

PLANNING & ROAD TRAFFIC COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held in the Town Hall on **THURSDAY 14th OCTOBER 2021 at 7.30pm**

Councillors: Cllrs Gadd, Gregory, Hawke-Smith, McLellan, Roberts

Officers: Georgia Arnold, Administrator and Committee Clerk

Members of the public: Representatives of Redrow, Mr Gatland and Ms Byrne.

P&T 179-21	Apologies for absence Apologies were received and accepted from Cllrs de Vries, Freeman and Porch.
P&T 180-21	Declarations of Interest Cllr Gadd declared a generic non-pecuniary interest as a member of Essex County Council. Cllr Gregory declared a generic non-pecuniary interest regarding agenda item 6c as she is a resident.
P&T 181-21	Minutes of Previous Meeting The minutes of the previous meeting were approved.
P&T 182-21	Public speaking time There were no public speakers.
183-21	Committee agreed to bring forward agenda item 9, regarding application UTT/17/2832/OP.
184-21	Agenda Item 9 – Update on Significant applications Mr Gatland and Ms Byrne introduced themselves to committee and explained the context of this application. The approved outline planning application (UTT/17/2832/OP) was made by Dianthus and the purchase transfer documents were exchanged last week. Mr Gatland explained that Redrow stand out from other developers because they want to do things the right way. He explained that the site is a unique shape and fits in between two large developments. (Linden Homes to the North, application UTT/16/1856/DFO and Bellway

	<p>Homes to the south, application UTT/19/2355/DFO). Therefore, explained that connectivity is a priority which is clear in the outline plan.</p> <p>However, a noted complication with the link road being that the S106 agreements ask each developer to build to their boundary line. However, there is a bridleway between Bellway and Redrow's borders. Therefore, it still needs to be decided who and how the final connecting link is completed and confirmation is required on who owns the land.</p> <p>Committee raised concern as the current plans show the public open space and play area next to the spine road. Queries also included the speed limit and whether it would be a 20mph zone or a fast main route. This confirmation would be required from Essex Highways.</p> <p>Committee expressed that the cycle link and footpath should not be of shared use and concerns were raised that the road types might not match those at the adjacent site (Linden homes).</p> <p>Mr Gatland explained that the public open space is at the early stage of design but Redrow are looking to create a village green type setting. Decisions still need to be made whether it will be hedge lined or fenced and whether a play area will be implemented.</p> <p>Conversations were had regarding the potential school site, Redrow explained that they have had early conversations with Education but they're not ready to start making plans yet.</p> <p>It was confirmed that the suds will be an open natural basin to promote biodiversity with planted trees and wildflowers.</p> <p>Current designs show the affordable housing in three groups, either side of the eastern SUD and at the South of the spine road. A mix of dwelling sizes are to be confirmed.</p> <p>Mr Gatland confirmed that they have met with Uttlesford once in May to discuss some of the queries with the S106, including: Joining the spine road with the adjacent sites and the allocated Monks Hill contribution, as this is also requested in the Linden Homes application (UTT/16/1856/DFO).</p> <p>Mr Gatland and Ms Byrne thanked the Town Council for their time and said they would be in contact again in the next fortnight with further details. Committee thanked them for their presentation.</p>
HIGHWAYS	
P&T 185-21	There were no highways matters for consideration.
PLANNING APPLICATIONS	
P&T 186-21	<p>Committee considered and commented upon the following Planning Applications:</p> <p>All applications were considered against the UDC Local Plan policies dated 2005.</p>

