

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
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MAYOR

Cllr Ruth Buckmaster

TOWN CLERK

Christopher Hunt Dip. CSMP®

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To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, Rider, S Smith

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 26 February 2024**, at the conclusion of the 7:30pm Town Council meeting, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk
20 February 2024

AGENDA

- P 23/131** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 23/132** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 23/133** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 23/134** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 12 February 2024 (P15)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 23/135** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments.
- P 23/136** **PLANNING APPLICATIONS RECEIVED FROM EHDC**
 To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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](#)

3/23/2062/FUL 28 Knight Street, CM21 9AT
[Partial 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 air source heat pump, erection of rear canopy, screen fence and external seating area](#)

3/23/2185/LBC 28 Knight Street, CM21 9AT
[Partial change of use from Class E use into Sui Generis to allow for live entertainment with the sale of alcohol and hot food. Insertion of partition walls, flooring, kitchen/prep area, stage, car and food storage area. Alterations to first floor W/Cs to include removal of bath, relocation of sinks and insertion of toilets. Installation of 3 external signage, new screen fence, acoustic works and erection of rear canopy](#)

3/24/0142/FUL & 28 Knight Street, CM21 9AT
3/24/0143/LBC
[Repair works to the flat roof over first floor level and exposure of chimney at ground floor level only to north wall](#)

3/24/0246/HH 6 Honeymeade, CM21 0AR
[Loft conversion with hip to gable roof extensions, 2 front facing rooflight windows and rear dormer incorporating a first floor rear door. Rear balcony to be created above the existing single storey rear projection and new handrail installed. Single storey front extension. Solar panels relocated to single storey rear projection flat roof](#)

3/24/0272/HH The Old Malt House, Knight Street, CM21 9AX
[Demolition of outbuilding and erection of replacement garden studio](#)

3/24/0290/HH 13 Elmwood, CM21 9NL
[Erection of second storey front extension above porch](#)

3/24/0223/FUL 8a Bell Street, CM21 9AN
[First floor door and windows replacement, installation of solar panels on the roof](#)

3/24/0313/HH 2 Rowney Gardens, CM21 0AT
[Demolition of garage/side extension; erection of two-storey side and rear extensions; Juliet balcony to first floor rear elevation; front porch extension and alterations to fenestration](#)

P 23/137 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 February 2024

3/23/2029/FUL The Bullfields Centre, Cutforth Road, CM21 9EA

Single storey extension and refurbishment of SYPRC (Sawbridgeworth Young People's 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

EHDC Decision: Granted

3/23/2421/HH 33 Wychford Drive, 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.

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, and siting against the pavement edge, alongside its prominent location on a corner plot, would add considerable bulk and mass to the site and would dominate the application dwelling and street scene. The proposal would fail to achieve a high standard of design, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework 2023."

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

EHDC Decision: Refused. "The proposed development constitutes inappropriate development in the Metropolitan Green Belt and other harm is identified in respect of loss of openness. Other considerations have not been identified that would clearly outweigh the harm by reason of inappropriateness, and the harm to openness and the countryside so as to constitute very special circumstances. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework."

Plans are no longer available in the Council Office for inspection.
They are available on-line on the East Herts District Council web-site.

Members of the public and press are cordially invited to attend all meetings of the Council and its committees.