

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 22 May 2023** at 7.30pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr John Rider

Cllr Angus Parsad-Wyatt
Cllr Greg Rattey
Cllr Steve Smith

In attendance:
L Dale – Planning Officer

P 23/01 ELECTION OF CHAIRMAN

Resolved: To elect a chairman of the committee for the year 2023/24. Cllr Nathan Parsad-Wyatt was elected chairman of the committee for the year 2023/24. [*prop Cllr Buckmaster; secd Cllr Rattey*]

P 23/02 ELECTION OF DEPUTY CHAIRMAN

Resolved: To elect a deputy chairman of the committee for the year 2023/24. Cllr Ruth Buckmaster was elected deputy chairman of the committee for the year 2023/24. [*prop Cllr A Parsad-Wyatt; secd Cllr Rider*]

P 23/03 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. There were none.

P 23/04 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 23/05 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. There were none.

P 23/06 MINUTES

Resolved: To approve as a correct record the minutes of the Meeting held on:

- 24 April 2023 (P18) [*prop Cllr A Wyatt-Parsad; secd Cllr Rattey*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 23/07 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. There were none.

PLANNING APPLICATIONS RECEIVED FROM EHDC

To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/23/0473/HH **Bonks Hill House, High Wych Road, CM21 9HT**

[Creation of access, alterations to fence line and landscaping](#)

STC Comment: We object to potential safety issues with regards to proposed access to property [*prop Cllr Buckmaster; secd Cllr Rattey*]

3/23/0532/HH **20 Cambridge Road**

[Demolition of conservatory, garage and utility room. Removal of two chimneys. Erection of a single storey side and rear extension. Fenestration alteration](#)

STC Comment: No objection [*prop Cllr A Parsad-Wyatt ; secd Cllr Buckmaster*]

3/23/0685/FUL **Farlea, Spellbrook Lane West**

[Erection of single dwelling](#)

STC Comment: No objection [*prop Cllr Rattey; secd Cllr Smith*]

3/23/0789/FUL **Vale Cottage, 3 London Road, CM21 9EH**

[New 4 bedroom dwelling on the south-west of Vale Cottage with new vehicle access](#)

STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr Buckmaster*]

3/23/0832/LBC **The Old Vicarage, Sheering Mill Lane, CM21 9AD**

[External alterations for demolition of modern timber conservatory and erection of a single storey replacement triple glazed structure in a thin metal frame to a proposed breakfast room. Internal alterations to relocate the kitchen and associated works, create new opening between proposed kitchen and breakfast room, provision of a WC and pantry in place of bathroom installing wall and creating new door opening. Provision of an ensuite shower room to first floor bedroom. Infill internal openings on ground floor and first floor. Replacement of timber balusters to main stair with black metal spindles. Underfloor heating to kitchen, breakfast room, ground floor WC and hall. Internal alterations at first and second floor level to create a master suite. Conversion of external store to an office](#)

STC Comment: LBC – No comment - for noting only

3/23/0834/TEL **Hoestock Road, CM21 0DZ**

[Proposed 5G telecoms installation: H3G 15 metre street pole and additional equipment cabinets](#)

STC Comment: Objection. Support the benefits of improved connectivity but believe this site is inappropriate given its proximity to such a residential area [*prop Cllr A Parsad-Wyatt; secd Cllr Rider*]

3/23/0841/HH **Inglis, Spellbrook Lane West**

[Demolition of conservatory; erection of single storey side extension; front infill extension; alterations to fenestration and openings; and installation of sun tunnels to roof](#)

STC Comment: No objection [*prop Cllr Buckmaster; secd Cllr Smith*]

3/23/0856/PNHH 12 Roseacres, CM21
[Single storey rear extension with flat roof: Depth 4.60 metres, maximum height 3.60 metres, eaves height 3.00 metres](#)
STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr Rattey*]

3/23/0858/HH 17 Maylins Drive, CM21 9HG
[First floor rear extension](#)
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Buckmaster*]

3/23/0873/HH 35 Parkway, CM21 9NR
[Erection of single storey first floor rear extension. Construction of front porch. Conversion of garage to habitable space and alterations to fenestration](#)
STC Comment: No objection [*prop Cllr Smith; secd Cllr Rattey*]

P 23/09 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 19 May 2023. There were none

P 23/10 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2609/HH & 3/22/0358/LBC Wisemans Cottage, 56 High Wych Road, CM21 0HF
New roof to outbuilding, insertion of internal mezzanine floor, roof light to side, new ground floor window and door openings and infill of existing openings
STC Comment: No objection
EHDC Decision: Granted

3/22/1764/FUL Rowney Bois, High Wych Road, CM21 0HH
Demolition of dwelling and outbuilding and erection of 1, 4 bedroomed dwelling
STC Comment: No objection
EHDC Decision: Granted

3/22/2159/FUL Eden House, 21a Knight Street, CM21 9AT
Garage conversion to 1 bedroom detached two storey dwelling. Insertion of ground floor windows. Instillation of air source heat pump and photovoltaic roof panels
STC Comment: No objection
EHDC Decision: Refused. "The proposed development, by virtue of the uncharacteristic narrow plot width, siting of the dwelling on the plot, and the scale, layout and appearance of the dwelling, would represent a cramped and inappropriate form of development. The proposed development would appear as a wholly incongruous addition in the street scene and would fail to preserve or enhance the character and appearance of the Conservation Area and the wider surrounding area. The proposal would result in less than substantial harm to the Sawbridgeworth Conservation Area and no public benefits have been identified that would outweigh this harm. This falls contrary to policies HOU2, DES4 and

