

# 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 15 January 2024** at 7.30pm.

#### Those present

Cllr Angus Parsad-Wyatt  
Cllr John Rider

Cllr Nathan Parsad-Wyatt  
Cllr R Buckmaster

#### In attendance – 1 Members of public

#### P 23/103 APOLOGIES FOR ABSENCE

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

#### P 23/104 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee.  
None received

#### P 23/105 DECLARATIONS OF PECUNIARY INTEREST

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

#### P 23/106 MINUTES

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

- 20 November 2023 (P011) [*prop Cllr A Parsad-Wyatt; secd Cllr J Rider*]

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

#### P 23/107 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Mention was made to Wrenbridge development site and tenants for the new buildings would be operating soon. An approach to these tenants would be made to allow for an understanding to be gained in their operations and any impact this may have on the Town.

#### P23/108 DELEGATED POWERS

Report on comments made under delegated powers

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3/23/0076/HH

2 Pishiobury Drive, CM21 0AE

[Retrospective demolition of double garage and conservatory. Erection of single storey rear extension and two storey side extensions. Installation of 2 Juliette balconies to rear.](#)

[Construction of front porch. Alterations to fenestration. Proposed erection of balustrade and use of roof of single storey rear extension as a terrace](#)

**STC Comment:** No comment as already granted

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**3/23/1534/FUL**      **Land Between 136 and 130 Sheering Mill Lane**

[Erection of dwelling and shed with creation of access, landscaping and associated works including alterations to land levels](#)

**STC Comment:** No objection

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

[Installation of 3 externally illuminated fascia signs and non-illuminated projecting sign](#)

**STC Comment:** As previous comment, no objection to signage however urge that consideration is given to existing residents when positioning illuminated projecting signs

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

[Installation of 3 external heat pumps to the east elevation](#)

**STC Comment:** No objection

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**3/2/2029/FUL**      **The Bullfields Centre, Cutforth Road, CM21 9EA**

[Single storey extension and refurbishment of SYPRC \(Sawbridgeworth Young Peoples Recreational Centre\) to include external air conditioning units, new ground floor and first floor windows, new doors, alterations to external materials, new gate and fence, new hard landscaping, additional bicycle racks, EV charging points, photovoltaics to be added to the roof, Air Source Heat Pump condenser and enclosure, widening of existing pedestrian gate](#)

**STC Comment:** We welcome the continued improvements being made to the Bullfields Centre and strongly support this application

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**3/23/2176/HH**      **3 Blenheim Close, CM21 0BE**

[Erection of two storey front garage extension](#)

**STC Comment:** No objection

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**3/23/2185/LBC**      **28 Knight Street, CM21 9AT**

[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. Insertion of ground floor partition walls, flooring and kitchen prep area. Alterations to first floor WCs to include removal of bath. Relocation of sinks and insertion of toilets](#)

**STC Comment:** We have made substantive comments on the FULL application. In relation to this LBC application, we do not have enough information to assess the internal and external conservation impact and agree with comments made by the Conservation Officer at East Herts

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**3/23/2228/FUL**      **Coach House, Redricks Lane, CM21 0RL**

[Erection of a porch to an existing building and erection of outbuilding for air rifle range](#)

**STC Comment:** No objection

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**3/23/2246/HH**      **19 Yewlands, CM21 9NP**

[Demolition of porch. Erection of single storey front, rear and side extensions with alterations to fenestration](#)

**STC Comment:** No objection

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**3/23/2306/HH**                    **Dutton House, 1 Wallen Park, CM21 9FJ**  
[Erection of garden room with attached pergola/canopy, new retaining wall and steps, and associated hard landscaping](#)  
**STC Comment:** No objection

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**3/23/2346/HH**                    **20 Vantorts Road, CM21 0NB**  
[Removal of conservatory. Construction of single storey rear extension with rooflight. Alteration to side roof. Insert of 1 side rooflight to existing side roof slope, 1 side door and alteration to rear door](#)  
**STC Comment:** We can see the application has now been withdrawn

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**P 23/109**                    **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/2/2029/FUL**                    **The Bullfields Centre, Cutforth Road, CM21 9EA**

Note received from Planning Officer at EHDC: - Re-consultation letters were sent out yesterday following the submission of new plans which addressed some omissions and errors on the drawings. Further clarification has been provided relating to waste collection. A new noise assessment has been provided due to the incorrect document being provided when the application was submitted. There are no fundamental changes to the scheme which was originally submitted but there is some additional information.  
[Single storey extension and refurbishment of SYPRC \(Sawbridgeworth Young Peoples Recreational Centre\) to include external air conditioning units, new ground floor and first floor windows, new doors, alterations to external materials, new gate and fence, new hard landscaping, additional bicycle racks, EV charging points, photovoltaics to be added to the roof, Air Source Heat Pump condenser and enclosure, widening of existing pedestrian gate](#)  
**STC Comment:** No objection [*prop Cllr J Rider; secd Cllr N Parsad-Wyatt*]

