

# 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 25 October 2021** at 8.30pm.

#### Those present

Cllr Angela Alder  
Cllr Nathan Parsad

Cllr Craig Chester

In attendance:

C Hunt – Town Clerk  
J Sargant – Town Projects Manager  
L Dale – Planning Officer

1 Member of Public

- P 21/65 APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. Apologies received and approved from Cllrs Patel & Royle. Cllr Gray was absent.
- P 21/66 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 21/67 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 21/68 MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 11 October 2021 (P07) [*prop Cllr Chester; secd Cllr Alder*]  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/69 NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments. Response from Comm Comm UK discussed at Full Council meeting.
- P 21/70 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/21/2211/LBC            The Elms, 4 Bell Street, CM21 9AN**  
[Works required to repair and stabilise the building, including the structural repair/partial reconstruction of the South Gable and the repair/supplementation of existing timbers throughout the building \(where decayed or where previous inadequate structural alterations have been undertaken\) and installation of non load bearing partitions](#)  
**STC Comment:** LBC – Support this application [*prop Cllr Parsad; secd Cllr Chester*]

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**3/21/2407/HH            6 Chalks Avenue, CM21 0BX**  
[Demolition of existing garage and erection of single storey front extension. Levelling of land to provide new drive and front steps](#)  
**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Parsad*]

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**3/21/2485/LBC            Green Man House, 123 Sheering Mill Lane, CM21 9ND**  
[Installation of internal secondary glazing to 3 ground floor window and 5 first floor windows](#)  
**STC Comment:** LBC – Support this application [*prop Cllr Parsad; secd Cllr Chester*]

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**3/21/2506/HH            82 White Post Field, CM21 0BY**  
[Demolition of conservatory, two storey rear extension, first floor side extension, enlargement of existing porch, alterations to fenestration](#)  
**STC Comment:** No objection [*prop Cllr Alder; secd Cllr Chester*]

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**3/21/2589/HH            6 Hampton Gardens, CM21 0AN**  
[First floor extension above the garage](#)  
**STC Comment:** No objection – neighbours comments on previous application noted [*prop Cllr Parsad; secd Cllr Chester*]

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**P 21/71            LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 22 October 2021.

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**3/21/2609/HH            Wisemans Cottage, 56 High Wych Road, CM21 0HF**  
New roof, insertion of internal mezzanine floor. Roof light to side, new ground floor window and door openings and infill of existing openings  
**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Alder*]

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**3/21/2576/LBC            25 Bell Street, CM21 9AR**  
Redecorate the façade of the building  
**STC Comment:** No objection [*prop Cllr Parsad; secd Cllr Chester*]

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**3/21/2587/COMPN        37 Bell Street, CM21 9AR**  
Change of use from class E to class C3 (Residential) for 2 one bed apartments, with partial retention of existing ground floor commercial space  
**STC Comment:** Support first floor change of use to residential. Objection to change of use from office/retail to residential at ground floor level. Urge retention of commercial use. [*prop Cllr Parsad; secd Cllr Chester*]

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**3/21/2627/HH 10 Falconers Park, CM21 0AU**

Single storey rear extension and insertion of window to side elevation

**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Parsad*]

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**P 21/72**

**PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/0923/HH Spring Cottage, 22a Spellbrook Lane West, CM23 4AY**

Single storey rear extension with roof lantern

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/0926/OUT Land Adjacent to Weeping Ash, 4 High Wych Road**

Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1342/HH 11 Rushfield, CM21 9NF**

First floor rear extension incorporating Juliet balcony, part garage conversion with new pitched roof to garage and porch, insertion of windows to flank elevations and rooflight to side

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1448/HH 6 Elmwood, CM21 9NL**

Single storey front and rear extensions

**STC Comment:** No objection however we support the neighbour's request for extended time to respond.

**EHDC Decision:** Granted

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**3/21/2121/HH Wyndene, Redricks Lane, CM21 0RL**

Demolition of conservatory. Erection of a two storey rear extension and insertion of window to flank elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2127/HH 3 Naseby Lodge, Cambridge Road, CM21 9BS**

Single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2195/TEL Land at Harlow Road, Bonks Hill**

Proposed 5G telecoms installation: H3G Phase 8 20m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets

**STC Comment:** No objection

**EHDC Decision:** Prior approval is required and refused. "The proposed telecommunications mast and ancillary equipment cabinets by reason of their siting, layout and design 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 and the setting of the adjacent registered park and gardens (Pishiobury Park). The proposal would thereby be contrary to Policies ED3, HA8 and DES4 of the East Herts District Plan 2018 and Section 10 of the National Planning Policy Framework 2021" & "The siting and location of the proposed monopole, equipment cabinets and ancillary development would result in interference to the safe and free flow of traffic on the adjacent highway and the installation, servicing and maintenance of the proposed equipment would interfere with the free and safe flow of pedestrians on the footway. The proposal would therefore result in harm to highway safety, contrary to Policy TRA2 of the East Herts District Plan 2018" & "Insufficient information has been submitted in order to demonstrate that the proposed development would meet the International Commission on Non-Ionizing Radiation Protection guidelines for public exposure and operations. In the absence of the above mentioned information, the proposal would be contrary to Policies ED3 of the East Herts District Plan 2018 and Section 10 of the National Planning Policy Framework 2021"

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**P 21/73 PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted

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**30-34 London Road, Sawbridgeworth, Herts, CM21 9JS**

**LPA Appeal Reference: 21/00052/REFUSE**

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Meeting Closed at 8.50pm