

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

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in the Town Hall on  
**THURSDAY 9<sup>th</sup> September 2021 at 7.30pm**

**Councillors:** Cllrs Freeman, Gadd Gregory, McLellan (Chair), Porch, and Roberts.

**Officers:** Georgia Arnold, Office Administrator and Committee Clerk.

**Members of the public:** Residents of Hill Street, Saffron Walden.

P&T 158-21	<b>Apologies for absence</b>  Apologies were received and accepted from Cllrs de Vries and Hawke-Smith.
P&T 159-21	<b>Declarations of Interest</b>  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&T 160-21	<b>Minutes of Previous Meeting</b>  These were approved and signed by the Committee Chair, subject to some non-material amendments (minute item 153-21, Committee Chair confirmed that there will be one December meeting to be held on 16 December).
P&T 161-21	<b>Public speaking time</b>  The Chair, Cllr McLellan invited residents of Hill Street to speak in regards to agenda item 5A, minute reference 162-21.
<b>HIGHWAYS</b>	
P&T 162-21	There were no highways matters for consideration  <b>Hill Street Residents Parking</b>  Residents of Hill Street explained to Committee that they currently have no allocated parking provisions and that they understand parking is a controversial issue but the support received has been limited.  Residents said they have had some limited conversations with; UDC who said no parking is available; ECC who provided a large document but said on completion it might not be reviewed and NEPP said it is not in their remit.  The residents explained that their struggles include:

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

Minutes of the Planning & Road Traffic Committee September 2021

- Not being able to drive anywhere at the weekends as they would lose their parking spot when they return.
- With more areas becoming resident only they are struggling to find parking at all. Catons Lane and The Common are often full and Hill Street is too narrow with other cars waiting to pick up food orders from the bottom of the road.

Residents understand that parking on Hill Street would be unsafe but they need an allocated space, possibly on Common Hill West or at Catons Lane.

Committee recognised the struggle and sympathized with the residents. They explained that Common Hill West is a unique situation due to the land outside the homes being listed as village green. A lot of areas in Saffron Walden (Bridge Street, Borough Lane, London Road) are all experiencing similar problems.

Committee noted that they are aware of other residents considering asking for allocated spaces therefore, it is a difficult situation.

Cllr Gadd explained that since the last committee meeting held on 26 August UDC have now confirmed that they are carrying out a car parking review, which will likely include a consultation. Quoted confirmation below:

*The review is to be District wide and we intend for it to be all encompassing. This will include residents parking/permits but also look at visitors to the town and local businesses and their requirements and options. It will include on and off-street parking (usage, requirements, tariffs, etc.) and look at "green" options such as cycle options. We are aware of the demand by residents to be able to park as near to their property as possible. We intend to consult with local agencies, partners, communities, etc. as part of the review.*

Committee therefore concluded it would be best to await the results of the UDC car parking review to make an informed decision. SWTC will keep the residents informed with any updates regarding the UDC review.

Cllr McLellan thanked the residents for their time and again expressed his sympathies.

### **Ongoing Highway Issues – Update**

Cllr Gadd updated committee on the following:

Audley End – Speed limit reduction.

This will likely be enforced soon because ECC are looking into suitable locations for the signs.

Cromwell Road – LHP application – Zebra crossing.

The LHP form has been prepared but evidence of need is required, Cllr Roberts to try and obtain photographs of pedestrians struggling to cross the road in order to support the application.