HA4 of the East Herts District Plan (2018), the aims and objectives of the National Planning Policy Framework and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990” & “Due to the positioning of windows at ground floor and rooflights at first floor level, and the proximity of these to neighbouring boundaries, the proposed development would result in a direct and perceived overlooking relationship over the private amenity gardens areas of 33 The Forebury, 21 Knight Street and The Coach House Knight Street. This falls contrary to policy DES4 of the East Herts District Plan (2018), and the aims and objectives of the National Planning Policy Framework.” & “The proposal would provide unacceptably poor living conditions for future occupants of the proposed dwelling. This is due to the provision of poor outlook and natural light levels for the habitable rooms of this dwelling. This falls contrary to policy DES4 of the East Herts District Plan (2018) and the aims and objectives of the National Planning Policy Framework.”

3/23/0163/FUL Primrose Cottage Farm, High Wych Road, CM21 0HH

Change of use of land to provide 1 pitch of up to 4 caravans for the Travelling community to reside on the land and ancillary works

STC Comment: Objection Unacceptable development on greenland. Support objections of neighbouring properties

EHDC Decision: Refused. “The application site is located within the Metropolitan Green Belt where the proposed development is inappropriate by definition. In addition to the harm by inappropriateness, other harm is identified in relation to loss of openness. The harm by inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposed development would be contrary to Policies GBR1, HOU9 and HOU10 of the East Herts District Plan 2018, Section 13 of the National Planning Policy Framework, and the Planning Policy for Traveller Sites 2015” & “The application proposes 4 caravan plots which are cramped on the site in an existing soft landscaping strip. The proposed plots would appear cramped and incongruous to the surrounding built form. Furthermore the loss of soft landscaping, due to the laying of hardstanding, would provide further harm to the character and appearance of the site, which is visible from a neighbouring footpath. This falls contrary to policies HOU9, HOU10, and DES4 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework” & “The proposal does not provide any vehicle parking spaces for the proposed use contrary to policies HOU9, HOU10 and TRA3 of the District Plan and the Council's Vehicle Parking SPD (2008)” & “Insufficient information has been provided to demonstrate that the proposal would not have an unacceptable impact upon neighbouring amenity regarding noise and light disturbance contrary to policies DES4, EQ2, EQ3, HOU9 and HOU10 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework” & “Insufficient information has been provided to demonstrate that the proposal would provide acceptable living conditions for future occupiers with regards to the plots being cramped on the site with no outdoor areas, and insufficient bin storage and waste collection, contrary to policies DES4, HOU9 and HOU10 of the East Herts District Plan (2018) and the and the aims and objectives of the National Planning Policy Framework” & “Insufficient information has been provided to demonstrate that there would not be an unacceptable impact upon existing trees on site, that there would not be an unacceptable impact upon ecology on the site, to demonstrate a net biodiversity gain on site, or to demonstrate compliance with policies on climate change. This falls contrary to policies HOU9, HOU10, DES2, DES3, NE2, NE3, CC1 and CC2 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework”.

**3/23/0314/HH &
3/23/0315/LBC The Cornmill, Burtons, Mill, Mill Lane, CM21 9PL**
Demolition of conservatory. Erection of a single storey rear extension
STC Comment: No objection
EHDC Decision: Granted

**3/23/0387/FUL &
3/23/0364/LBC The Elms, 4 Bell St, CM21 9AN**
Proposed new fencing to replace existing fencing and increase the height
STC Comment: No objection
EHDC Decision: Granted

3/23/0437/HH 10 Bullfields, CM21 9DB
Proposed first floor extension above existing ground floor bedrooms
STC Comment: No objection
EHDC Decision: Granted

3/23/0451/HH Dower House, 17a Knight Street, CM21 9AT
Demolition of existing roof. Raising roof and chimney height through mansard loft conversion and extension. Insertion of three dormers to front elevation and two dormers to rear elevation. Insertion of 1 rear dormer and 1 side dormer to rear mansard roof extension. Insertion of window to first floor rear elevation and 1 window to second side elevation. Rear single storey extension with lantern roof light. Alterations to fenestration
STC Comment: No objection however we urge EHDC to assess whether this is overdevelopment of the site given the concerns of neighbouring residents and to consider if the bulk/mass/overlooking issues are acceptable on this site
EHDC Decision: Granted

3/23/0461/VAR The Colt, Redricks Lane, CM21 0RL
Demolition of bungalow and erection of 2 dwellings, access and associated works. Variation of condition 2 (approved plans) of 3/20/0780/FUL: Alterations to the garage, parking, openings and fenestration for plot 1. Variation of conditions 4 (Roofing materials), 7 (on site vehicular areas surface) and 8 (details of landscaping) of planning permission: 3/22/2500/VAR – Amend wording of conditions to provide information for Plot 1 only. Details of Plot 2 to be provided separately for these 3 conditions
STC Comment: No objection
EHDC Decision: Granted

3/23/0474/HH 9 Rushfield, CM21 9NF
Single storey rear extension incorporating 2no. rooflights, garage conversion, replace garage door with front window and brickwork, 1 new ground floor side door. Infilling of doorway
STC Comment: No objection
EHDC Decision: Granted

P 23/11 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. There were none.