

# 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 30 September 2024** at 8.18pm.

#### Those present

**Cllr Ruth Buckmaster**  
**Cllr John Rider**

**Cllr Simon Penney**  
**Cllr Steve Smith**

#### In attendance:

C Hunt – Town Clerk  
L Dale – Planning Officer

1 member of public

#### **P 24/58 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received from Cllrs A & N Parsad-Wyatt and approved [*prop Cllr Penney secd Cllr S Smith*]

#### **P 24/59 PUBLIC FORUM**

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

#### **P 24/60 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 24/61 MINUTES**

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

- 16 September 2024 (P06) [*prop Cllr Penney; secd Cllr S Smith*]

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

#### **P 24/62 NEIGHBOURING DEVELOPMENTS**

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

P 24/63

## PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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**3/24/1664/HH**      **10 Falconers Park, CM21 0AU**

[Erection of single storey attached garage](#)

**STC Comment:** No objection however urge applicant to engage with neighbours regarding their concerns [*prop Cllr Penney; secd Cllr J Rider*]

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**3/24/1696/VAR**      **Land between 136 and 130 Sheering Mill Lane, CM21 9ND**

[Variation of conditions 2 \(Approved Plans\) and 17 \(Obscure glazed window\) pursuant to planning permission 3/23/1534/FUL dated 28.03.2024 \(for: Erection of dwelling and shed with creation of access, landscaping and associated works including alterations to land levels.\). The amendments include the variation of the approved plans to facilitate more modern living and divisions of public and private spaces and the variation of the wording of condition 17 to read as the first floor side \(East and West\) rooflights serving the dwellings as shown on drawing reference S73-01, S73-02, and S73-03 shall be non-opening up to 1.7 meters above the floor level of the roof they are within and shall be permanently retained in that condition thereafter](#)

**STC Comment:** Unable to access revised plans on portal. EHDC notified 26 September. Deferred until next meeting

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**3/24/1697/VAR**      **Fairswell, 25 Vantorts Road, CM21 9NA**

[Variation of condition 2 \(Approved Plans\) pursuant to planning permission 3/21/0080/HH – Alterations and raising of roof. First floor extension and alterations to fenestration. To retrospective amend the proposed elevations to change the material at first floor level from render to horizontal board cladding](#)

**STC Comment:** No objection. [*prop Cllr Buckmaster; secd Cllr Rider*]

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**3/24/1710/VAR**      **Fairswell, 25 Vantorts Road, CM21 9NA**

[Retrospective Variation of Condition 2 \(approved plans\) of 3/22/0211/FUL – Erection of 1, 4 bedroom dwelling. Creation of vehicle access and driveway and erection of cycle shed: To add 16 solar panels onto the south elevation roof](#)

**STC Comment:** No objection. [*prop Cllr Rider; secd Cllr Penney*]

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**3/24/1763/ADV**      **34 London Road, CM21 9JS**

[Removal of internally illuminated fascia and box signs. Installation of externally illuminated fascia sign and non-illuminated box sign](#)

**STC Comment:** Objection – design, appearance, materials, effects on street in conservation area. Unclear as to what has been applied for. Possible retrospective application. Enforcement complaint has been lodged. [*prop Cllr S Smith; secd Cllr S Penney*]

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P 24/64

## LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 27 September 2024

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**3/24/1775/HH                    1 Wimbourne Close, CM21 0EA**

Two storey front extension. Creation of pitched roof over garage. Single storey side extension. Two storey rear extension incorporating Juliet balcony and external alterations  
**STC Comment:** Objection – overdevelopment of site. Concerns regarding impact on neighbouring amenity [prop Cllr Penney; secd Cllr S Smith]

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**3/24/1786/HH                    7 Cedar Close, CM21 9NT**

Proposed two storey and part single storey rear extension. New high level first floor side window. Infill ground floor side window  
**STC Comment:** No objection [prop Cllr Penney; secd Cllr R Buckmaster]

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**P 24/65                    PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/1297/VAR                    59 West Road, CM21 0BN**

Variation of condition 2 (approved plans) pursuant to planning permission 3/23/1133/FUL dated 10.08.2023 (for: Demolition of semi-detached garage. Erection of single storey detached bungalow with associated parking). The amendments include an air source heat pump instead of gas boiler.

**STC Comment:** No objection

**EHDC Decision:** Prior Approval is not required

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**3/24/1341/HH                    16 Falconers Park, CM21 0AU**

Raising of roof ridge to side incorporating Juliet balcony at first floor, conversion of garage to habitable room, single storey rear extension incorporating roof lantern. Alterations to fenestration and erection of cladding at first floor

**STC Comment:** No comment

**EHDC Decision:** Refused. “The proposed raising of the roof and alterations to the existing two storey side extension by reason of its size, scale, massing and visually jarring design would fail to appear as a sympathetic addition to the building and would be detrimental to the character and appearance of the property and the street scene. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018.”

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**3/24/1548/PNH                    The Paddocks, London Road, CM23 4AX**

Single storey rear extension: Depth 8.00 metres, Maximum height 4.00 metres, Eaves height 2.50 metres

**STC Comment:** No objection

**EHDC Decision:** Prior Approval is not required

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**P 24/66                    PLANNING APPEALS**

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

Meeting Closed at 8.40pm