

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 26 February 2024** at 8.25pm.

Those present

Cllr R Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr John Rider

Cllr Angus Parsad-Wyatt
Cllr Simon Penney
Cllr Steve Smith

In attendance – 40 Members of
public & 1 press
Cllrs E Buckmaster, Furnace, Rattey
& R Smith
Chris Hunt - Town Clerk
Jo Sargant - Town Projects Manager

P 23/131 APOLOGIES FOR ABSENCE

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

P 23/132 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Members of the public voiced their concerns re proposed change of use to 28 Knight Street. Their main points were lack of information around proposed opening hours, licencing issues, noise and parking. The lease-holder was also in attendance to offer further information & assurances. See Agenda item 23/136 for the committee's response to this application. Members of the public also raised concerns regarding proposed traffic travelling through Sawbridgeworth from the Wrenbridge site.

P 23/133 DECLARATIONS OF PECUNIARY INTEREST

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

P 23/134 MINUTES

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

- 12 February 2024 (P014) [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

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

P 23/135 NEIGHBOURING DEVELOPMENTS

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

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](#)
STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr S Smith*]

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](#)
STC Comment: Once again, we re-iterate our view that we want to see this building brought back into use and welcome investment into the town. However, as on the original application we find the present application continues to be deficient in several key areas. The recent amendments submitted by the applicant, leave significant issues unaddressed.

Our primary concerns are the following:

Parking Assessment: The revised application still lacks a parking assessment, leaving unresolved issues related to the impact on local parking facilities. This omission suggests an inadequate plan for managing the expected increase in vehicle traffic.

Noise Pollution: While a Noise Impact Assessment has been submitted, it fails to consider all potential noise sources such as outdoor seating and the Air Source Heat Pump, kitchens, servicing activities, and first-floor toilets. It also neglects the close proximity of sensitive receptors, including a Grade II listed building. Key guidelines on assessing noise from pubs and clubs are ignored, leading to underestimation of noise levels. Predicted noise levels are compared against an artificially high baseline noise level and some of the proposed mitigations are deemed impractical for a live music venue.

Anti-Social Behaviour: The absence of an operational management plan does not provide confidence that anti-social behaviour will be effectively mitigated.

Road Safety: There is no new information addressing road safety, particularly in relation to the increased traffic and pedestrian movement near a Zebra crossing and local school.

Access/Serviceing: The application does not clarify how deliveries and servicing will be managed, potentially leading to logistical challenges.

Waste Management Plan: The proposed bottle bin in the rear is likely to cause additional noise disturbance post-closing, which has not been adequately addressed.

Impact Assessment: The application lacks a comprehensive impact assessment, necessary for evaluating the full repercussions on the local community.

Operational Hours & Capacity: The intention to pursue a 1am operating license could result in further disruption, which seems incompatible with the character of the surrounding area and we have been given no information on capacity.

Community Consultation: There has been no significant effort to engage in pre-application discussions with local residents to discuss the proposed changes.

In light of these issues, we strongly object to the application in its current state.

We strongly recommend that the applicant withdraws this application, engages in meaningful discussions with the local community, and works collaboratively to address these legitimate concerns.

While we all want to see this building brought back into use, it is imperative that any redevelopment of this site is sympathetic to the character and needs of the local area, and that it enhances rather than detracts from the living conditions of nearby residents. *[prop Cllr A Parsad-Wyatt; secd Cllr J Rider]*

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](#)

STC Comment: LBC noted – No comment.

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](#)

STC Comment: No objection *[prop Cllr R Buckmaster; secd Cllr Rider]*

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](#)

STC Comment: No objection *[prop Cllr Rider; secd Cllr S Smith]*

3/24/0272/HH **The Old Malt House, Knight Street, CM21 9AX**

[Demolition of outbuilding and erection of replacement garden studio](#)

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

3/24/0290/HH **13 Elmwood, CM21 9NL**

[Erection of second storey front extension above porch](#)

STC Comment: No objection in principle provided there are no sunlight/daylight implications for neighbouring properties *[prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster]*

3/24/0223/FUL **8a Bell Street, CM21 9AN**

[First floor door and windows replacement, installation of solar panels on the roof](#)

STC Comment: No objection *[prop Cllr R Buckmaster; secd Cllr J Rider]*

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](#)

STC Comment: No objection in principle provided scale & design are considered acceptable [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

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.
None received.

3/24/0298/HH **18 Falconers Park, CM21 0AU**
Single storey rear/side extension to replace the covered terrace, and a front porch extension

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

3/24/0197/HH **131 West Road, CM21 0BW**

Single storey front extension

STC Comment: No objection provided sufficient driveway is maintained [*prop Cllr R Smith; secd Cllr R Buckmaster*]

3/23/0542/HH **16 Pishiobury Drive, CM21 0AE**

Installation of Air Source Heat pump and additional solar PV panels

STC Comment: No objection in principle. Support a more sustainable form of energy provision provided it is not disruptive to neighbouring properties [*prop Cllr A Parsad-Wyatt; secd Cllr S Penney*]

P 23/129 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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.”

P 23/130 **PLANNING APPEALS**

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

Meeting Closed at 9.21pm