

**PLANNING & ROAD TRAFFIC COMMITTEE**

**SAFFRON WALDEN TOWN COUNCIL**

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in the Town Hall on **THURSDAY 12 AUGUST 2021 at 7.30pm**

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

**Officers:** Lisa Courtney, Town Clerk and Georgia Arnold, Administrator and Committee Clerk

**Members of the public:** Richard Butler, on behalf of McCarthy Stone

<p>P&amp;T 135-21</p>	<p><b>Apologies for absence</b></p> <p>Apologies were received and accepted from Cllrs de Vries, McLellan and Gregory.</p> <p>Cllr Hawke-Smith chaired on behalf of McLellan.</p>
<p>P&amp;T 136-21</p>	<p><b>Declarations of Interest</b></p> <p>Cllr Freeman declared a generic non-pecuniary interest as a member of Uttlesford District Council and Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council.</p> <p>Planning application K - Cllr Freeman declared a non-pecuniary interest as the applicant is his neighbour and Cllr Hawke-Smith a declared non-pecuniary interest as the potential retailer knows him.</p>
<p>P&amp;T 137-21</p>	<p><b>Public speaking time</b></p> <p>There were no public speakers.</p>
<p>P&amp;T 138-21</p>	<p>Committee agreed to bring forward agenda item 7, regarding South Radwinter Road Care Homes</p>
<p>P&amp;T 139-21</p>	<p><b>Agenda Item 7 – South Radwinter Road Care Homes</b></p> <p>Richard Butler presented on behalf of McCarthy Stone the revised DFO (UTT/21/2465/DFO) to committee.</p> <p>He reminded committee of the context of this site: Initial outline plan (3467/OP) approved 2015; a revised outline plan (3426/OP) was approved on appeal 2019; the reserved matters application (2175/DFO) is currently on appeal awaiting a decision. In the meantime, a second reserved matters application (2465/DFO) has been submitted.</p> <p>Cllrs raised concerns regarding the number of parking spaces (54). Mr Butler confirmed this includes staff parking but advised ECC have agreed it meets their policies.</p>

	<p>Mr Butler confirmed that it is an “extra care” facility; therefore, residents will need to meet a minimal care requirement.</p> <p>Cllrs also raised concerns that it would become marketable homes to families. Mr Butler said the planning conditions protect the site as an extra care facility, disallowing open market selling.</p> <p>Changes from the DFO include pitched roofs and more pastel colours.</p> <p>Mr Butler advised the landownership contract ends in October 2021, hence the need to progress rapidly with full planning permission and hence the second DFO as the appeal (for 2175/DFO) is likely to be determined after.</p> <p>Mr Butler advised he would provide finalised design proposals and Images which will include swift and bat boxes; this will be provided prior to the next P&amp;T meeting.</p> <p>Application to be brought forward to the next P&amp;T meeting for committee to make formal comment.</p> <p>Mr Butler was thanked by the Committee for his presentation and left the meeting.</p>
140-21	<p><b>Minutes of Previous Meeting</b></p> <p>The minutes of the previous meeting were approved.</p>
<b>HIGHWAYS</b>	
P&T 141-21	<p>Cllr Gadd updated committee of the flooding and drainage issues he is discussing this with Anglian Water, as it is partially their responsibility and Essex Highways.</p> <p>Noted ongoing highway issues will be reviewed with the Town Clerk and Georgia Arnold w/c 16 August.</p> <p>Cllr Hawke-Smith raised concern regarding the verges and overgrown hedgerow onto the public path into Audley End and Swards End – this will be reported to the Highway Rangers.</p>
<b>PLANNING APPLICATIONS</b>	
P&T 142-21	<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>This is a re-consultation as revised plans received          UTT/21/1744/HHF Proposed demolition of existing garage and erection of two storey side extension and part two storey, part single storey rear extension - 21 Hollyhock Road, Saffron Walden  <b>Noted this has been approved by UDC</b></p>
B	<p>UTT/21/2116/HHF Part two-storey, part single storey rear/side extension - 20 Gibson Gardens, Saffron Walden</p>

