

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 11 September 2023** at 7.30pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt

Cllr Angus Parsad-Wyatt
Cllr Greg Rattey
Cllr Steve Smith

In attendance:

C Hunt – Town Clerk

J Sargant – Town Projects Manager

Cllrs E Buckmaster was present

P 23/48 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr Rider and approved [*prop Cllr A Parsad-Wyatt secd Cllr R Buckmaster*]

P 23/49 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 23/50 DECLARATIONS OF PECUNIARY INTEREST

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

P 23/51 MINUTES

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

- 31 July 2023 (P05) [*prop Cllr Rattey; secd Cllr R Buckmaster*]

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

P 23/52 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Town Clerk gave update re exploratory works at Gilston Park and surrounding area.

P 23/53 DELEGATED POWERS

Report on comments made under delegated powers

3/23/1313/VAR White Cottage, London Road
[Removal of condition 10 \(Programme of archaeological work\) of planning approval 3/17/2640/FUL – Demolition of house, erection of four bedroom replacement dwelling \(Amendment to planning approval 3/16/2132/FUL – Removal of chimney to the flank elevation, bay window to the front elevation, canopy and window to the side elevation. Replacement of ground floor windows to kitchen/family room with bi-fold patio doors and first floor window with double casement window. Alterations to materials\)](#)
STC Comment: No objection

3/23/1342/ADV 35-37 Bell Street, CM21 9AR
[One non-illuminated fascia, one non-illuminated hanging sign, and nine window vinyls](#)
STC Comment: No objection

3/23/1423/FUL Telephone Exchange, London Road, CM21 9JJ
[Creation of secure storage compound with 1 storage container \(that will house equipment and materials in support of the local telecoms infrastructure network, such as excavations tools, ducting, fibre cable and man hole covers\). The perimeter fence will be a heras galvanized metal fence with weighted plastic footings to the perimeter of the storage area.](#)
STC Comment: No objection but encourage applicant to reassure neighbours in relation to views

3/23/1534/FUL Land Between 136 and 130 Sheering Mill Lane, CM21 9ND
[Erection of dwelling and shed with creation of access, landscaping and associated works](#)
STC Comment: No objection

3/23/1578/HH 33 Wychford Drive, CM21 0HA
[Proposed first floor side extension with hipped pitched roof \(over the existing single storey side projection\)](#)
STC Comment: No objection

3/23/1602/HH Shree Vihar, Harlow Road, CM21 0AJ
[Removal of rear conservatory. Construction a single storey rear extension. Garage conversion, removing the garage door and replacing with ground floor front window. Replacement of ground floor front window. Block up side door](#)
STC Comment: No objection

P 23/54 PLANNING APPLICATIONS RECEIVED FROM EHDC
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/23/1199/HH 35 Barnard Road, CM21
[Single storey side and rear extensions and first floor rear extension \(part retrospective\)](#)
STC Comment: No objection however neighbours to be reassured acceptable building times be adhered to

3/23/1514/HH &

3/23/1515/LBC 2 Fair Green, CM21 9AG

Erection of single storey side extension; single storey side infill extension; replacement roof to existing link buildings and partial garage conversion. (LBC - Internal alterations; installation of utility room; new doorway through to entrance hall and installation of cloakroom; re-siting of boiler and hot water cylinder; and alterations to entrance way and external and internal doorways

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

P 23/55 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 8 September 2023. There were none.

P 23/56 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/22/1580/FUL Redrick House, Hampton Gardens, CM21 0AN

Demolition of dwelling. Erection of 2 dwelling with associated parking and landscaping and relocation of dropped kerb

STC Comment: No objection

EHDC Decision: Granted

3/23/0569/FUL Rose Cottage, Redricks Lane, CM21 0RL

Proposed extension to create an additional two bedroom dwelling, and alterations to include new window to south elevation, rooflight window, EV charger and solar panels

STC Comment: No objection

EHDC Decision: Refused. "The proposed development constitutes inappropriate development in the Metropolitan Green Belt and other harm is identified in respect of loss of openness and encroachment into the countryside. Other considerations have not been identified that would clearly outweigh the harm by reason of inappropriateness, and the harm to openness and the countryside so as to constitute very special circumstances. The proposal would therefore be contrary to Policy GBR1 and DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework". "The proposed development by reason of its design and layout would not be in keeping with the existing pattern and grain of development. The proposed development would erode the wider rural character of the site and the countryside and would encourage residential paraphernalia and the site would take on a more urban appearance significantly altering the character and appearance of the locality. As such the proposal would fail to respect the rural character of the area and would be contrary to Policy DES4 and of the East Herts District Plan 2018 and the National Planning Policy Framework". "The application lacks sufficient information regarding the issue of the impact of the proposed development on trees within the site to enable the local planning authority to properly consider the planning merits of the application. The proposal would therefore be contrary to Policy DES3 of the East Herts District Plan 2018". & "Insufficient information has been provided to demonstrate a net biodiversity gain on site. This falls contrary to policies NE2 and NE3, of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework."

