

**PLANNING & ROAD TRAFFIC COMMITTEE****SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in The Town Hall on  
**THURSDAY 16<sup>th</sup> December 2021 at 7.30pm**

In the absence of the Chair Cllr McLellan, Deputy Chair Cllr Hawke-Smith chaired this meeting.

**Councillors:** Cllrs Hawke-Smith (Chair), Porch, and Roberts

**Officers:** Georgia Arnold, Committee Clerk

**Members of the public:** None

P&T 226-21	<b>Apologies for absence</b>  Apologies were received and accepted from Cllrs De Vries, Gregory, Freeman, Gadd and McLellan.
P&T 227-21	<b>Declarations of Interest</b>  No interests were declared.
P&T 228-21	<b>Minutes of Previous Meeting</b>  The minutes of the previous meeting were approved.
P&T 229-21	<b>Public speaking time</b>  There were no public speakers.
<b>HIGHWAYS</b>	
P&T 230-21	Cllr Gadd provided a written update after the agenda was issued and this has been added to the SWTC website with the agenda reports. The report was noted by committee.  <b>a) High Street Trees –</b> Committee noted the reports received and Georgia Arnold explained that since they were issued further conversations have been had between Place Services and Uttlesford District Council (UDC). UDC have explained that they object to any tree removals, therefore the only options being tree pruning and footway repairs.  Committee agreed that pruning and footway repairs are a must and Essex Highways should continue looking into costings for tree pits and surfacing's, as concluded in the Place Service report.

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

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	<p><b>b) Reported defects</b> Committee noted and thanked Georgia Arnold for the report and were glad to see that some defects will hopefully be scheduled for repairs, but are aware this could take some time.</p> <p>Cllrs also noted that it is a shame to see defects being listed as not serious upon inspections from Essex Highways.</p>
<b>PLANNING APPLICATIONS</b>	
P&T 231-21	<p><b>Committee considered and commented upon the following Planning Applications:</b></p> <p>All applications were considered against the UDC Local Plan policies dated 2005.</p>
A	<p>UTT/21/3491/HHF   Continuation of existing garden boundary, with a wooden fence along the side of the property boundary, up to a point level with front wall of house, with access gate   34 Farmadine Saffron Walden CB11 3HP</p> <p><b>Resolved:</b> No objections</p>
B	<p>UTT/21/3490/LB   Replacement of two existing rooflights   18 Castle Street Saffron Walden CB10 1BP</p> <p><b>Resolved:</b> No objections</p>
C	<p>UTT/21/3531/DOC   Application to discharge condition 4 (Construction Method Statement) attached to UTT/20/2815/FUL.   Unit 2 Boys British School East Street Saffron Walden Essex CB10 1LS</p> <p><b>Resolved:</b> UDC should ensure that any changes are correct and meet their regulations.</p>
D	<p>UTT/21/3543/HHF   Removal of existing bay window replaced by double Dutch doors and erection of timber decking and railing at the front of the property.   5 Greenways Saffron Walden CB11 3EZ</p> <p><b>Resolved:</b> No objections</p>
	<p>UTT/21/3600/FUL   Proposed change of use from retail to nails and beauty salon (sui generis).   34 High Street Saffron Walden CB10 1EP</p> <p><b>Resolved:</b> No objections</p>
E	<p>UTT/21/3569/DOC   Application to discharge conditions 11 ( Foul water drainage strategy) 12 (surface water drainage scheme) 13 (Offsite flooding) 14 (drainage maintenance plan 27 (water pollution control)   Land North Of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p><b>Resolved:</b> UDC should ensure that any changes are correct and meet their regulations.</p>
F	<p>UTT/21/3557/LB   New timber entrance gate   18 Castle Street Saffron Walden CB10 1BP</p> <p><b>Resolved:</b> No objections</p>