	<p><b>Resolved:</b> To object on the grounds of overdevelopment and overbearing for neighbours due to the close proximity - it is also out of keeping with the neighbourhood and the application is therefore contrary to local plan policies GEN2A+I.</p>
C	<p>UTT/21/2115/CLP Loft conversion - 20 Gibson Gardens Saffron Walden Essex CB10 1AW</p> <p><b>Resolved:</b> No objections</p>
D	<p>UTT/21/2309/HHF Demolition of garage and erection of single storey side extension - 2 Neville Road, Saffron Walden</p> <p><b>Resolved:</b> No objections</p>
E	<p>UTT/21/2348/OP Outline application with all matters reserved except access and scale for the erection of up to 4 no. dwellings and associated work - Land adj. Rowley Hill Farm, Little Walden Road</p> <p><b>Resolved:</b> To object on the grounds of an unsustainable development. The need for the development does not outweigh the importance of the agricultural land contrary to local plan policy GEN7. The proposed development is not within reasonable walking distance to local facilities therefore probable residents would drive rather than walk into the town centre. This fails to meet local plan policy GEN1. It is also unsustainable with the meaning of the NPPF.</p>
F	<p>UTT/21/2396/HHF   Proposed first floor front extension and single storey rear extension.   43 Peaslands Road Saffron Walden CB11 3ED</p> <p><b>Resolved:</b> No objections</p>
G	<p>UTT/21/2394/HHF   Two storey rear extension, side dormer extension and render/hardi-board external finish.   3 Loompits Way Saffron Walden Essex CB11 4BZ</p> <p><b>Resolved:</b> Committee raised concern over the poor design for its surroundings as the extension turns a 4-bed home into a 6-bed, creating a need for extra parking.</p>
H	<p>UTT/21/2440/PDE   Proposed single storey rear extension - extending 4.m from rear wall, maximum height 3m and height to eaves 2.7m   54 Ross Close Saffron Walden Essex CB11 4AY</p> <p><b>Resolved:</b> No Objections</p>
I	<p>UTT/21/2471/HHF   Two storey side extension and single storey front extension to existing dwelling. The first storey cantilevers over the ground to provide an access route to the garden and allows foundation works to avoid existing drainage.   4 Orchard Close Saffron Walden CB11 4DQ</p> <p><b>Resolved:</b> To object on the grounds of the overbearing scale for neighbours as the extension will be built to the boundary line. Failing to meet Local plan policies GEN2+4.</p>
J	<p>UTT/21/2404/HHF   Proposed two storey side extension and single storey rear extension.   49 Victoria Avenue Saffron Walden Essex CB11 3AD</p> <p><b>Resolved:</b> No objections</p>
K	<p>UTT/21/2522/LB   Subdivision of 26, 26A and 28 Church Street to retain retail premises and form three 1bedroom apartments   26-28 Church Street Saffron Walden CB10 1JQ</p>

	<p>Cllr Freeman declared non-pecuniary interest as applicants his neighbour and Cllr Hawke-Smith declared non-pecuniary interest as retailer potentially knows him.</p> <p><b>Resolved:</b> To object on the grounds of no parking provisions being made, applications needs to comply with ECC requirements and local plan policy GEN8</p>
L	<p>UTT/21/2521/FUL   Subdivision of 26, 26A and 28 Church Street to retain retail premises and form three 1bedroom apartments   26-28 Church Street Saffron Walden CB10 1JQ</p> <p><b>Resolved:</b> As agenda item K.</p>
P&T 143-21	<p><b>Update on ongoing significant applications</b></p> <p><b>South Radwinter Road Care Homes</b> Discussions with Butler as minute item 139-21.</p>
P&T 144-21	<p><b>Urgent Information Items</b></p> <p>Committee took note of the call for sites and the delay in the UDC decision for the Auton Croft development.</p> <p>Cllr Roberts noted the ongoing call for green space, which will be carried forward to the next P&amp;T meeting agenda for formal comment.</p> <p>Committee noted that the major application for up to 233 dwellings in Swards End adjoining Saffron Walden has been received this also be carried forward to the next P&amp;T meeting agenda.</p>
P&T 145-21	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 26<sup>th</sup> August 2021, in the Town Hall at 7.30pm</p>

The Chairman closed the meeting at 8:53pm