3/23/0680/FUL Anglian House, West Road, CM21 0DQ

Change of use of the ground floor from mixed use retail/commercial unit (Class E/Sui Generis) to hot food takeaway (Sui Generis). Installation of external plant, ventilation and extraction equipment and minor external alterations

STC Comment: We STRONGLY object to this change of use application on the following grounds:

- **Principle of Change of Use** - There is a great deal of difference between a fast-food outlet and an ordinary retail unit serving customers 9-5. There is no doubt that this would be a significant intensification of customers, staff and journeys that were never envisaged for this location. It sits outside the main Sawbridgeworth Town Centre and would be out of place for a junction that is surrounded by predominately residential uses and a generally 9-5 businesses.
- **Impact on Residential Amenity** - The site is surrounded by residents and has residents living above. The planning statement and associated material says Noise Impact Assessment put the level of increase at an acceptable level. It also focuses on the impact of cooking odours saying these will be mitigated. We believe that the assessment fails to adequately chart an increase in customers waiting for pizza making noise, the potential rises in gatherings for anti-social behaviour and the fact that right now - the shop closes at normal business hour and therefore there is no noise, footfall is low and doesn't have many customers coming in and out on a daily basis. There will clearly be an increase in noise, traffic, visitors, potentially anti-social behaviour, and this has an unacceptable impact on residential amenity.
- **Impact on Highways & Parking** - The junction is a busy pedestrian crossing. The coming and going of delivery vehicles / mopeds until late into the evening will be noisy and disruptive. The Transport Assessment makes a number of faulty assumptions. People will NOT walk from across town to make collections as is assumed, the existing parking restrictions do NOT stop people from parking antisocially and dangerously to visit other establishments in the area, the suggestion that the site has five car parking spaces seems ambitious based on the drawings and therefore insufficient for staff, customer and delivery vehicle use and it is ridiculous to suggest that the traffic generated will be similar to the current retail use.
- We also consider the pollution impact to be unacceptable and the fact this would be located on a walking route for school children would encourage unhealthy fast food choices.

On this basis, we STRONGLY object to the principle of change of use, the impact on residential amenity and the impact on highways and parking and urge refusal of the application.

EHDC Decision: Granted

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 dormer windows to front and alterations to roof from flat roof to pitched

STC Comment: No objection

EHDC Decision: Granted

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

Dropped kerb to provide vehicle access

STC Comment: Support Highways objection. Echo concerns re safety

EHDC Decision: Refused. "The proposed dropped kerb and parking area would result in unacceptable Highway Safety impacts. The site is not large enough to allow vehicles to turn on site, meaning that vehicles will have to enter or exit the site in reverse to the detriment of Highway safety. Furthermore, no visibility splays have been demonstrated and parking in the lay-by would be within the visibility splay required for such an access, creating a further Highway Safety impact. In addition, the proposed access would reduce the availability of public parking within an existing lay-by, the displaced parking space is not adequately compensated by the provision of off-road parking within the application site, and the proposal would therefore increase the potential for indiscriminate on-road parking to the detriment of highway safety. The proposal would be detrimental to highway safety, causing obstruction to the free and safe flow of traffic, contrary to policy TRA2 of the East Herts District Plan 2018 and the National Planning Policy Framework

3/23/1133/FUL 59 West Road, CM21 0BN

Demolition of semi-detached garage. Erection of single storey detached bungalow with associated parking

STC Comment: No comment

EHDC Decision: Granted

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 to 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

EHDC Decision: Refused. "The proposed raising of the roof ridge would relate poorly to the adjacent dwellings and would appear overly dominant within the street scene. This would have detrimental impact on the character and appearance of the surrounding area. The proposal would be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

3/23/1139/HH 13 School Lane, CM21 9FA

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

EHDC Decision: Granted

P 23/57 PLANNING APPEALS

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

Meeting Closed at 7.39pm