G	<p>UTT/21/3562/HHF   Erection of single storey rear extension   65 Ashdon Road Saffron Walden CB10 2AQ</p> <p><b>Resolved:</b> No objections</p>
H	<p>UTT/21/3561/FUL   Demolition of existing dwelling and erection of replacement dwelling and garage   5 Blacklands Close Saffron Walden CB11 4BX</p> <p><b>Resolved:</b> Committee had concern regarding the removal of the tree and a replacement could be considered.</p>
I	<p>UTT/21/3556/HHF   New timber entrance gate   18 Castle Street Saffron Walden CB10 1BP</p> <p><b>Resolved:</b> No objections</p>
J	<p>UTT/21/3594/HHF   Proposed loft conversion, single storey rear extension and internal alterations   5 Sedop Close Saffron Walden Essex CB11 4DD</p> <p><b>Resolved:</b> Committee noted that the plans are similar to the initial application UTT/21/2862/HHF which was refused and continue to object to this application as it overbearing, breaching local plan policy GEN2.</p>
K	<p>UTT/21/3588/LB   Single storey extension and alterations   Sadlers Farm Little Walden Road Saffron Walden Essex CB10 1XB</p> <p><b>Resolved:</b> No objections</p>
L	<p>UTT/21/3587/HHF   Single storey extension and alterations   Sadlers Farm Little Walden Road Saffron Walden Essex CB10 1XB</p> <p><b>Resolved:</b> No objections</p>
M	<p>UTT/21/3599/HHF   Proposed single storey side extension   151 Thaxted Road Saffron Walden CB11 3BJ</p> <p><b>Resolved:</b> No objections</p>
	<p>UTT/21/3624/DOC   Application to discharge condition 2 (door details) attached to UTT/20/1762/LB.   9 Debden Road Saffron Walden Essex CB11 4AA</p> <p><b>Resolved:</b> No objections</p>

	<p>UTT/21/3631/FUL   Proposed extension to approved time period for siting of 2 no. temporary Portakabin building used as nursery teaching accommodation for a period of 104 weeks (approved under UTT/18/1970/FUL).   Dame Johane Bradbury School Ashdon Road Saffron Walden CB10 2AL</p> <p><b>Resolved:</b> No objections</p>
	<p>UTT/21/3389/LB   Proposed works to roof over rear extension.   48 Castle Street Saffron Walden CB10 1BJ</p> <p><b>Resolved:</b> Assuming Place Services have no problems then we have no objections.</p>
	<p>UTT/21/3567/DOC   application to discharge conditions 3 (materials) 5 (Boundary treatment) 7 (lighting) relating to UTT/17/2832/OP   Land North of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p><b>Resolved:</b> UDC should ensure that any changes are correct and meet their regulations.</p>
	<p>UTT/21/3570/DOC   Application to discharge condition 16 (Archaeological trial trenching) attached to UTT/17/2832/OP   Land North of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p><b>Resolved:</b> UDC should ensure that any changes are correct and meet their regulations.</p>
	<p>UTT/21/3571/DOC   Application to discharge condition 20 (Biodiversity mitigation and enhancement) 21 (nesting birds) 22 (lighting design scheme for Biodiversity) attached to UTT/17/2832/OP   Land North Of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p><b>Resolved:</b> UDC should ensure that any changes are correct and meet their regulations.</p>
	<p>UTT/21/3565/DFO   Approval of reserved matters subject to permission UTT/17/2832/OP for up to 100 dwellings, for the following: - Layout - Strategic highway masterplan for the spine road- Scale- Public open space- Landscaping - Appearance Permission UTT/17/2832/OP   Land North of Shire Hill Farm Shire Hill Saffron Walden Essex</p> <p><b>Resolved:</b> Committee have strong concerns with the application regarding the unresolved queries with the link road and how it will join the neighbouring developments – and noted that this must be dealt with accordingly.</p> <p>Concerns included; the inadequate pedestrian and cycle links, the poor public open space and play area facilities and being located next to the spine road and proposed bus stops.</p> <p>It was noted that the application states that 40% of parking will be made suitable for electric cars but there is no reason as to why 100% cannot be made suitable to ensure there is capacity for future needs.</p> <p>Until the above matters are resolved, SWTC is unable to support the principle of the application.</p>

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	<p><b>Anglian Flood Risk Management Plan Consultation</b></p> <p>Committee noted and thanked Georgia Arnold for the report and agreed with the recommendations and the comments will be submitted toward the consultation.</p>
P&T 232-21	<p><b>Update on ongoing significant applications</b></p> <p>The Roscon Application, UTT/21/2509/OP was due for determination today but has not been uploaded to the UDC website.</p>
P&T 233-21	<p><b>Urgent Information Items</b></p> <p>It was noted that phase two of the town centre consultation is now live.</p>
P&T 234-21	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 13<sup>th</sup> January 2022, in the <b>Garden Rooms, Jubilee Gardens</b> at 7.30pm Cllr Porch gave his apologies for this meeting.</p>

The Chairman closed the meeting at 8.45pm