

# 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 17 April 2023** at 7:30pm.

#### Those present

Cllr Craig Chester  
Cllr Greg Rattey  
Cllr Fred Parr

Cllr Nathan Parsad  
Cllr Angus Wyatt

#### In attendance:

Christopher Hunt – Clerk  
As members of the public  
Cllr Annelise Furnace  
Cllr Eric Buckmaster  
Cllr Ruth Buckmaster

#### **P 22/149 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received from Cllrs Alder approved.

#### **P 22/150 PUBLIC FORUM**

To receive representations from members of the public on matters within the remit of the Planning Committee.

- Cllr Furnace asked regarding an update on Wrenbridge and the appeal to allow HGV's to travel South through Sawbridgeworth. Cllr Parsad explained that the condition is being appealed as unlawful and will be examined by an independent inspector to adjudicate. This process does not allow for elected members to have any input.

#### **P 22/151 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 22/152 MINUTES**

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

- 27th March 2023 (P16) [*prop Cllr Wyatt; secd Cllr Rattey*]

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

#### **P 22/153 NEIGHBOURING DEVELOPMENTS**

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

#### **P 22/154 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/22/1330/VAR**      **7 Pishiobury Drive, CM21**  
Demolition of existing house. Construction of one 2 storey detached house with basement, 2 rear dormer windows and 2 balconies to rear first floor, together with the erection of a detached garage. Variation of condition 2 (approved plans) of planning permission: 3/21/0893/FUL - Removal of external steps to basement. Increase size of front porch. Amendments to windows and doors. New windows and doors. Removal of handrail from balcony railing to become frameless glazed balcony. Alterations to garage.  
**STC Comment:** No Objection [prop Cllr Chester; secd Cllr Rattey]

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**3/23/0569/FUL**      **Rose Cottage, Redricks Lane, CM21 ORL**  
Proposed extension to create an additional two bedroom dwelling, and alterations to include new window to south elevation, rooflight windows, EV charger and solar panels  
**STC Comment:** No Objection [prop Cllr Wyatt; secd Cllr Chester]

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**3/23/0474/HH**      **9 Rushfield, CM21**  
Single storey rear extension incorporating 2no. rooflights, garage conversion, replace garage door with front window and brickwork, 1 new ground floor side door. Infilling of doorway  
**STC Comment:** No Objection [prop Cllr Parsad; secd Cllr Rattey]

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**3/23/0612/ARPN**      **Barn to the North of Redricks Lane, Opposite Redricks Farm**  
Change of use of an agricultural building to use class C3 for 1 dwelling with external alterations  
**STC Comment:** No Objection [prop Cllr Parsad; secd Cllr Wyatt]

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**3/23/0635/HH**      **16 Blenheim Close, CM21 OBE**  
Single storey rear infill extension, garage conversion and replace garage doors with windows and brick wall, new canopy entrance roof, alteration to the rear dormer and addition of 1 rear dormer window, changes to elevations and ground floor fenestration  
**STC Comment:** No objection to the principle of the extension but would urge the applicant to engage with the resident most impacted and resolve any concerns-particularly relating to any loss of light/privacy”  
[prop Cllr Parsad; secd Cllr Wyatt]

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**3/23/0655/HH**      **3 Burnside, CM21 OEP**  
Garage conversion with insertion window to replace garage door, raised roof line and insertion of 2 roof light windows  
**STC Comment:** No Objection [prop Cllr Chester; secd Cllr Wyatt]

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**P 22/155**      **LATE PLANNING APPLICATIONS**

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

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**3/22/0244/REM 4 High Wych Road, CM21 0AZ**

Approval of reserved matters relating to appearance and scale for planning approval 3/21/0926/OUT (Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout)

**STC Comment:** No objection.

**EHDC Decision:** Granted Approval of Details.

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**3/22/0581/VAR 38 Bell Street, CM21 9AN**

Regularisation for the erection of canopy and erection of 3 lights. Variation of condition 3 (Use of Canopy) of planning permission 3/21/1323/FUL. The effect of the proposed change will alter the wording of condition 3 from – There shall be no use of the canopy area hereby approved after 23:00 hours on anyday, and there shall be no live or recorded entertainment permitted in the rear garden area said area after 21:00 hours on any day – To: There shall be no use of the canopy area hereby approved after 23:00 hours on any day, and there shall be no live or recorded entertainment permitted in the rear garden area said area after 23:00 hours on any day

**STC Comment:** No objection.

**EHDC Decision:** Refused. “The proposal fails to address, consider or minimise the cumulative impact of noise on the surrounding environment contrary to Policy EQ2 of the East Herts District Plan 2018.” & “The nature of playing music in the garden of the premises, which is situated in a built up area, without providing any acoustic mitigation is detrimental to the residential amenity of occupiers of neighbouring properties and therefore contrary to Policies DES3 and EQ3 of the East Herts District Plan 2018.”

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**3/23/0104/HH 12 East Drive, CM21 9EU**

Removal of chimney. Demolition of rear extension. Erection of single storey rear extension. Raising of roof pitch for loft conversion. Installation of a rear dormer, front and rear rooflights. Alterations to front and side elevations

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/23/0128/HH Corner House, 19 Vantorts Road, CM21 9AH**

Replacement of garage with two storey garage, incorporating window to front

**STC Comment:** No objection.

**EHDC Decision:** Refused. “The proposed development by reason of its mass, bulk, scale and design fails to enhance or preserve the significance of Sawbridgeworth Conservation Area; and due to its location amongst a cluster of Grade II Listed Buildings will have a harmful impact on the character and appearance of the locality. The proposal therefore will not comply with Policies DES4, HA1 and HA7 of East Herts District Plan 2018 and the Sawbridgeworth Conservation Area Appraisal and fails to respect their requirements.” & “Insufficient information has been provided to demonstrate that the proposals will not have an adverse impact on highway safety in accordance with policy TRA2 of the East Herts District Plan 2018.”

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**3/23/0137/HH            51 Sayesbury Road, CM21 0EB**

Demolition of existing garage, porch and side lean-to. Erection of porch, part single storey and part two storey side extension, 1<sup>st</sup> floor rear extension, two storey rear extension. Insertion rooflights and velux rooflights to main roof. Juliet balcony to rear

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/23/0141/HH            Inglis, Spellbrook Lane West, Spellbrook, CM23 4AY**

Erection of single storey side extension, part front infill extension and hipped door canopy. Alterations to fenestration and installation of 8 sun tunnels to roof

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, nor have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework 2021."

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**3/23/0198/HH            2 Parkway, CM21 9NR**

Change of garage roof structure from flat to sloping and cement board cladding to areas of front elevation

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/23/0254/ASDPN    5A Bluebell Walk, CM21 0JQ**

Addition of one storey to dwelling

**STC Comment:** We urge EHDC to consider objection from neighbouring property to ensure scale of this proposed development is acceptable

**EHDC Decision:** Prior Approval is Required and Refused

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**3/23/0318/CUAPN    Redricks Farm, Redricks Lane, CM21 0RL**

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

**STC Comment:** No objection.

**EHDC Decision:** Prior Approval is Required and Granted subject to conditions

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**P 22/157            PLANNING APPEALS**

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

Meeting Closed at 7.51pm