UDC describes the proposed location as being in “broad accordance” with the Inspector’s decision. Objects to proposed location as it would entail the removal of established shrubland and trees.</p> <p>Mrs Elliott: Referred to letter written to and received by the Town Council. Noted that a badger sett on the site is currently in use and has been in use for very many years. Noted that Essex Wildlife Trust had asked for a report on the site, and asked whether this report had been done. Requested that Essex Wildlife Trust be brought in to provide recommendations. Noted that ENV8 ought to protect the connective hedgerow.</p>

Signed as a true and accurate record

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P & RT 133-19	<p>Item 6K UTT/19/3068/DFO Reserved matters following UTT/16/2210/OP for 85 residential dwellings including all necessary infrastructure and landscaping. Details of appearance, landscaping, layout and scale. Land East Of Little Walden Road Saffron Walden Essex</p> <p>It was Resolved: The committee notes and is grateful for the consideration that the developer has made to the concerns raised by the Town Council for the previous application. The Town Council notes that the new application provides:</p> <ul style="list-style-type: none"> • Improved and acceptable levels of public open space; • All dwellings now meeting Nationally Described Space Standards; • Certainty on broadband provision; and • An acceptable housing mix. <p>And supports the application in all of the above.</p> <p>Committee wished to question whether the development meets eLP Policy SP12 (post major modification). UDC Officers to advise. Naturally the TC would prefer this development to meet the sustainability criteria in SP12.</p> <p>It was further resolved that a new question has been introduced by residents over the vegetation at the playground location. It was agreed that councillors would visit the site to assess the concerns raised by residents. Suggestions were made that perhaps the Town Council could resolve any detailed site-specific issues with the developer. For instance perhaps the play area could be installed without removing the vegetation, or perhaps the vegetation could be incorporated to create an adventure play area.</p> <p>Residents confirmed that this was a pragmatic solution which was acceptable to them.</p>
	Cllr Freeman re-joined the meeting, Cllr Gadd remained in the Chair.
HIGHWAYS	
P & RT 134-19	<p>Road Traffic Regulation Act 1984 Section 14(1)</p> <p>There were no traffic regulation orders to note.</p>
PLANNING	
P & RT 135-19	<p>Committee considered and commented upon the following Planning Applications:</p>
A	<p>UTT/19/3020/HHF Single storey side extension 20 Victoria Avenue Saffron Walden CB11 3AE</p> <p>No objections.</p>
B	<p>UTT/19/3031/HHF Conversion of existing storage building to residential annexe including the demolition and rebuild of the upper storey. 7 Audley Road Saffron Walden CB11 3HW</p> <p>No objections subject to the property remaining in single ownership.</p>

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C	<p>UTT/19/2978/CLP Change existing dining room window to a bifold door 41 Audley Road Saffron Walden CB11 3HD</p> <p>No objections.</p>
D	<p>UTT/19/3017/HHF Single and 2-Storey rear extension and side dormer 42 Summerhill Road Saffron Walden CB11 4AJ</p> <p>Committee noted that this creates an extra bedroom and had no objections subject to there being sufficient parking for the increased size of property.</p>
E	<p>UTT/19/3012/CLE Use solely as a residential property began more than 4 years ago 12 The Old Cement Kilns Thaxted Road Saffron Walden Essex CB10 2UQ</p> <p>No objections.</p>
F	<p>UTT/19/2830/FUL Proposed change of use of Skylark Ward from C2 (hospital) to D1 (GP surgery) including the erection of a single storey extension and the creation of additional parking. Saffron Walden Hospital Radwinter Road Saffron Walden Essex CB11 3HY</p> <p>No objections.</p>
G	<p>UTT/19/3144/HHF Insertion of a new bay window at the rear of the property 7 Mount Pleasant Road Saffron Walden CB11 3EA</p> <p>Cllrs Gadd and Hawke-Smith declared generic non-pecuniary interests as they know the applicant and withdrew from this item.</p> <p>No objections.</p>
H & I	<p>UTT/19/3122/HHF Replace existing single storey extension 19-21 Gold Street Saffron Walden Essex CB10 1EJ</p> <p>UTT/19/3123/LB Demolition of existing single storey extension and erection of single storey extension with roof lantern. Internal alteration to include a wider opening in rear wall, removal of window and creation of WC. 19-21 Gold Street Saffron Walden Essex CB10 1EJ</p> <p>Cllr Hawke-Smith declared a generic non-pecuniary interest as he knows the applicant and withdrew from this item.</p> <p>No objections.</p>
J	<p>UTT/19/3083/HHF Proposed single storey rear extension 15 Beeches Close Saffron Walden CB11 4BU</p>

	Noted that the proposed extension runs along the boundary line, no objections subject to there being no objections from neighbours.
L	UTT/19/3161/HHF Proposed two storey side and single storey side and rear extension 15 Church Field Saffron Walden Essex CB11 4BG No objections.
P & RT 136-19	<p>Urgent Information Items</p> <p>Any items to verbally report for information only.</p> <p>1) Committee received an update being replies received from UDC planning on previous responses to application UTT/19/2838/DOV and the following was noted:</p> <p><u>Affordable Housing</u> The TC has no further comment on this.</p> <p><u>Buses</u> the original objection stands. Members raised the issue i) that the site is steep and that residents at the top coming home with shopping would need a bus that runs to the top of the site and ii) that the permission is for <i>up to</i> 150 houses, and therefore that there is no obligation to build the full 150.</p> <p><u>Section 106</u> members accept the proposed wording and scheduling, but note that the scheduling places the funds at risk should the site buildout stall for reasons advantageous to the developer and beyond the control of UDC or the TC.</p> <p>2) Committee noted a verbal update on the discharge of Condition 8 attached to UTT/19/2977/DOC, and made no further comment.</p> <p>3) Cllr Porch raised the matter of responses awaited from UDC on pre-planning meeting notes relating to Friends School and Printpak. The officer was asked / authorised to continue asking for these notes.</p>
P & RT 137-19	<p>Date and time of Next Meeting</p> <p>Thursday 23rd January 2020, 7.30pm Council Chamber, Town Hall</p>

The Chairman closed the meeting at 8.50 pm.