

SAWBRIDGEWORTH 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 November 2024** at 7pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr John Rider

Cllr Angus Parsad-Wyatt
Cllr Simon Penney
Cllr Steve Smith

In attendance:
C Hunt – Town Clerk
L Nolan – Planning Officer

Cllr A Furnace

P 24/85 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received - all present.

P 24/86 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Cllr Furnace asked if members could compile a “wish list” to present to EHDC for consideration when any future Section 106 monies are decided. This suggestion will be brought to the next full Town Council meeting and monitored at future Planning committee meetings as an agenda item. The list would need to be regularly reviewed & updated and made available to public.

P 24/87 DECLARATIONS OF PECUNIARY INTEREST

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

P 24/88 MINUTES

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

- 28 October 2024 (P09) [*prop Cllr A Parsad-Wyatt; 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 24/89 NEIGHBOURING DEVELOPMENTS

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

P 24/90

PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/24/1696/VAR Land Between 136 & 130 Sheering Mille Lane

[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 dwelling 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: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

3/24/1882/HH Suwarrow, 30 Vantorts Road, CM21 9NB

[Installation of Airsource Heat Pump](#)

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

3/24/1975/HH 47 Vantorts Road, CM21 9NB

[Demolition of garage and conservatory; erection of first floor front and rear extensions; roof alterations; erection of single storey front extension and entrance canopy; alterations to render and installation of weatherboarding.](#)

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

3/24/1973/HH The Paddocks, London Road, Spellbrook

[Removal of front porch, chimney and side outbuilding. Construction of single storey side and rear extension and creation of additional storey to the property with front and rear first floor windows](#)

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

3/24/1988/HH Fairswell, 25 Vantorts Road, CM21 9NA

[Erection of single storey side garage extension \(retrospective\)](#)

STC Comment: Dislike retrospective applications however no objection in principle [*prop Cllr N Parsad-Wyatt; secd Cllr Penney*]

P 24/91

LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 8 November 2024

3/24/1786/HH 7 Cedar Close, CM21

Proposed two storey and part single storey rear extension. New high level first floor side window. Infill ground floor side window and driveway extension

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

3/24/2003/HH **4 Durham Close, CM21 0HD**

Two storey rear and side extension, and a single storey front extension

STC Comment: Encourage applicant to engage with neighbours to ensure neighbouring properties amenity is protected [*prop Cllr A Parsad-Wyatt; secd Cllr Penney*]

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

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 retrospectively amend the proposed elevations to change the external materials and to amend the ground floor front fenestration arrangement

STC Comment: Dislike retrospective applications however no objection in principle [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

P 24/92 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/24/1383/HH **Five Farthings, Redricks Lane, CM21 ORL**

Removal of chimney. Erection of part single, part two storey rear extension. Alterations to roof form to facilitate loft conversion to habitable space, insertion of 3 roof light windows and two dormer windows. Infill of front and relocation of front door. Alterations to fenestration.

STC Comment: No objection

EHDC Decision: Refused. “The proposal would represent inappropriate development within the Green Belt resulting in disproportionate additions over and above the size of the original building. Further to the harm by inappropriateness, other harm is identified in relation to the loss of openness. No very special circumstances have been demonstrated to clearly outweigh this harm. The proposed development is therefore considered contrary to Policy GBR1 of the East Herts District Plan 2018 and Section 13 of the National Planning Policy Framework 2023.”

3/24/1524/HH **31 Pishiobury Drive, CM21 0AD**

Raising of roof ridge to create second floor incorporating dormer windows to front and rear. Creation of open porch. Conversion of garage to habitable room. Creation of pitched roof to single storey side extension and creation of roof terrace to rear. Two storey side and rear extensions and external alterations.

STC Comment: No objection

EHDC Decision: Granted

3/24/1552/HH **7 Southbrook, CM21 9NS**

Demolition of conservatory. Erection of single storey rear / side extension with rooflight windows and flue, changes to front cladding, alterations to fenestration, partial garage conversion.

STC Comment: No objection

EHDC Decision: Granted

3/24/1669/HH &

3/24/1670/LBC 2 Fair Green, CM21 9AG

Erection of single storey side infill extension; replacement roof to existing link building and partial garage conversion. 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 alteration to entrance way and external doorways

STC Comment: No objection & No comment

EHDC Decision: Granted

3/24/1690/HH 27 Vantorts Road, CM21 9NA

Erection of single storey and two-storey side extension and first-floor rear extension. Insertion of 2 rear rooflight windows

STC Comment: No objection

EHDC Decision: Granted

P 24/93 PLANNING APPEALS

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

Meeting Closed at 7.25pm