

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 31 July 2023** at 9.45pm.

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

Cllrs E Buckmaster & Furnace present

- P 23/39 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. None received, all present.
- P 23/40 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 23/41 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 23/42 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
• 17 July 2023 (P04) [*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 23/43 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. There were none.
- P 23/44 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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; increase in ridge height; 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 A Parsad-Wyatt; secd Cllr R Buckmaster*]

3/23/1139/HH 13 School Lane, CM21

[Part single and part two-storey rear extension with new window to first floor side elevation](#)

STC Comment: Objection on the grounds of bulk/massing, 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. [*prop Cllr S Smith; secd Cllr Rattey*]

3/23/1188/VAR Spellbrook Farm, London Road, CM21

[Variation of condition 2 \(approved plans\) and 11 \(Visibility Splays\) of planning approval 3/19/0835/FUL – \(Change of use from commercial to residential. Conversion of building to form 1no3 bedroom dwelling and 3no4 bedroom dwellings, with first floor roof terraces, associated operation development, provision of private gates and 12no parking spaces\) – Alterations to the access road arrangements. Alteration of wording to – Before first occupation of the approved development, the access arrangement, including visibility splays, onto London Road shall be completed in accordance with the approved proposed re-aligned access plan BAS216-101](#)

STC Comment: Objection. Support Highway's objection. Urge applicant to engage with neighbours to address their concerns [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

3/23/1190/HH Foxes, 125 High Wych, CM21 0HH

[Erection of single storey rear and side extension. Extension of front porch](#)

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

P 23/45 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 28 July 2023.

3/23/1330/FUL &

3/23/1331/LBC The Three Horseshoes, Spellbrook Lane East

External building repairs including replacement of windows. Removal of extract system and install new extract system on the roof. New external fridge freezer storage units within the back of house yard area connected to the pub with a covered walkway. Formalisation of eastern end of car park and renewal of existing car park surfacing in block paving and loose gravel, install 4 electric vehicle charging points. External landscaping including new hard surfacing, raised planting and planted beds. Install timber pergola, fixed external seating areas and green oak timber arches with climbing plants

STC Comment: Support these enhancements. Encourage engagement with neighbouring properties re proposed outdoor seating areas [*prop Cllr A Parsad-Wyatt ; secd Cllr R Buckmaster*]

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PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/23/0473/HH

Bonks Hill House, High Wych Road, CM21 9HT

Creation of access, alterations to fence line and landscaping

STC Comment: We object to potential safety issues with regards to proposed access to property

EHDC Decision: Granted

3/23/0685/FUL

Farlea, Spellbrook Lane West, CM23 4AY

Erection of single dwelling

STC Comment: No objection

EHDC Decision: Granted

3/23/0718/FUL

The Colt, Redricks Lane, CM21 0RL

Construction of a single dwellinghouse, access and associated works

STC Comment: No objection

EHDC Decision: Granted

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

EHDC Decision: Granted

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PLANNING APPEALS

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

Meeting Closed at 9.55pm