

# SAWBRIDGECWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 27 February 2023** at 8.25pm.

#### Those present

Cllr Angela Alder  
Cllr Fred Parr  
Cllr Greg Rattey

Cllr Craig Chester  
Cllr Nathan Parsad  
Cllr Angus Wyatt

#### In attendance:

C Hunt – Town Clerk  
J Sargant – Town Project Manager

L Dale – Planning Officer

Five members of public

#### **P 22/122 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. None received.

#### **P 22/123 PUBLIC FORUM**

To receive representations from members of the public on matters within the remit of the Planning Committee. Cllr Furnace was invited to the table to raise her concerns regarding Agenda item **P 22/126 – Neighbouring Developments – 3/23/0248/VAR**

#### **P 22/124 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 22/125 MINUTES**

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

- 13 February 2023 (P13) [*prop Cllr Wyatt; secd Cllr Parr*]

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

#### **P 22/126 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.

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#### **3/23/0248/VAR St James Way, Thorley**

[Approval of reserved matters for layout, scale, appearance and landscaping of 3/21/1749/VAR \(approved under outline planning 3/18/2253/OUT\) for E\(g\)\(ii\), E\(g\)\(iii\), B2 and B8 uses including servicing, landscaping, means of enclosure and associated works and infrastructure. Variation of condition 4 \(Servicing and Delivery Plan\) of planning permission: 3/22/0510/REM - Amending the wording of condition 4 to allow HGVs to travel to and from the South via all A class roads which link to the site.](#) (Appendix A)

STC unable to submit consultee comment as not within Sawbridgeworth parish.

Comments to be submitted Cllr Parsad as follows:- We object in the strongest possible terms to the amendment of this condition which was designed to protect Sawbridgeworth from increased pollution, increased traffic, and poorer air quality. If officers are minded to approve the amendment, we would strongly suggest they consider alternative wording to achieve a similar objective. Namely, to prevent Sawbridgeworth from an increase in HGVs

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**P 22/127 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/19/1045/OUT Land North of The Stort Valley and the A414 Gilston Herts**

[Outline planning with all matters reserved apart from external vehicular access for the redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; retirement homes and extra care facilities; provision for Gypsies and Travellers pitches/Travelling Showpeople plots; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site](#)

**STC Comment:** Defer comment to allow Cllr Eric Buckmaster to voice our views at the next Development Management Committee meeting [*prop Cllr Rattey; secd Cllr Chester*]

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**3/23/0193/FUL The Hailey Centre, Sayesbury Manor, CM21 9AN**

[Single storey rear extension](#)

**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Rattey – Chairman of the Hailey Centre, Cllr Angela Alder, did not vote on this particular matter*]

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**3/23/0291/HH 138 West Road, CM21 0BW**

[Erection of part single, part two storey side extension](#)

**STC Comment:** No objection [*prop Cllr Parsad; secd Cllr Chester*]

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**3/23/0314/HH &**

**3/23/0315/LBC The Cornmill, Burtons Mill, Mill Lane, CM21**

[Demolition of conservatory. Erection of a single storey rear extension](#)

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

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**P 22/128 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 24 February 2023.

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**3/23/0318/CUAPN Redricks Farm, Redricks Lane**

Change of use of an agricultural building to Class e(g)(i) office use

**STC Comment:** No objection [*prop Cllr Alder; secd Cllr Parr*]

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**P 22/129 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/22/1566/HH 10 Greenstead, CM21 9NY**

Single storey rear extension, removal of chimney, erection of new flue, install solar panels on front roof, insert new ground floor side windows, replacement and alterations to existing windows. Alterations to external stair to garage

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/2367/HH Rose Cottage, 32a Vantorts Road, CM21 9NB**

Single storey rear extension with rooflight windows

**STC Comment:** No objection

**EHDC Decision:** Granted

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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

**EHDC Decision:** Granted

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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

**EHDC Decision:** Granted

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**P 22/130 PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted.

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**Planning Appeal: Land Adjacent to the A1184 London Rd, Spellbrook**

**LPA Appeal Reference: 22/00106/REFUSE**

Installation of a new monopole 15 metre in height together with 3 equipment cabinets at the base of the column and ancillary development

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Meeting Closed at 9.05pm