

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 12 June 2023** at 7.30pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr Steve Smith

Cllr Angus Parsad-Wyatt
Cllr Greg Rattey

In attendance:

C Hunt – Town Clerk
L Dale – Planning Officer
Cllr E Buckmaster

- P 23/12 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. No apologies received, Cllr Rider was absent.
- P 23/13 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 23/14 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 23/15 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
 - 22 May 2023 (P01) [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 23/16 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. It was agreed to resubmit previous objections to EHDC re proposed Wrenbridge site, St James Way, Thorley.
- P 23/17 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/23/0831/HH **12 East Drive, CM21 9EU**
Removal of chimney. Demolition of rear extension. Erection of single storey rear extension. Raising of roof pitch for loft conversion. Installation of a rear dormer, front and rear rooflights. Alterations to front and side elevations. Insertion of 2 former windows to front and alterations to roof from flat roof to pitched
STC Comment: No objection [*prop Cllr Rattey; secd Cllr R Buckmaster*]

3/23/0961/FUL &
3/23/0962/LBC **29 Station Road, CM21 9JY**
Conversion of outbuilding into ancillary annexe. Enlargement ground floor window on East elevation
STC Comment: No objection to conversion of annexe provided neighbours privacy is protected [*prop Cllr A Parsad-Wyatt ; secd Cllr S Smith*]

3/23/0983/HH **59 West Road, CM21 0BN**
Removal of single storey side projection, rear bay window and 1 chimney. Construction of two storey side extension. Alteration to ground floor external window and door openings
STC Comment: No objection [*prop Cllr N Parsad-Wyatt ; secd Cllr Buckmaster*]

3/23/1020/VAR **35-37 Bell Street, CM21 9AR**
Change of use from Class E to Class C3 to form residential units. First floor rear extension. Alteration to ground and first floor rear fenestrations. Partial retention of existing frontage ground floor commercial space. Variation of Condition 2 (approved plans) of planning permission: 3/22/2403/FUL: To allow for changes to the approved scheme: installation of air-conditioning/heating units; installation of gates; alterations to fenestration; roof terrace to unit 03 and green roof garden with roof lantern to unit 02
STC Comment: No objection to air-conditioning/heating units/gates however object to roof terraces due to harmful impact on residential amenity [*prop Cllr A Parsad-Wyatt ; secd Cllr R Buckmaster*]

P 23/18 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 9 June 2023. There were none

P 23/19 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/23/0401/FUL **Sawbridgeworth Memorial Hall, The Forebury, CM21 9BD**
Erect a first floor rear and side extension and a ground floor rear infill extension. New first floor rear and side windows
STC Comment: No objection. We support the continued expansion of the Memorial Hall however urge applicant to address issues of overlooking neighbouring properties by the use of innovative means such as frosted/obscured glass or screening plants/trees
EHDC Decision: Granted

3/23/0532/HH 20 Cambridge Road, CM21 9BS

Demolition of conservatory, garage and utility room. Removal of two chimney. Erection of a single storey side and rear extension. Fenestration alteration

STC Comment: No objection

EHDC Decision: Granted

3/23/0561/FUL 24 Church Walk, CM21 9BJ

Demolition of dwelling and erection of replacement 4 bedroomed dwelling incorporating rear solar panels and side air source heat pump, and associated landscaping

STC Comment: No objection

EHDC Decision: Granted

3/23/0612/ARPN Barn to the North of Redricks Lane, Opposite Redricks Farm

Change of use of an agricultural building to use class C3 for 1 dwelling with external alterations

STC Comment: No objection

EHDC Decision: Prior approval is required and granted subject

3/23/0635/HH 16 Blenheim Close, CM21 0BE

Single storey rear infill extension, garage conversion and replace garage doors with windows and brick wall, new canopy entrance roof, alteration to the rear dormer and addition of 1 rear dormer window, changes to elevations and ground floor fenestration

STC Comment: No objection

EHDC Decision: Granted

P 23/20 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals.

Planning Inspectors Appeal References: APP/J1915/W/20/3253719 & APP/J1915/W/20/3265636

3/19/2202/FUL Kecksys Farm, Cambridge Road, Sawbridgeworth

Retention of agricultural dwelling for use by owner of land; erection of balcony and access bridge, extension of existing roof and provision of rain screen to stair to agricultural store in basement

& 3/20/1262/FUL

The erection of a building for ten breeding kennels, to include runs and outside dog exercise area

STC Comment: The proposed development would constitute inappropriate development within the Green Belt as it would not preserve its openness and conflicts with the purposes of including land within it, encroaching into the countryside, to the detriment of the surrounding character and appearance. There would be other harm due to the loss of the openness of the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness and loss of openness. Consequently, the very special circumstances required to approve inappropriate development in the Green Belt do not exist. 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 (2019) &

The application lacks sufficient information regarding the issue(s) of rural economy and highway safety/access and parking, as well as insufficient information submitted to assess the noise pollution impact upon future neighbouring occupants, to enable the Local Planning Authority, in connection with the Highways Authority and Environmental Health, to properly consider the planning merits or otherwise of the application. In the absence of the above-mentioned information, the proposal is contrary to Policies ED2, TRA1, TRA2, TRA3, DES4 and EQ2 of the East Herts District Plan 2018

Meeting Closed at 7.51pm