

# 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 16 January 2023** at 7.30pm.

#### Those present

Cllr Nathan Parsad  
Cllr Angus Wyatt

Cllr Greg Rattey

#### In attendance:

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

- P 22/95 APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. Apologies received from Cllrs Alder & Chester and accepted [*prop Cllr Wyatt, secd Cllr Rattey*]. Cllr Parr was absent.
- P 22/96 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 22/97 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 22/98 MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 28 November 2022 (P10) [*prop Cllr Rattey; secd Cllr Wyatt*]  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 22/99 NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments. There were none.
- P 22/100 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

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**3/22/2142/FUL 34 London Road**  
[Proposed alterations to the shop front to include changing window and door](#)  
**STC Comment:** No objection [*prop Cllr Rattey; secd Cllr Wyatt*]

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**3/22/2403/FUL**      **35-37 Bell Street, CM21 9AR**  
[Change of use from Class E to Class C3 to form 3 residential units. First floor rear extension. Alterations to ground and first floor rear fenestrations. Partial retention of existing frontage ground floor commercial space](#)  
**STC Comment:** No objection provided commercial unit is maintained [prop Cllr Wyatt; secd Cllr Rattey]

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**3/22/2500/VAR**      **The Colt, Redricks Lane, CM21 0RL**  
[Demolition of bungalow and erection of 2 dwellings, access and associated works. Variation of Condition 2 \(approved plans\) of 3/20/0780/FUL; Alterations to the garage, parking, openings and fenestration for plot 1](#)  
**STC Comment:** No objection [prop Cllr Parsad; secd Cllr Rattey]

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**3/22/2603/HH**      **15 Rochester Avenue, CM21 0FN**  
[Erection of rear outbuilding](#)  
**STC Comment:** No objection [prop Cllr Wyatt; secd Cllr Rattey]

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**3/22/2626/HH**      **3 Newton Drive, CM21 9HE**  
[Demolition of detached garage, shed and front porch. Erection of two-storey side extension. Erection of single storey front and rear extensions, incorporating 5 rear Velux rooflight windows](#)  
**STC Comment:** No objection [prop Cllr Rattey; secd Cllr Wyatt]

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**3/22/2632/PNHH**      **34 Church Walk**  
[Single storey rear extension: Depth 4.0 metres, Maximum height 3.66 metres, Eaves height 2.4 metres](#)  
**STC Comment:** No objection [prop Cllr Parsad; secd Cllr Rattey]

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**3/22/2636/HH**      **54 Pishiobury Drive, CM21 0AF**  
[Proposed first floor front and side extensions, ground floor front bay window, alteration to first floor front window to create Juliet balcony, proposed bi-fold doors to rear elevation](#)  
**STC Comment:** No objection [prop Cllr Wyatt; secd Cllr Rattey]

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**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 [prop Cllr Rattey; secd Cllr Wyatt]

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**3/22/2656/FUL**      **3 London Road, CM21 9EH**  
[Erection of 4 bedroom detached dwelling](#)  
**STC Comment:** No objection [prop Cllr Rattey; secd Cllr Wyatt]

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**3/22/2676/HH**            **70 Station Road, CM21 9JY**  
[Extension of dropped kerb](#)  
**STC Comment:** No objection [*prop Cllr Parsad; secd Cllr Rattey*]

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**3/22/2677/HH**            **20 Vantorts Road, CM21 9NB**  
[Removal of conservatory. Construction of single storey rear extension. Alteration to side roof. Insert 2 side rooflight windows, 1 side door and alteration to rear door](#)  
**STC Comment:** No objection [*prop Cllr Wyatt; secd Cllr Rattey*]

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**3/23/0011/HH**            **Squirrels, 115 High Wych Road, CM21 0HH**  
[Proposed triple garage](#)  
**STC Comment:** Comment deferred until pending objection uploaded to portal [*prop Cllr Parsad; secd Cllr Wyatt*]

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**P 22/101**            **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 13 January 2023. There were none.

**P 22/102**            **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/22/0280/FUL**            **Land between 136 & 130 Sheering Mill Lane, CM21 9ND**  
Proposed new dwelling  
**STC Comment:** No objection.  
**EHDC Decision:** Granted

