

# 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 20 November 2023** at 7.55pm.

#### Those present

Cllr Angus Parsad-Wyatt  
Cllr John Rider  
Cllr Steve Smith

Cllr Nathan Parsad-Wyatt  
Cllr Greg Rattey

*(ex-officio Cllr R Smith)*

In attendance – 24 Members of  
public & 1 press

#### P 23/94 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr R Buckmaster and approved [*prop Cllr A Parsad-Wyatt; secd Cllr Rattey*]

#### P 23/95 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Residents voiced their objections to late planning application 3/23/2062/FUL – 28 Knight Street, CM21 9AU, Agenda item P23/100. The committee agreed [*prop Cllr N Parsad-Wyatt; secd Cllr G Rattey*] to submit the following response to EHDC:-

Whilst we welcome plans for this building to be brought back into active use, we find the present application significantly deficient in several key areas.

Our concerns are as follows:

- **Parking Assessment:** The application fails to include a parking assessment, which is critical to understanding the impact on local parking.
- **Noise Pollution:** There is an absence of a noise impact assessment, leaving potential noise pollution issues unaddressed.
- **Anti-Social Behaviour:** The lack of an operational management plan does not assure us of measures to mitigate any anti-social behaviour that might arise.
- **Road Safety:** The proposal does not address road safety considerations which are paramount given the likely increase in traffic and pedestrian movement given the proximity to a Zebra crossing and local school.
- **Access/Serviceing:** The plans do not clarify how deliveries and servicing will be managed, which could lead to logistical issues.

- **Operational Hours & Capacity:** There is no clear understanding presented of the proposed hours of operation or capacity limits, limiting our ability to gauge the development's impact.
- **Waste Management Plan:** The absence of a waste management plan raises concerns about environmental management and sustainability.
- **Impact Assessment:** Overall, the application lacks a comprehensive impact assessment to evaluate the potential repercussions on the local community.
- **Community Consultation:** We find it surprising and disappointing that there has been no pre-application consultation with residents to clearly articulate what is being proposed.

Given the strength of feeling amongst those impacted by this proposal we object to this application in its current form. We strongly urge the applicant to consider withdrawing this application - engage in pre-application discussions with the local community, establish a transparent vision for the site, address the legitimate concerns raised and bring this building back into use.

**P 23/96      DECLARATIONS OF PECUNIARY INTEREST**

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

**P 23/97      MINUTES**

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

- 13 November 2023 (P010) [*prop Cllr G Rattey; secd Cllr A Parsad-Wyatt*]

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

**P 23/98      NEIGHBOURING DEVELOPMENTS**

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

**P 23/99      PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

**3/23/2103/FUL      34 London Road, CM21 9JS**

[Change of use from shop \(Class E\) to Sui Generis for use as hot food takeaway, with an external flue to the rear elevation](#)

**STC Comment:** Object on the basis we have insufficient information to consider application including proposed use and type of takeaway offered [*prop Cllr J Rider; secd Cllr S Smith*]

**P 23/100      LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 17 November 2023.

**3/23/1967/FUL      The Bullfields Centre, CM21 9EA**

Installation of 3 external heat pumps to the east elevation

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

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**3/23/2062/FUL            28 Knight Street, CM21 9AU**

Change of use from Class E use into Sui Generis to allow for Live entertainment with the sale of alcohol and Hot Food. Installation of 3 external signage

**STC Comment:** Please see Minute item P23/95 – Public Forum

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**P 23/101            PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/23/1423/FUL            Telephone Exchange, London Road, CM21 9JJ**

Retrospective creation of secure storage compound with 1 storage container (that will house equipment and materials in support of the local telecoms infrastructure network, such as excavation tools, ducting, fibre cable and man hole covers). The perimeter fence will be a heras galvanized metal fence with weighted plastic footings to the perimeter of the storage area.

**STC Comment:** No objection but encourage applicant to reassure neighbours in relation to views

**EHDC Decision:** Granted

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**3/23/1514/HH            2 Fair Green, CM21 9AG**

Erection of single storey side extension; single storey side infill extension; replacement roof to existing link building and partial garage conversion

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development by reason of its siting and unsympathetic design would be harmful to the character, appearance, setting and special architectural and historic interest of this building of the property, the locality and the Sawbridgeworth Conservation Area. The proposal would thereby be contrary to Policy HA1, HA4, HA7, DES4 and HOU11 of the East Herts District Plan 2018."

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**P 23/102            PLANNING APPEALS**

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

Meeting Closed at 8.25pm