

# 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 10 June 2024** at 7pm.

#### Those present

**Cllr Nathan Parsad-Wyatt**  
**Cllr Steve Smith**

**Cllr Simon Penney**

In attendance:  
L Dale – Planning Officer

4 Members of Public  
Cllrs E Buckmaster, Furnace & Rattey

- P 24/12 APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. Apologies received from Cllrs R Buckmaster, A Parsad-Wyatt & Rider and approved.
- P 24/13 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. Members of public raised matters not within the remit of the planning committee. Chair agreed to pass information received to the Town Clerk.
- P 24/14 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 24/15 MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 20 May 2024 (P01) [*prop Cllr S Smith; secd Cllr Penney*]  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 24/16 NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments. There were none.
- P 24/17 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/24/0946/HH            23 Falconers Park, CM21 0AU**

[Removal of chimneys. Erection single storey front extension with a rooflight window, a two storey and part first floor front extension \(to match the existing gable\). Alteration to first floor front window and alterations to ground floor fenestration](#)

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

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**3/24/0957/VAR            Land at Railway Meadow, London Road, Spellbrook**

[Variation of Appeal Conditions 2 \(approved plans\), 17 \(window openings\), 18 \(access and junction arrangement\), 20 \(Highway works\) and 21 \(Car parking\). Removal of appeal condition 5 \(northern access ingress only, southern access egress only. Details of signage\) pursuant to planning permission 3/21/1178/FUL \(allowed on appeal APP/J1915/W/22/3297661\) dated 10.10.2022 \(For: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure\). The amendments include: New proposed site levels and a revised house type with frontage parking. A single point of access towards the southern extent only. A revised internal two-way road layout with turning head. Revised proposals for the widening of the public footpath including position of uncontrolled crossing connecting the site to bus stop on opposite side of the A1184. Remove reference to glass screen/roof terrace for the window openings. Remove reference to parking adjacent to the access road. Remove reference to northern access.](#)

**STC Comment:** No objection in principle provided neighbours views/concerns are considered by EHDC [*prop Cllr Penney; secd Cllr S Smith*]

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**3/24/0975/PNHH            32 Church Walk, CM21**

[Erection of pitched roof single storey rear extension Depth 3.40 metres, Maximum heights 3.42 metres, Eaves height 2.59 metres](#)

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

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**3/24/1014/HH            10 Falconers Park, CM21 0AU**

[Erection of detached double car port](#)

**STC Comment:** No objection – however urge applicant to engage with neighbour regarding their concerns [*prop Cllr Penney; secd Cllr N Parsad-Wyatt*]

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**3/24/1032/VAR            51 Sayesbury Road, CM21 0EB**

[Variation of Condition 2 \(approved plans\) pursuant to planning permission 3/23/0137/HH dated 23.03.23 \(for: Demolition of existing garage, porch and side lean-to. Erection of porch, part single storey and party two storey side extension, 1<sup>st</sup> floor rear extension, two storey rear extension. Insertion rooflights and Velux rooflights to main roof. Juliet balcony to rear\). The amendments include change to eaves height to match existing elevations, to retain head height to rear facing windows, amendment to fenestration, Juliet balconies to rear omitted and replaced with windows\).](#)

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

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**P 24/18            LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 7 June May 2024.

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**3/24/1009/HH                    The Paddocks, London Road, CM23 4AX**

Removal of front porch and chimney. Proposed loft extension and conversion with side facing roof light windows, two storey rear extension, single storey rear extension with first floor terrace above, single storey front extension, new front gable entrance and alterations to ground floor fenestration

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

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**P 24/19                    PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/0506/HH                    Bridge House, Spellbrook Lane East, CM23 4BA**

Erection of rear ground courtyard infill with roof lantern and partial garage conversion

**STC Comment:** No objection

**EHDC Decision:** Granted

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

**3/24/0555/LBC                    George Fourth, Knight Street, CM21 9AT**

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 & No comment

**EHDC Decision:** Granted

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**3/24/0591/HH                    32 Parkway, CM21 9NR**

Removal of front fence. Erection of two storey front extension and addition one ground floor and one first floor side window

**STC Comment:** No comment provided EHDC consider it appropriate and neighbours amenity is protected

**EHDC Decision:** Refuse. "The proposed development, by reason of it's design, siting and size 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 streetscene of Parkway. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

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**3/24/0642/HH                    1 Brookfields, CM21 0EJ**

Erection of single storey front extension and forming first floor accommodation within raised replacement roof incorporating first floor rear and side windows and 3 front facing dormers. New set of French doors to replace the side sliding doors

**STC Comment:** No objection however regret loss of bungalow dwelling

**EHDC Decision:** Refused. "The proposed development, by reason of its siting and design would result in demonstrable harm to the character and appearance of the application dwelling and the surrounding area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

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**3/24/0680/HH**

**8 Church Crescent, CM21 9BH**

Demolition of single storey side extension. Erection of a two storey side extension with dormer window and rooflight. Insertion of rooflight.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 24/20**

**PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted.

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**13 Elmwood, Sawbridgeworth, Hertfordshire, CM21 9NL**

**LPA Appeal Reference: 24/00046/REFUSE**

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Meeting Closed at 7.18pm