

# 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®

To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, S Penney, 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 15 April 2024**, at 7:30pm, to transact the business as set out in the agenda below.

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

Town Clerk  
9 April 2024

## AGENDA

- P 23/158**      **APOLOGIES FOR ABSENCE**  
[👏]              To receive and approve any apologies for absence
- P 23/159**      **PUBLIC FORUM**  
                    To receive representations from members of the public on matters within the remit of the Planning Committee
- P 23/160**      **DECLARATIONS OF PECUNIARY INTEREST**  
                    To receive any Declarations of Interest by Members
- P 23/161**      **MINUTES**  
                    To approve as a correct record the minutes of the Meeting held on:  
                    • 25 March 2024 (P17)  
  
                    To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 23/162**      **NEIGHBOURING DEVELOPMENTS**  
                    To report & receive updates on proposed neighbouring developments.
- P 23/163**      **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
                    To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/23/2228/FUL Coach House, Redricks Lane**  
Change of use of grassed area to an outdoor air rifle range (use class: sui generis), together with the erection of an outbuilding for the air rifle range and alterations to an existing building, including addition of a porch extension

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**3/23/1330/FUL & (3/23/1331/LBC) The Three Horseshoes, Spellbrook Lane East**  
(Internal alterations including repositioning of bar servery and lowering floor in part of front section of pub, removal of existing floor finishes, laying of new finishes underpinning of external walls, removal of partition walls and install new partition walls and doors). External building repairs including replacement of windows. Removal of extract system and install new extract system on the roof. Removal of shed. New external fridge and freezer storage units within the back of house yard area connected to the pub with a covered walkway and installation of new door. Replacement fencing around yard area. Formalisation of eastern end of car park and renewal of part existing car park surfacing in block paving and loose gravel, install 4 electric vehicle charging points. External landscaping including new hard surfacing, raised planting and planted beds. Install timber pergola, fixed external seating areas and green oak timber arches with climbing plants

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**3/24/0468/LBC 33 Knight Street, CM21 9AX**  
External repairs to chimney stacks, pitched and flat roof coverings and leadwork detailing, soffits, fascia and bargeboards, weatherboarding, brickwork, render, stone sills, windows, doors, rainwater goods, metalwork and pavement lights; redecorations to all previously painted surfaces and renewing of silicone sealant to window and door frame joints; replacement of rear external flat door, external emergency lighting door entry system and bin storage enclosure

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**3/24/0473/LBC 37 Knight Street, CM21**  
External repairs to pitched roof coverings and leadwork detailing, soffits, fascia and bargeboards, rear coping stone joints, brickwork, render, stone sills, windows, doors, rainwater goods and metalwork; redecoration to all previously painted surfaces and renewing of silicone sealant to window and door frame joints; replacement of front plastic guttering

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**3/24/0506/HH Bridge House, Spellbrook Lane East, CM23 4BA**  
Erection of rear ground courtyard infill and roof lantern and partial garage conversion

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**3/24/0555/LBC & 3/24/0556/FUL George Fourth, Knight Street, CM21 9AT**  
Improvements to the existing pergola, construction of a new pergola, external alterations to remove 1 door and replace with a window and remove the garage door and replace with timber French patio doors

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**3/24/0576/FUL &  
(3/24/0577/LBC)**

**Sawbridgeworth Congregational Church, London Road,  
CM21 9EH**

Demolition of side extension and removal of external steps. Erection of a part two storey part single storey side extension with glass link infill incorporating rooflights and solar panels. Refurbishment works to church buildings and external works alterations to include parking area to include widening of access, creation of external play area and landscaping (Internal alterations to include removal of pews, removal of organ console, dais and pulpit a replacement heating system and creation of new door in modified window opening. Removal of hall screens, panelling, replacement of balcony balustrades and baptismal pool, installation of secondary glazing and al and replacement of lighting. External alterations include the replacement or refurbishment of select external doors)

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**3/24/0591/HH                    32 Parkway, CM21 9NR**

Removal of front fence. Erection of two storey front extension

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**P 23/164                    LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 April 2024

**P 23/165                    PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/23/1534/FUL                    Land Between 136 and 130 Sheering Mill Lane, CM21 9ND**

Erection of dwelling and shed with creation of access, landscaping and associated works including alterations to land levels

**STC Comment:** No objection

**EHDC Decision:** Granted

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**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

**EHDC Decision:** Refused. "The proposed Air Source Heat Pump is predicted to exceed the East Herts District Council's noise criteria (25db) for residential area in this part of Sawbridgeworth, which would be detrimental to the amenity of the occupiers of No. 18 Pishiobury Drive. It is therefore considered that the proposal would have an unacceptable impact upon neighbouring amenity and fail to comply with Policies EQ2 and DES4 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework 2023."

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**3/24/0142/FUL &**

**3/24/0143/LBC                    28 Knight Street, CM21 9AT**

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 & No comment

**EHDC Decision:** Granted

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**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

**EHDC Decision:** Granted

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**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

**EHDC Decision:** Granted

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**P 23/166            PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

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.