

# 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 16 October 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 – Cllrs Newell,  
Furnace & Pagdades

5 members of public

- P 23/67 APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. No apologies received, all present.
- P 23/68 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. David Royle questioned the planning process of St James Park, Wrenbridge - in particular the recent withdrawal of planning application 3/23/0248/VAR. Cllr N Parsad-Wyatt responded to questions explaining that the developers had successfully appealed the condition limiting traffic and as such the separate application they had submitted to East Herts had been withdrawn. Members of the public asked a range of questions about what could be done and it was agreed the Town Council would write to Planning Officers at East Herts to see whether anything could be done retrospectively to ensure there was an element of control over HGV traffic flowing through Sawbridgeworth.
- P 23/69 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 23/70 MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 25 September 2023 (P07) [*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.

**NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. (See Public Forum). Cllr A Furnace asked for an update re response to the East of Harlow Masterplanning Guidance Draft Supplementary Planning Document (SPD). Cllr N Parsad-Wyatt drafted the following to submit Tuesday, 17 October; Sawbridgeworth Town Council acknowledges the effort and thoroughness embedded within the East of Harlow Masterplanning Guidance Draft (SPD). Our response integrates concerns and comments from various parts of the document from a Sawbridgeworth perspective and we hope these are of use.

**Key Concerns & Points of Consideration:**

1. **Congestion & Pollution:** We welcome the emphasis on public transport, cycling, and walking. However, the anticipated increase in vehicular traffic raises concerns about congestion and consequent pollution. Measures should be implemented to ensure that any potential increases in traffic do not adversely impact the environment or quality of life for residents. We do not consider Sheering Lower Road to be suitable for increased vehicle movements. We also feel the plan would benefit from a wider look at transport connectivity with our other large populations such as Bishop Stortford and Harlow such as railway connectivity – such as within the scope of this SPD.
2. **Green Spaces & Biodiversity:** We commend the plans to integrate green spaces, particularly the Green Wedge and Gilston Park Estate. Green corridors and habitats should be preserved and enhanced for biodiversity, providing residents with natural spaces for recreation and improving mental well-being.
3. **Sustainable Growth:** The phased approach to development is important, ensuring as far as possible new areas grow with necessary infrastructure. We encourage the inclusion of renewable energy, water conservation measures, and sustainable waste management to promote a truly sustainable community.
4. **Healthcare Provision:** We are particularly enthusiastic about the introduction of the new Princess Alexandra Hospital's 'Health and Wellbeing Campus'. Its integration into the wider landscape, notably through Princey Brook's reed beds and waterways and the green networks of the Garden Town, is welcome. The dual role of the hospital as not only a healthcare provider but also a centre for jobs and retail, accentuates the importance of a holistic approach to health and well-being. By facilitating inclusive community-building activities like food growing, health initiatives, outreach, and promoting local living, it underscores a progressive and forward-thinking model for healthcare institutions. We welcome this approach.
5. **Accessibility:** We value the comprehensive plans for the Sustainable Transport Corridor (STC) and supporting Mobility Hubs. The pedestrian-first approach aligns with our sustainability objectives, yet it's imperative to continually review these strategies to accommodate actual usage and changes.
6. **Local Centres:** The designated spaces for social interactions, commercial ventures, and community gathering points within the local centres are promising. Their strategic positioning, integrating commercial and residential spaces, and emphasis on flexibility mirror our vision for a vibrant, integrated community.
7. **Education:** The planning for both primary and secondary educational facilities is welcome. Their strategic placement, considering accessibility and the potential for shared amenities will be appreciated.

8. **Sustainability:** The guidance documents from various councils provide a holistic framework for development. Incorporating green infrastructure, emphasising walking and cycling, and the active focus on sustainability resonate with our priorities.

In summary, Sawbridgeworth Town Council appreciates the intricacies and extensive planning presented in the document. Our feedback is aimed at enhancing and fine-tuning the masterplan to ensure that the East of Harlow develops sustainability and considers surrounding areas, including Sawbridgeworth.

We look forward to seeing the final SPD materialise and will continue to engage collaboratively.

Yours faithfully,

**Cllr Nathan Parsad-Wyatt**

**Sawbridgeworth Town Council, Planning Chair**

**P 23/72 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

---

**3/23/1330/FUL &**

**3/23/1331/LBC The Three Horseshoes, Spellbrook – Amendment**

External building repairs including replacement of windows. Removal of extract system and install new extract system to the roof. Removal of shed. New external fridge and freezer storage units within the back of house yard area connected to the pub with a covered walkway and installation of a new door. Replacement fencing around yard area. Formalisation of eastern end of car park and renewal of part 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 internal seating areas and green oak timber arches and climbing plants.

**STC Comment:** As per original application - no objection [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

---

**3/23/1799/HH Northern House, The Drive, CM21 9EP**

Single storey rear extension incorporating two roof lanterns and change of pitched roof to flat roof. Partial garage conversion with alterations to fenestration.

**STC Comment:** No objection [*prop Cllr R Buckmaster; secd Cllr G Rattey*]

---

**3/23/1828/HH &**

**3/23/1829/LBC 19 Knight Street, CM21 9AT**

Alterations to front garden brick wall

**STC Comment:** No objection – welcome the making safe of this wall and urge that any historic aspects/artifacts be retained [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

---

**3/23/1875/HH 21 Coney Gree, CM21 0DA**

Single storey first floor side extension including new front, rear and side first floor windows

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

---

**P 23/73 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 13 October 2023.

---

**3/23/1577/FUL Land at Spellbrook Lane East, CM22 7SE**

Erection of 3 dwellings with means of access, associated car parking and private gardens

**STC Comment:** Insufficient/unclear information available [prop Cllr G Rattey; secd Cllr S Smith]

---

**3/23/1912/ADV 1 Anglian House, West Road, CM21 0DQ**

Installation of 3 internally illuminated fascia signs and internally illuminated projecting sign

**STC Comment:** No objection to signage however urge that consideration is given to existing residents when positioning illuminated projecting signs [prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster]

---

**P 23/74 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

---

**3/22/2638/FUL 35-37 Bell Street, CM21 9AR**

Partial retention of ground floor commercial space to be used as physiotherapy service (same use class E), removal of ATM and replace with matching window on front elevation, removal of night safe, new window to side elevation, new door to side elevation

**STC Comment:** No objection. We support the establishment of a local business in this town

**EHDC Decision:** Granted

---

**3/23/1199/HH 35 Barnard Road, CM21 9DY**

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

**EHDC Decision:** Granted

---

**3/23/1313/VAR White Cottage, London Road, CM23 4AU**

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

**EHDC Decision:** Granted

---

**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

**EHDC Decision:** Granted

---

---

**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

**EHDC Decision:** Refused. "The proposed development, by reason of its size, scale, and siting against the pavement edge, alongside its prominent location on a corner plot, would add considerable bulk and mass to the site and street scene that would add a dominating appearance to the street scene and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The proposal would thereby be contrary to Policies DES4 and HOU."

---

**P 23/75                      PLANNING APPEALS**

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

Meeting Closed at 8.12pm