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**3/22/0666/HH &**  
**3/22/0667/LBC**            **The Mill House, Burtons Mill, Mill Lane, CM21 9PL**  
Erection of single storey rear garden room extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/0720/HH**            **Lower Hamptons, 92a Station Road, CM21 9JY**  
Side cartlodge extension and single storey garden room with associated landscaping  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/0814/FUL**            **35-37 Bell Street, CM21 9AR**  
Change of use from Class E to Class C3 to form 2 residential units, partial retention of existing ground floor commercial space, new ground floor windows and doors and alteration to fenestration  
**STC Comment:** No objection provided commercial use retained at front  
**EHDC Decision:** Refused. "Insufficient information has been provided to demonstrate the loss of retail floor spaces would not be detrimental to the viability and vitality of the Secondary Shopping Frontage in Sawbridgeworth town centre. Accordingly, the proposal

is considered to be contrary to Policies RTC1 and RTC4 of the East Herts District Plan 2018”, “The proposed flats by reason of their poor layout would result in an inappropriate vertical stacking arrangement which would give rise to a substandard and poor-quality accommodation to the detriment of the residential amenities of the future occupiers of the flats, contrary to policies HOU7 and DES4 of the East Herts District Plan (2018), the Nationally Describe Housing Standards (2015) and the National Planning Policy Framework (2021)”, “The resultant floor area for the first floor flat would fall below the minimum space standards required for a 2 bedroom (4 persons) unit over 1 storey as such would give rise to a substandard and cramped living environment for future occupiers of this flat, contrary to policies HOU7 and DES4 of the East Herts District Plan (2018), the Nationally Describe Housing Standards (2015) and the National Planning Policy Framework (2021)” & “The applicant has failed to provide details to demonstrate mitigating measures with regards to climate change and water usage contrary to policies CC1 and CC2 and WAT4 of the East Herts District Plan (2018) and guidance in the NPPF.”

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**3/22/0939/HH &**

**3/22/0940/LBC            The Old Vicarage, Sheering Mill Lane, CM21 9AD**

Removal of ground floor garden room and construction of replacement single storey extension with a glazed roof. Replacing black plastic rainwater goods with traditional cast iron rainwater goods painted black

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**3/22/1050/FUL            17 Cambridge Road, CM21 9JP**

Demolition of garage and outbuildings. Erection of 2 three bedroom houses with associated access, parking and amenity space

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**3/22/1672/VAR            6 Springhall Road, CM21 9ET**

Erection of two four bedroom detached dwellings with new vehicular access way. Variation of Condition 2 (approved plans) of planning ref 3/21/2786/FUL: Plot 1 revised parking and addition of garden store, revised chimney, addition of 2 high level obscure glazed windows; Plot 2: new vehicular access, revised roof to garage, alterations to fenestration, removal of chimney; revised boundary between gardens to both plots

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**3/22/1693/HH            Squirrels, 115 High Wych Road, CM21 0HH**

Removal of existing single storey garage, conservatory, utility, WC and side access with single storey entrance lobby to front. Erection of single storey front extension, two storey side extension and single storey rear extension with internal alterations

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**3/22/1744/HH            15 Rochester Avenue, CM21 0FN**

Erection of rear outbuilding

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**3/22/2113/HH                    5A Bluebell Walk, CM21 0JQ**

Additional 1<sup>st</sup> floor level and new roof. Installation of north elevation porch/canopy roof and new east elevation doorway

**STC Comment:** No comment

**EHDC Decision:** Refused. "The proposed development by reason of its size and scale, cumulatively with the previous extensions, would result in a disproportionate addition to the original building and would amount to inappropriate development in the Green Belt. In addition to the harm by inappropriateness, other harm is identified in relation to loss of openness. The harm by inappropriateness, and the other harm identified is not clearly outweighed by very special circumstances necessary to permit inappropriate development in the Green Belt. The proposed development therefore would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (July 2021).", "The proposed development by reason of harm to the layout, grain and pattern of development will harm the character of the wider area and would be contrary to Policy HOU11 and DES4 of East Herts District Plan 2018." & "The proposed development by reason of its siting will have a significant level of impact on privacy of the neighbouring properties numbers 4 and 5 Bluebell Walk and number 118 High Wych Road and fails to comply the requirements of Policy DES4 Section C of East Herts District Plan 2018."

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**3/22/2113/HH                    The Vine, 29 Hampton Gardens, CM21 0AN**

Garage conversion with side extension and single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/2339/HH                    19 Wheatley Close, CM21 0HS**

Part demolition of garage and conservatory and erection of a single storey rear extension incorporating two roof lanterns. Conversion of garage to habitable room including alterations of roof and replacing garage door with window. Proposed single storey rear extension. Hip to gable roof to create first floor incorporating seven roof lights. Infill of window on side elevation and insertion of new ground floor side window. External alterations, alterations to fenestration and removal of chimney

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/2371/HH                    4 Rowney Gardens, CM21 0AT**

Removal of single storey rear projection. Construction of single storey rear extension with flat roof, parapet and new roof lanterns. Alteration to the front elevation, including new gable roofs over the entrance and the garage. Infill of front entrance portico, replacement of pebble dashed render with silicate render and replacement of roof tiles. Alterations to fenestration

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 22/103                    PLANNING APPEALS**

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

Meeting Closed at 7.46pm