

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 27 March 2023** at 8.05pm.

Those present

Cllr Craig Chester
Cllr Greg Rattey

Cllr Nathan Parsad
Cllr Angus Wyatt

In attendance:

L Dale – Planning Officer

- P 22/140 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. Apologies received from Cllrs Alder & Parr and approved.
- P 22/141 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 22/142 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 22/143 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
 - 13 March 2023 (P15) [*prop Cllr Parsad; secd Cllr Wyatt*]
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 22/144 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. There were none.
- P 22/145 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/23/0163/FUL Primrose Cottage Farm Caravan Site, High Wych Road, CM21
[Change of use of land to provide 1 pitch of up to 4 caravans for the Travelling community to reside on the land and ancillary works](#)

STC Comment: Objection – Unacceptable development on greenland. Support objections of neighbouring properties [*prop Cllr Rattey; secd Cllr Chester*]

3/23/0395/HH 33 Yewlands, CM21 9NP

[Creation of driveway to rear with insertion of gates](#)

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

3/23/0401/FUL Sawbridgeworth Memorial Hall, The Forebury

[Erect a first floor rear and side extension and a ground floor rear infill extension. New first floor rear and side windows](#)

STC Comment: No objection. We support the continued expansion of the Memorial Hall however urge applicant to address issues of overlooking neighbouring properties by the use of innovative means such as frosted/obscured glass or screening plants/trees [*prop Cllr Chester; secd Cllr Wyatt*]

3/23/0451/HH Dower House, 17a Knight Street, CM21 9AT

[Demolition of existing roof. Raising roof and chimney height through mansard loft conversion and extension, insertion of three dormer to front elevation and two dormers to rear elevation. Insertion of window to first floor rear elevation and 1 window to second side elevation. Rear single storey extension with lantern roof light. Alterations to fenestration](#)

STC Comment: No objection however we urge EHDC to assess whether this is overdevelopment of the site given the concerns of neighbouring residents and to consider if the bulk/mass/overlooking issues are acceptable on this site [*prop Cllr Wyatt; secd Cllr Chester*]

3/23/0461/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. – Variation of conditions 4 \(Roofing materials\), 7 \(on site vehicular areas surface\) and 8 \(details of landscaping\) of planning permission: 3/22/2500/VAR – Amend wording of conditions to provide information for plot 1 only. Details of plot 2 to be provided separately for these 3 conditions](#)

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

3/23/0474/HH 9 Rushfield, CM21 9NF

[Single storey rear extension, garage conversion, replace garage door with front window and brickwork, 1 new ground floor side door](#)

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

3/23/0532/HH 20 Cambridge Road, CM21 9BS

[Demolition of conservatory. Removal of two chimneys. Erection of a single storey side and rear extension, incorporating a rear roof lantern and garage conversion into habitable room](#)

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

P 22/146 LATE PLANNING APPLICATIONS

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

3/23/0367/OUT Carmentica Cattery & Kennel, Highbank, Spellbrook

Outline planning with all matters reserved for the demolition of bungalow, cattery, kennels and outbuildings. Erection of 4 chalet bungalows with associated landscaping, parking and access

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

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

Installation of Air Source Heat pump and additional solar PV panels

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

P 22/147 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/22/2626/HH 3 Newton Drive, CM21 9HE

Demolition of detached garage, shed and front porch. Erection of two-storey side extension. Erection of single storey front and rear extensions, incorporating 5 rear velux rooflight windows

STC Comment: No objection

EHDC Decision: Granted

3/23/0072/HH 2 Roseacres, CM21 0BU

Part removal of single storey side projection and removal of boundary brick wall. Construction of first floor side extension with two storey side extensions attached, incorporating a first floor rear facing terrace, single storey rear extension, front porch extension, new pitched roof and external wall to side projection with a velux rooflight window. New cedar weatherboard cladding to be fitted. New timber fence.

STC Comment: No objection

EHDC Decision: Granted

3/23/0121/COMP 35-37 Bell Street, CM21 9AR

Change of use from Class E to Class C3 for three 1-bed residential apartments with partial retention of existing ground floor commercial space

STC Comment: No objection. Welcome the retention of retail space at ground floor

EHDC Decision: Granted

P 22/148 PLANNING APPEALS

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

Meeting Closed at 8.19pm