	<p>Cycling provisions Cllr Gadd and Georgia Arnold met with ECC Highways to discuss potential cycling improvements for Saffron Walden. A list is being prepared for ECC to formally review.</p> <p>Committee expressed concern because the current cycling and pedestrians' provisions are limited and further provision could be provided, possibly in Borough Lane and Debden Road crossing the High Street.</p>
<b>PLANNING APPLICATIONS</b>	
P&T 163-21	<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/21/2629/FUL   Proposed conversion of existing restaurant (E) to provide 2 no. dwellings (C3), including part-demolition of single storey rear elements. Erection of 3 no. detached dwellings (C3) to the rear of the site, utilising existing access off Thaxted Road, with associated parking and hard and soft landscaping.   The Gate Inn 74 Thaxted Road Saffron Walden CB11 3AG</p> <p><b>Resolved:</b> Cllr McLellan reminded committee that this is the site's second FUL application as 3429/FUL is still awaiting an appeal decision.</p> <p>Committee continue to object the application on the grounds of overdevelopment. Committee further noted a number of new large scale planning applications which have come forward in recent months, thus generating a greater need for community provision. It was noted the application is contrary to Policy RS3.</p>
B	<p>UTT/21/2470/LB   Proposed replacement of all windows.   8 Museum Street Saffron Walden CB10 1BN</p> <p><b>Resolved:</b> Committee have no objections providing the replacement windows are in accordance with the conservation standards.</p> <p>Cllr McLellan raised the query of UDC website already listing a 'parish response' from Cllr Asker, this should be listed as a member response. – This will be brought to UDC's attention.</p>
C	<p>UTT/21/2580/HHF   Demolition of existing shed and erection of detached hobby room   94 Debden Road Saffron Walden CB11 4AL</p> <p><b>Resolved:</b> No objections</p>
D	<p>UTT/21/2684/HHF   Two storey side extension, single storey rear kitchen extension, alterations to access and external paving   Rakefriars Cottage 78 Little Walden Road Saffron Walden Essex CB10 2DW</p> <p><b>Resolved:</b> Committee have no objections providing the extensions are sympathetic to the existing dwelling, complying with policy GEN2 and mitigation measures are in place for the bats.</p>

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

Minutes of the Planning & Road Traffic Committee September 2021

E	<p>UTT/21/2695/FUL   Demolition of the existing dwelling and erection of a replacement dwelling   Hunters Cottage Debden Road Saffron Walden CB11 4AA</p> <p><b>Resolved:</b> Committee raised the following informative: The ecological impact would be mitigated if green roofs were provided.</p>
F	<p>UTT/21/2725/CLE   Certificate of lawfulness for existing use as residential dwelling.   27 The Old Cement Kilns Thaxted Road Saffron Walden Essex CB10 2UQ</p> <p><b>Resolved:</b> No objections</p>
P&T 164-21	<p><b>Emissions based residents parking permits</b></p> <p>Cllr McLellan explained to committee that many councils have now adopted a policy to encourage low emissions by having a sliding scale of resident permit costs so that the higher polluting cars have to pay a higher charge.</p> <p>It was agreed to ask UDC to consider a sliding scale for permit costs to include emissions and possibly car length in their car parking review.</p>
P&T 165-21	<p><b>SWNP Consultation</b></p> <p>Committee agreed that no further comment needs to be made regarding the SWNP consultation.</p>
P&T 166-21	<p><b>Update on ongoing significant applications</b></p> <p>Cllr Porch informed committee that the Roscon site, application 2509/OP continues to be work in progress. A small group met with UDC and Swards End Parish to consider the steps forward and an external advisor has been hired to help provide a SWTC and Swards End Parish Council response. A meeting is likely to be organised with Environmental Health and ECC Highways shortly.</p> <p>Cllr Gadd suggested asking ECC Highways to consider the sustainability of the application as well. There might not be a highways issue but residents will likely be car dependent. ECC Highways made a response along these lines for the Rowley Hill application 2348/OP.</p> <p>Cllr McLellan advised that some correspondence has been received from Linden Homes in relation to application 11856/DFO but this is still ongoing.</p>
P&T 167-21	<p><b>Urgent Information Items</b></p> <p>No updates provided.</p>
P&T 168-21	<p><b>Date and time of Next Meeting</b></p> <p>Thursday 23<sup>rd</sup> September 2021, in the Town Hall at 7.30pm</p> <p>Cllr McLellan gave his apologies for the next meeting and will ask deputy chair Cllr Hawke-Smith to chair.</p>

The Chairman closed the meeting at 8.40pm

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

Minutes of the Planning & Road Traffic Committee September 2021