

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 17 July 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

C Hunt – Town Clerk

J Sargant – Town Project Manager

4 members of public &

Cllrs Furnace, Newell, Pagdades, Parr

P 23/30 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received, all present.

P 23/31 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Residents of School Lane raised concerns regarding Planning Application 3/23/1139/HH – 13 School Lane – considered at planning meeting (P03) held on 26 June 2023. At the time of this meeting, no objections had been uploaded on to the EHDC portal and STC submitted a No objection comment. In light of residents objections and after further consideration the committee agreed to submit the following to EHDC: “Following further representation - Sawbridgeworth Town Council wish to submit further representations. Namely to object on the grounds of bulk/massing, inadequate information and disclosure particularly in relation to a daylight/sunlight assessment, design justification, floor plans, potential overlooking, privacy concerns and residential amenity. We urge the applicant to engage in a neighbourly way with nearby residents to discuss the issues and see if responses and compromise can be achieved on an amended application”.

P 23/32 DECLARATIONS OF PECUNIARY INTEREST

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

P 23/33 MINUTES

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

- 26 June 2023 (P03) [*prop Cllr R Buckmaster; secd Cllr J Rider*]

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

P 23/34 NEIGHBOURING DEVELOPMENTS

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

P 23/35 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/23/0864/HH 23 Cambridge Road, CM21 9JP

[Dropped kerb to provide vehicle access](#)

STC Comment: Support Highway's objection - echo concerns re safety [*prop Cllr Rattey; secd Cllr S Smith*]

3/23/1136/HH 31 Vantorts Road, CM21 9NB

[Removal of front bay window, rear conservatory and outbuilding; erection of two storey and part single storey rear extension, single-storey front extension; loft conversion with rear dormer and hip gable roof extensions; insertion of roof light windows to front; additional windows to side elevations; and alterations to fenestration and external materials](#)

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

3/23/1152/FUL 35-37 Bell Street, CM21 9AR

[Change of use from Class E to Class C3 to form 3 residential units. First floor rear extension incorporating roof terrace and roof lantern. Addition of air conditioning units. Alterations to ground and first floor rear fenestration. Partial retention of existing frontage ground floor commercial space and access gates](#)

STC Comment: No objection to air-con units/heating units/gates. Objection to roof terraces due to the harmful impact on residential amenity [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

3/23/1173/HH 6 Chalks Avenue, CM21 0BX

[Demolition of garage and erection of single storey front extension incorporating 3 rooflights. Alterations to fenestration. Levelling of land to provide driveway, front steps and the installation of air source heat pump](#)

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

3/23/1178/HH The Leventhorpe School, Cambridge Road, CM21 9BY

[Refurbishment of an Artificial Grass Pitch \(AGP\) with perimeter fencing, hardstanding areas, storage containers and floodlights](#)

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

P 23/36 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 July 2023.

3/23/1229/HH **138 West Road, CM21 0BW**
Removal of single storey side projection and garden wall. Construction of single storey side extension and new garden wall with gate
STC Comment: No objection [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

P 23/37 **PLANNING DECISIONS MADE BY EHDC**
To receive Planning Decisions from EHDC.

3/22/2676/HH **70 Station Road, CM21 9JY**
Extension of dropped kerb
STC Comment: No objection
EHDC Decision: Refused. “The proposed extension of the dropped kerb would be detrimental to public and highway safety and would add to the danger and inconvenience inherent in accesses to the highway. The proposal therefore fails to comply with Policy TRA2 of East Herts District Plan 2018.”

3/23/0395/HH **33 Yewlands, CM21 9NP**
Creation of driveway to rear with insertion of gates
STC Comment: No objection
EHDC Decision: Granted

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 a 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
EHDC Decision: Granted

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
EHDC Decision: Prior Approval is required and refused. “The proposed telecommunications mast and ancillary equipment cabinets by reason of their siting, layout, design and scale in relation to the local built environment would appear unduly prominent and conspicuous within the street scene and would result in a clutter of telecommunications equipment to the detriment of the visual amenities and character of the surrounding area. The Local Planning Authority is not satisfied that alternative sitings for the facility have been adequately explored, and that there is no opportunity within the locality to utilise existing structures or sites for the housing of equipment. The proposal would thereby be contrary to Policies ED3 and DES4 of the East Herts District Plan 2018 and Section 10 of the National Planning Policy Framework 2021.

3/23/0841/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 installation of sun tunnels to roof

STC Comment: No objection

EHDC Decision: Granted

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

EHDC Decision: Granted

3/23/0858/HH 17 Maylins Drive, CM21 9HG

First floor rear extension

STC Comment: No objection

EHDC Decision: Refused. "The proposed first floor rear extension would result in undue impact to the residential amenities of No.6 Wimborne Close by virtue of loss of light, outlook and being overbearing to the detriment of the enjoyment of their residential amenities. As such fails to accord and would be contrary to Policy DES4 of the East Herts District Plan 2018."

P 23/38 PLANNING APPEALS

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

Meeting Closed at 7.50pm