

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 15 July 2024** at 7pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr Steve Smith

Cllr Angus Parsad-Wyatt
Cllr John Rider
(Cllr Reece Smith Ex-officio)

In attendance:

C Hunt – Town Clerk
L Dale – Planning Officer

3 Members of Public
Cllrs Newell & Furnace

P 24/30 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr Penney and approved.

P 24/31 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. David Royle asked the committee to confirm that planning application 3/23/2062/FUL – 28 Knight Street – would be discussed at the next planning meeting. Cllr Nathan Parsad-Wyatt confirmed that this had been received as a late application and would be added to the next agenda to ensure members of public have suitable notice.

P 24/32 DECLARATIONS OF PECUNIARY INTEREST

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

P 24/33 MINUTES

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

- 24 June 2024 (P03) [*prop Cllr R Buckmaster; secd Cllr Rider*]

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

P 24/34 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Cllr Nathan Parsad-Wyatt mentioned that the HGV Logistic centre on the St James development may have been taken on by a more data led company which would eliminate heavy traffic & noise pollution etc from the potential 24/7 distribution centre. Cllr R Buckmaster gave notice of the Gilston Community Engagement Event – Landscape Masterplanning being held this coming Saturday, 20th July, from 9am-1pm in the Harvey Centre, Harlow & 2pm-6pm in the Hunsdon Village Hall.

P 24/35 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/24/1111/FUL Land Rear of 32 West Road CM21 0BL
[Demolition of detached garage and the erection of a single storey dwelling and cart lodge. New dropped kerb and parking arrangements installation of air source heat pump.](#)
STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

3/24/1148/HH Inglis, Spellbrook Lane West, CM23 4AY
[Demolition of conservatory, rear bay window, bedroom 4 and adjoining bathroom; erection of single storey side extension; front infill extension; alterations to garage roof, fenestration and openings; and alterations to roof tiles](#)
STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

3/24/1150/HH 7 Wimborne Close, CM21 0EA
[Removal of conservatory and shed. Construction of single storey rear extension with roof lantern window and two storey side extension. Replace front dormer flat roof with a pitched roof. Front porch infill with pitched roof above and replace ground floor front flat roof with a pitched roof. 1 new first floor side window](#)
STC Comment: No objection in principle provided applicant engages with neighbouring properties to address issues of privacy and ensure obscured glass be used on overlooking windows [*prop Cllr N Parsad-Wyatt; secd Cllr Angus Parsad-Wyatt*]

3/24/1213/HH 2 East Park, CM21 9EX
[Erection of single storey rear extension with rooflight windows and an external flue, alterations to fenestration, change side window into a door and insertion of rooflight windows, addition of timber cladding.](#)
STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Smith*]

P 24/36 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 July 2024.

3/24/1290/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 [*prop Cllr A Parsad-Wyatt; secd Cllr S Smith*]

3/23/1152/FUL 35-37 Bell Street, CM21

Change of use from Class E to Class C3 to form 3 residential units, with partial retention of existing ground floor commercial space. First floor rear extension, incorporating roof terrace with associated screening and balustrade. Installation of roof lantern, creation of green roof, installation of gates/fencing, installation of air conditioning units, erection of timber stores and alterations to fenestration

STC Comment: It was agreed to defer this planning application to the next meeting [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

P 24/37 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/23/2489/FUL The Hailey Centre, Bell Street, CM21 9AN

Single storey rear extension. New windows, new rooflight windows and alterations to fenestration. Replacement of timber fencing with new black iron railing. Replacement of path with new bound resin. New air conditioning unit on the roof.

STC Comment: No objection

EHDC Decision: Granted

3/24/0684/HH Redricks, Hampton Gardens, CM21 0AN

Demolition of outbuilding. Erection of two storey side extension, single storey rear extension incorporating roof lantern. Reconfiguration of front door with creation of open porch. Garage conversion. External alterations to all elevations.

STC Comment: No objection

EHDC Decision: Grant Planning Permission subject to conditions.

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

EHDC Decision: Granted

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

Erection of front porch and alterations to fenestration

STC Comment: No objection

EHDC Decision: Granted

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.

EHDC Decision: Grant Planning Permission subject to Conditions.

3/24/0975/PNHH

32 Church Walk, CM21 9BJ

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

EHDC Decision: Prior approval is not required, accords with the criteria for General Permitted Development.

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PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. Noted

5a Bluebell Walk, Sawbridgeworth CM21 0JQ

LPA Appeal Reference:24/00061/REFUSE

Meeting Closed at 7.18pm