

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 20 May 2024** at 8.25pm.

#### Those present

**Cllr Ruth Buckmaster**  
**Cllr Simon Penney**  
**Cllr Steve Smith**

**Cllr Angus Parsad-Wyatt**  
**Cllr John Rider**

In attendance:

L Dale – Planning Officer  
C Hunt – Town Clerk

#### **P 24/01 ELECTION OF CHAIRMAN**

**Resolved:** To elect a chairman of the committee for the year 2024/25. Cllr Nathan Parsad-Wyatt was elected chairman of the committee for the year 2024/25. [*prop Cllr Penney; secd Cllr R Buckmaster*]

#### **P 24/02 ELECTION OF DEPUTY CHAIRMAN**

**Resolved:** To elect a deputy chairman of the committee for the year 2024/25. Cllr Ruth Buckmaster was elected deputy chairman of the committee for the year 2024/25. [*prop Cllr Penney; secd Cllr S Smith*]

#### **P 24/03 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received from Cllr N Parsad-Wyatt and approved.

#### **P 24/04 PUBLIC FORUM**

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

#### **P 24/05 DECLARATIONS OF PECUNIARY INTEREST**

To receive any Declarations of Interest by Members. Cllr R Buckmaster declared a non-pecuniary interest in Agenda item P24/08 – Planning application 3/24/0859/HH – 19 Rowney Gardens.

#### **P 24/06 MINUTES**

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

- 29 April 2024 (P19) [*prop Cllr Rider; secd Cllr S Penney*]

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

**P 24/07 NEIGHBOURING DEVELOPMENTS**

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

**P 24/08 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/24/0556/FUL &**

**3/24/0555/LBC George Fourth, Knight Street**

[Improvements to the existing pergola including a pitched roof, external alterations to replace the garage door with timber. French patio doors, and 1 door with timber window to match the French patio doors, with associated landscaping](#)

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

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**3/24/0800/HH 3 Blakes Court, Church Street**

[Insertion of a first floor window to the rear elevation. Alterations to existing windows to the front elevation](#)

**STC Comment:** No objection provided neighbours concerns re overlooking and access are addressed by applicant [*prop Cllr Penney; secd Cllr A Parsad-Wyatt*]

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**3/24/0841/HH 1 Forebury Crescent, CM21 9BE**

[Demolition of single storey rear extension, erection of two-storey rear extension and replacement front porch](#)

**STC Comment:** No objection provided neighbouring amenity is not affected and note lack of information regarding materials being used [*prop Cllr A Parsad- Wyatt, secd Cllr Penney*]

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**3/24/0859/HH 19 Rowney Gardens, CM21 0AT**

[Erection of air source heat pump](#)

**STC Comment:** We support the installation of heat pumps as a more sustainable form of energy provision provided it is not disruptive to neighbouring properties. However, we do not have enough technical knowledge to make an informed decision on noise impacts. [*prop Cllr A Parsad-Wyatt; secd Cllr Rider*]

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**3/24/0870/HH 1a Redricks Lane, CM21 0RL**

[Loft conversion to include the raising of the ridge, a rear dormer and front facing roof lights](#)

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

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**3/24/0874/HH 36 East Park, CM21 9EX**

[Demolition of side conservatory and construction of a new single storey side extension](#)

**STC Comment:** No objection [*prop Cllr Penney; secd Cllr Rider*]

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**3/24/0901/HH 6 Honeymeade, CM21 0AR**

[Erection of front porch and alterations to fenestration](#)

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

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**P 24/09 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 17 May 2024.

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**3/24/0868/ADV Nationwide Building Society, 53 Knight St, CM21 9AX**  
2 timber fascias decorated, erection of 2 non illuminated logo. Replacement ATM surround tablet and decals and internally non illuminated hung statutory signage  
**STC Comment:** No objection [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

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**3/24/0907/HH 11 Cambridge Road, CM21 9JP**  
Erection of single storey rear and side extension  
**STC Comment:** No objection in principle, but we note that the proposed building will significantly exceed the original footprint prior to construction under 3/21/1016/FUL, and may therefore be considered overdevelopment by EHDC [*prop Cllr A Parsad-Wyatt; secd Cllr S Smith*]

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**P 24/10 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/0197/HH 131 West Road, CM21 0BW**  
Single storey front extension  
**STC Comment:** No objection provided sufficient driveway is maintained  
**EHDC Decision:** Granted

