

Town Hall  
Market Street  
Saffron Walden  
CB10 1HZ



## Agenda

### Planning & Transport Committee

**To Committee Members:** de Vries, Freeman, Gadd, Gregory, Hawke-Smith, McLellan, Porch, and Roberts

You are summoned to attend a MEETING of the PLANNING AND TRANSPORT COMMITTEE of SAFFRON WALDEN to be held in the Town Hall, Saffron Walden on **THURSDAY, 24<sup>th</sup> JUNE 2021** commencing at **7.30pm** to transact the business as set out in the agenda below.

All other Councillors are welcome to attend this meeting but will not be formal members of the committee and will not receive any voting rights. Non-Committee members will not be able to participate in or remain present for any discussions held under Part 2, Confidential Matters.

---

### Meetings and the Public

Members of the public and press are welcome to attend any of the Council's Full Council or Committee meetings and listen to the debate. All agendas, reports and minutes can be viewed on the Council's website [www.saffronwalden.gov.uk](http://www.saffronwalden.gov.uk). For background papers in relation to this meeting please contact [enquiries@saffronwalden.gov.uk](mailto:enquiries@saffronwalden.gov.uk) or phone 01799 516501

The agenda may be split into two parts. Most of the business will be dealt with in Part I which is open to the public. Part II (if applicable) includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. The press and public will be asked to leave the meeting before Part II items are discussed.

Members of the public are permitted to ask questions at any of these meetings, with each meeting including an agenda item for questions from the public. Members of the public are not required to register in advance of the meeting but it may be useful if you notify your intention to speak either in advance of or at the meeting by emailing: [townclerk@saffronwalden.gov.uk](mailto:townclerk@saffronwalden.gov.uk). If you wish to register at the meeting, please indicate your desire to speak at the allocated Public Speaking Time.

### Facilities for people with disabilities

The Council Offices has facilities for wheelchair users, including lifts and toilets.

### Fire/emergency evacuation procedure

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest designated fire exit. You will be directed to the nearest exit by a designated officer. It is vital you follow their instructions.

### For information about this meeting please contact the Town Council:

Telephone: 01799 516501 / Email: [enquiries@saffronwalden.gov.uk](mailto:enquiries@saffronwalden.gov.uk)

General Enquiries – Saffron Walden Town Council Offices, Town Hall, Market Street, Saffron Walden, CB10 1HZ

Website: [www.saffronwalden.gov.uk](http://www.saffronwalden.gov.uk)

### Recording of meetings

Meetings will be recorded where possible and practicable to do so.

### General Data Protection Regulations (GDPR) 2018:

For details of the Town Council's Privacy Notice, please visit our website: <http://saffronwalden.gov.uk/policies/>



Lisa Courtney, Town Clerk

18th June 2021

1	<b>Apologies for absence</b> To receive apologies and consider requests for approved absence
2	<b>To receive any Declarations of Interest</b> Members and officers are invited to make any declarations of interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.
3	<b>Public Speaking Time</b> For the public or Press to ask questions of the Council on matters relating to the agenda.
4	<b>Minutes of last meeting</b> Committee to approve the minutes of the previous Planning and Transport Committee meeting.
<b>HIGHWAYS</b>	
5	Standing item: Committee to receive an update on any highways matters as arising.