A	<p>UTT/21/2769/LB Replacement of roof tiles on a like-for-like basis 2 Little Walden Road Saffron Walden Essex CB10 2DJ</p> <p>Resolved: Providing Place Services have no issues we have no objections.</p>
B	<p>UTT/21/2910/NMA Non-Material Amendment to UTT/18/0824/OP - Confirmation that compliance with Condition 10 is not required in relation to car park width, where this cannot be physically accommodated in the approved development Land East of Thaxted Road Saffron Walden Essex</p> <p>Resolved: Committee agreed that this IS a Material amendment and we object due to the loss of parking provisions, failing to meet policy GEN8.</p>
C	<p>UTT/21/2823/AV (AV=Advertisement) 13 no. Lamp post banners. Common Hill, High Street, Little Walden Road, Park Lane, Radwinter Road, Thaxted Road & Windmill Hill Saffron Walden Essex</p> <p>Resolved: Committee objected to the plans. Concerns were raised regarding the positioning being outside residential conservation areas, detracting attention from the town and listed buildings. This does not comply with policy GEN 2 <i>“It is compatible with the scale, form, layout, appearance and materials of surrounding buildings”</i>.</p>
D	<p>UTT/21/2916/HHF Erection of two storey side extension 4 Ross Close Saffron Walden Essex CB11 4AY</p> <p>Resolved: No objections.</p>
E	<p>UTT/21/2918/HHF Proposed single storey rear extension, utilising garage space with internal alterations for additional kitchen, dining, lounge, w/c, utility, storage and home office space. 12 Clutton Road Saffron Walden CB10 2GQ</p> <p>Resolved: No objections.</p>
F	<p>UTT/21/2893/FUL Proposed agricultural access Shortgrove Newport Essex</p> <p>Resolved: Providing Highways have no issues with the proposed road we have no objections.</p>
G	<p>UTT/21/2992/OP Outline application with all matters reserved for the demolition of existing outbuilding and erection of a two-bedroom single storey/chalet style detached dwelling Land South Of Little Meadow Little Walden Road Saffron Walden CB10 1UZ</p> <p>Resolved: No objections.</p>
H	<p>UTT/21/2967/NMA Non material Amendment to UTT/18/3399/FUL - Insertion of a condition to list approved plan numbers The Dairy House 131 Thaxted Road Saffron Walden Essex CB11 3BJ</p>

	Resolved: Committee agreed this is a Uttlesford District Council matter, therefore made no comment.
I	UTT/21/2959/HHF Second storey side and rear extension and ground floor rear extensions. 62 Rowntree Way Saffron Walden Essex CB11 4DL Resolved: Committee objected to the plans as no additional parking provision have been provided, failing to meet policy GEN 8, however, the driveway could be used for extra provisions.
J	UTT/21/2957/DOC Application to discharge condition 9 (materials) attached to UTT/18/2820/FUL. Land At Thaxted Road Saffron Walden Essex Resolved: No objections.
K	UTT/21/2958/HHF Erection of single storey side extension 7 Andrews Close Saffron Walden CB11 3JP Resolved: No objections.
L	UTT/21/2993/HHF Demolition of existing flat roof garage and erection of new garage with hipped roof 20 Dawson Close Saffron Walden Essex CB10 2AR Resolved: No objections.
M	UTT/21/2954/LB Conversion of telephone kiosk to defibrillator kiosk Audley End Village Audley End Road Saffron Walden Resolved: No objections.
P&T 187-21	Ashdon Parish Council a) Neighbourhood Plan – Pre-Submission Consultation b) Design Guide – Consultation Committee had no concerns to Ashdon’s draft neighbourhood plan or design guide and were impressed by the work carried out.
P&T 188-21	Uttlesford 5 Year Housing Land Supply Committee considered potential sites which could be put forward toward the 5-year housing supply and agreed to put forward Viceroy Coaches and Jossaumes. There two sites were identified in the Saffron Walden Neighbourhood Plan but not picked up in the recent call for sites.
P&T 189-21	Update on ongoing significant applications Discussions regarding application UTT/17/2832/OP per minute reference 184-21.

P&T 190-21	Urgent Information Items The Saffron Walden Neighbourhood Plan initial comments made by the examiner will be discussed with a report at the November Full Council Meeting.
P&T 191-21	Date and time of Next Meeting Thursday 28 October 2021, in the Town Hall at 7.30pm

The Chairman closed the meeting at 9.40pm.