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**3/24/0272/HH The Old Malt House, Knight St, CM21 9AX**  
Demolition of outbuilding and erection of replacement garden studio  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/24/0387/ADV 39 London Road, CM21 9EH**  
Erection of non-illuminated fascia sign  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/24/0383/FUL Farlea, Spellbrook Lane West, CM23 4AY**  
Erection of two chalet style dwelling with associated parking, refuse and landscaping  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/24/0421/HH Fairswell, 25 Vantorts Road, CM21 9NA**  
Erection of single storey side extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/24/0392/ADV            53 Knight Street, CM21 9QG**

Erection of 2 internally illuminated fascia signs, 1 internally illuminated menu board and ATM surround

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed advertisements, by reason of the inappropriate illumination and materials, would fail to respect the historic character of the listed building and the wider Sawbridgeworth Conservation Area. The proposal would cause less than substantial harm to the significance of the asset and the setting of the neighbouring listed buildings and would fail to preserve or enhance the character and appearance of the conservation area and cause less than substantial harm to its significance. No public benefit has been demonstrated to overcome this harm. Therefore, the proposal would be contrary to Policies DES6, HA1, HA6 and HA7 of the East Herts District Plan 2018 and Sections 12 and 16 of the National Planning Policy Framework."

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**3/24/0463/HH &  
3/24/0464/LBC            64 Station Road, CM21 9AZ**

Remove single storey rear projection and construction of proposed single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/0495/HH            5a Bluebell Walk, CM21 0JQ**

Raising roof by half a storey and 7 new dormer windows to create additional storey to existing dwelling

**STC Comment:** Objection. We urge EHDC to consider objections from neighbouring property to ensure scale of this proposed development is acceptable

**EHDC Decision:** Refused. The proposed raising of the roof and insertion of dormer windows, by reasons of the design, size and positioning would add a dominating and incongruous addition to the host property to the detriment of the character and appearance of the host property and that of the surrounding area. The proposal would fail to achieve a high standard of design and would be contrary to the grain and pattern of development of the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework, "The proposed extension, by reason of its positioning and insertion of the dormer windows, would have a detrimental effect upon the amenities of the adjoining properties, by reason of the impacts on overlooking and privacy, and would thereby be contrary to Policy DES4 of the East Herts District Plan 2018." & "The proposed development is considered to be inappropriate development in the Green Belt, failing to comply with the exceptions outlined under paragraph 154 of the NPPF. The proposed additional floor would result in a structure 'materially larger' than the original dwellinghouse and has a detrimental impact on the openness of the Green Belt, both visually and spatially, resulting in 'any other harm'. No very special circumstances have been presented to clearly outweigh the identified harm. The development therefore is unacceptable in principle as it fails to comply with policy GBR1 of the East Herts District Plan and Section 13 of the NPPF."

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**3/24/0500/FUL            Barn to North of Redricks Lane, Opp Redricks Farm, CM21 0RL**

Change of use of agricultural building to create 1, 4 bedroomed dwelling. Erection of side and rear extensions, external alterations, erection of air source heat pump and widening and alterations of entrance to create 3 parking bays and removal of existing eastern access

**STC Comment:** No objection

***EHDC Decision:*** Refused. “The proposed scheme would constitute a re-use of a building, as well as a material change in the use of land. However, the proposal would harm the openness of the Green Belt, and result in encroachment into the countryside, contrary to paragraph 155 of the National Planning Policy Framework (2023). In addition, the proposed extensions by their size, scale, volume, siting and design, constitute inappropriate development and is by definition harmful to the openness of the Green Belt. No very special circumstances nor other considerations have been identified to outweigh the harm to the Green Belt. Therefore, the proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018), and Section 13 of the National Planning Policy Framework (2023).” & “The proposed scheme would domesticate the appearance of the site and result in an incursion into the countryside. There would be an adverse impact upon the character and appearance of the site and the surrounding rural area. Therefore, the proposed development would be contrary to Policies DES2 and DES4 of the East Herts District Plan (2018), as well as Section 15 of the National Planning Policy Framework (2023).”

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**3/24/0511/HH                      4 Blakes Court, Church St, CM21 9TD**

Insertion of a window to the bathroom at first floor level on the rear elevation

***STC Comment:*** No objection however privacy of neighbouring properties should be respected by way of obscured glass

***EHDC Decision:*** Granted

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**P 24/11                      PLANNING APPEALS**

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

Meeting Closed at 8.48pm