<b>PLANNING</b>	
<b>6</b>	<b>To Consider and Comment Upon the Following Planning Applications:</b>
A	<p>UTT/21/1876/HHF Proposed extension to existing dropped kerb - 2 Ashdon Road, Saffron Walden</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QU4RXLQNKOD00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QU4RXLQNKOD00</a></p>
B	<p>UTT/21/1689/HHF Demolition of existing ground floor extension, construction of two storey rear extension and loft conversion - 86 Thaxted Road, Saffron Walden</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QTB84YQNK5Y00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QTB84YQNK5Y00</a></p>
C	<p>UTT/21/1882/HHF Single storey side and rear extension - 40 South Road, Saffron Walden</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QU5YQTQNKOR00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QU5YQTQNKOR00</a></p>
D	<p>UTT/21/1920/NMA - Land North Of Shire Hill Farm, Shire Hill, Saffron Walden, Essex Non Material Amendment for the removal of condition 25 (pedestrian/cycle access details) attached to UTT/17/2832/OP</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUDLAXQN01O00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUDLAXQN01O00</a></p>
E	<p>UTT/21/1935/HHF Erection of two storey and single storey rear extension - 12 Springhill Road, Saffron Walden</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE3V2QNK300">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE3V2QNK300</a></p>
F	<p>UTT/21/1932/HHF Single storey extension, alterations to the associated 19th Century extension to the existing dwelling and associated works, internalions and alterations to the associated outbuilding - Sadlers Farm, Little Walden Road, CB10 1XB</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE2GIQNKSV00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE2GIQNKSV00</a></p>
G	<p>UTT/21/1933/LB Single storey extension, alterations to the associated 19th Century extension to the existing dwelling and associated works, internalions and alterations to the associated outbuilding - Sadlers Farm, Little Walden Road, CB10 1XB</p> <p><a href="https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE2GIQNKSV00">https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QUE2GIQNKSV00</a></p>
H	<p>UTT/21/1840/HHF Erection of two storey side extension, single storey rear kitchen extension, alterations to ace - ss and external paving Rakefriars Cottage, 78 Little Walden Road</p>

<https://publicaccess.uttlesford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QU29F0QNKLT00>

**7 Update on ongoing significant applications**

Standing item – Where updates are available, Committee to receive an update on ongoing matters relating to significant planning applications.

**(a) Update on development proposals for land off Radwinter Road, as submitted under Scoping Report, application No: UTT/21/1138/SO**

Following a review of indicative plans, SWTC has previously commented on the lack of connectivity between the proposed site, surrounding development areas and pedestrian access to existing services and facilities. In response to questions posed by SWTC, the developer advises the following:

*“[There is] an opportunity as part of the proposed development, to create a pedestrian/cycle link between our site and the adjacent Linden Homes development to the west. We consider there is scope to provide such a link on our western boundary to connect to an area of public open space within the Linden Homes scheme, approximately at the point highlighted by a black arrow on the attached. This would provide an alternative link through the adjacent site, enabling an alternative link towards services and facilities nearby and the town centre beyond. We understand that the Town Council have or will be taking on the ownership and future maintenance of this area”*

A map as provided by Rosconn (developer) is attached for information. The developer has requested SWTC to give consideration to the following:

- (i) Whether the proposals as attached satisfy previous concerns raised regarding connectivity
- (ii) Whether SWTC would look to take over the public open space in the proposed new development (note SWTC has already indicated it will take over management of the public open space (POS) at the adjacent Linden Homes site). The Town Council has previously established a policy of adopting POS in new developments, subject to the appropriate mitigations, standards, quality and provision of appropriate S106 monies.

**(b) Any other updates as appropriate**

8	<p><b>Proposal from SW Business Improvement District (SW BID)</b></p> <p>In efforts to raise the profile of the town and attract tourism, the BID proposes the installation of flags fixed to lampposts. Precise details and locations tbd but likely George Street/Hill Street and the High Street (these are in the conservation area).</p> <p>The BID has not yet submitted any planning applications but firstly seeks an “in principle” view from SWTC regarding proposals. Further details are attached being proposed style and design of signage/flags. The BID has been requested to include details of the TIC website/twitter account given that <a href="https://www.visitsaffronwalden.gov.uk/">https://www.visitsaffronwalden.gov.uk/</a> is the top ranking site when googling Saffron Walden (a response from the BID is awaited).</p> <p>Committee is requested to consider an “in principle” view on these proposals noting that any formal view would be further sought once the BID submits any formal planning application.</p>
9	<p><b>Urgent Information Items</b></p> <p>Any items to verbally report for information only.</p>
10	<p><b>Date and time of Next Meeting</b></p> <p>Thursday, 8th July 2021 at 7.30pm</p>