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**3/23/2166/FUL**                    **Spellbrook Farm, London Road, CM23 4AX**  
[Retrospective conversion of existing barn into 4 dwellings. Erection of new boundary wall to existing farmhouse](#)  
**STC Comment:** Objecting, on the grounds of the restricted access to the site and supporting Highways observations. [*prop Cllr J Rider; secd Cllr N Parsad-Wyatt*]

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**3/23/2421/HH**                    **33 Wychford Drive Sawbridgeworth Hertfordshire CM21 0HA**  
[Proposed first floor side extension with hipped pitched roof \(over the existing single storey side projection\) and new vertical board timber fence to obscure the ground floor side projection brickwork, with planting trained through a trellis. The proposed extension to be cantilevered at the rear.](#)  
**STC Comment:** No objection, neighbours have been consulted and are supporting the application [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/23/2432/HH**                    **Bridge House, Spellbrook Lane East, CM23 4BA**  
[Erection of rear ground courtyard infill and partial garage conversion](#)  
**STC Comment:** No objection, [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/23/2438/FUL**                    **Craycombe, Parsonage Lane, CM21 0ND**  
*P12 Minutes 240115*

[Retrospective change of use of outbuildings from storage and workshop to \(class B2, B8 an E\) Change of side doors to windows. Installation of solar pv panels and side gate. Creation of porch entrance, rear and side patio areas. Associated parking, bin store area and landscape planting](#)

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

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**3/24/0028/HH 8 Walnut Tree Crescent, CM21 9EB**

[First floor side extension](#)

**STC Comment:** No objection but the committee will keep the application under review to assess neighbours views due to being a recent application. [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

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**P 23/110 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 15 January 2024.  
None received.

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**P 23/111 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/23/0076/HH 2 Pishiobury Drive, CM21 0AE**

Retrospective demolition of double garage and conservatory. Erection of single storey rear extension and two storey side extensions. Installation of 2 juliette balconies to rear. Construction of front porch. Alterations to fenestration. Proposed erection of balustrade and use of roof of single storey rear extension as a terrace

**STC Comment:** No objection

**EHDC Decision:** Granted

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**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

**EHDC Decision:** Granted

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**3/23/1841/HH 6 Honeymeade, CM21 0AR**

First floor rear extension including rear juliette balcony, raising of ridge height and installation of three roof lights. Removal of chimney. Front porch canopy

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed rear extension by reason of its flat roof design, size and scale would appear as an unduly bulky and dominant addition to the dwelling. As such the proposals would appear as an overly prominent feature within 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 development would therefore be harmful to the character and appearance of the site and surrounding street scene, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework 2023" & "Due to the inconsistent plans, the local planning authority cannot make an accurate or meaningful determination of the proposal contrary to the requirements of the Town and Country Planning Act (Development Management Order) 2015."

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

First floor side extension including new front, rear and side first floor windows

*P12 Minutes 240115*

**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/23/1866/FUL      Barn to North of Redricks Lane, Opp Redricks Farm CM21 0RL**  
Change of use of agricultural building to create 1, 4 bedroomed dwelling. Erection of side and rear extensions, external alterations, erection of air source heat pump and widening and alterations of entrance to create 3 parking bays and removal of existing eastern access.

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed scheme would constitute a re-use of a building, as well as a material change in the use of land. However, the proposal would harm the openness of the Green Belt, and result in encroachment into the countryside, contrary to paragraph 155 of the National Planning Policy Framework (2023). In addition, the proposed extensions by its size, scale, volume, siting and design, constitute inappropriate development and is by definition harmful to the openness of the Green Belt. No very special circumstances not other considerations have been identified to outweigh the harm to the Green Belt. Therefore, the proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018), and Section 13 of the National Planning Policy Framework (2023)" & "The proposed scheme would domesticate the appearance of the site and result in an incursion into the countryside. There would be an adverse impact upon the character and appearance of the site and the surrounding rural area. Therefore, the proposed development would be contrary to Policies DES2 and DES4 of the East Herts District Plan (2018), as well as Section 15 of the National Planning Policy Framework (2023)"

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**3/23/1894/HH      31 Vantorts Road, CM21 9NB**

Removal of front bay window, rear conservatory and outbuilding. Erection of part two storey, part single storey rear extension and single storey front extension. Alterations to roof form to incorporate hip to gable roof extensions and loft conversion incorporating rear dormer. Insertion of roof light windows to front and rear, additional windows to side elevations and alterations to fenestration and external materials

**STC Comment:** 5 votes for/1 against (Cllr R Buckmaster's objection noted). No objection

**EHDC Decision:** Refused. "The proposed raising of the roof ridge and hip to gable extension would relate poorly to the adjacent dwellings and would appear overly dominant within the street scene. This would have detrimental impact on the character and appearance of the surrounding area. The proposal would be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

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

Installation of 3 externally illuminated fascia signs and non-illuminated projecting sign

**STC Comment:** As previous comment, no objection to signage however urge that consideration is given to existing residents when positioning illuminated projecting signs

**EHDC Decision:** Granted

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## **P 23/112      PLANNING APPEALS**

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

Meeting Closed at 7.52pm