

# 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 24 April 2023** at 8.20pm.

#### Those present

Cllr Craig Chester  
Cllr Fred Parr  
Cllr Angus Wyatt

Cllr Nathan Parsad  
Cllr Greg Rattey

#### In attendance:

C Hunt – Town Clerk  
J Sargant – Town Project Manager  
L Dale – Planning Officer

5 members of public

- P 22/158      APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. Apologies received from Cllr Alder and approved.
- P 22/159      PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. Cllr Furnace raised concerns regarding Agenda item **P22/163 – 3/23/0680/FUL** – Anglian House, West Road.
- P 22/160      DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 22/161      MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 17 April 2023 (P17) – Approved following the correction of meeting date – highlighted by Cllr Parr [*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 22/162      NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments. There were none.
- P 22/163      PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/23/0587/FUL            24 Pishiobury Drive**

Demolition of existing dwelling and erection of two 4 bedroom detached dwellings  
**STC Comment:** No objection [*prop Cllr Parsad; secd Cllr Chester*]

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**3/23/0680/FUL            Anglian House, West Road**

Change of use of the ground floor from mixed use retail/commercial unit (Class E/Sui Generis) to hot food takeaway (Sui Generis). Installation of external plant, ventilation and extraction equipment and minor external alterations

**STC Comment:** Objection - We STRONGLY object to this change of use application on the following grounds:

- **Principle of Change of Use** - There is a great deal of difference between a fast-food outlet and an ordinary retail unit serving customers 9-5. There is no doubt that this would be a significant intensification of customers, staff and journeys that were never envisaged for this location. It sits outside the main Sawbridgeworth Town Centre and would be out of place for a junction that is surrounded by predominately residential uses and a generally 9-5 businesses.
  - **Impact on Residential Amenity** - The site is surrounded by residents and has residents living above. The planning statement and associated material says Noise Impact Assessment put the level of increase at an acceptable level. It also focuses on the impact of cooking odours saying these will be mitigated. We believe that the assessment fails to adequately chart an increase in customers waiting for pizza making noise, the potential rises in gatherings for anti-social behaviour and the fact that right now - the shop closes at normal business hour and therefore there is no noise, footfall is low and doesn't have many customers coming in and out on a daily basis. There will clearly be an increase in noise, traffic, visitors, potentially anti-social behaviour, and this has an unacceptable impact on residential amenity.
  - **Impact on Highways & Parking** - The junction is a busy pedestrian crossing. The coming and going of delivery vehicles / mopeds until late into the evening will be noisy and disruptive. The Transport Assessment makes a number of faulty assumptions. People will NOT walk from across town to make collections as is assumed, the existing parking restrictions do NOT stop people from parking antisocially and dangerously to visit other establishments in the area, the suggestion that the site has five car parking spaces seems ambitious based on the drawings and therefore insufficient for staff, customer and delivery vehicle use and it is ridiculous to suggest that the traffic generated will be similar to the current retail use.
  - We also consider the pollution impact to be unacceptable and the fact this would be located on a walking route for school children would encourage unhealthy fast food choices [*prop Cllr Wyatt; secd Cllr Rattey*]
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**P 22/164            LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 April 2023.

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**3/23/0561/FUL            24 Church Walk, CM21 9BJ**

Demolition of dwelling and erection of replacement 4 bedroomed dwelling incorporating rear solar panels and side air source heat pump, and associated landscaping

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

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**3/23/0718/FUL            The Colt, Redricks Lane, CM21 0RL**  
Construction of a single dwellinghouse, access and associated works  
**STC Comment:** No objection [*prop Cllr Parsad; secd Cllr Rattey*]

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**P 22/165            PLANNING DECISIONS MADE BY EHDC**  
To receive Planning Decisions from EHDC.

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**3/23/0291/HH            138 West Road**  
Erection of part single, part two storey side extension.  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposed development by reason of its size and scale would, cumulatively with the dwelling's previous extensions, result in a disproportionate addition to the original building and would amount to inappropriate development in the Green Belt. The proposal would also result in further harm by loss of openness. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and other harm. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework" & "The proposed development, by reason of its size, scale, siting and design would appear as a bulky and unsympathetic and unduly prominent addition to the host dwelling and would unbalance the pair of semi-detached properties of which it is a part and would be harmful to the character and appearance of the dwelling and the street scene. The proposal is thereby contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

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**3/23/0193/FUL            The Hailey Day Centre, Sayesbury Manor Bell Street**  
Single storey rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/2403/FUL            35 - 37 Bell Street**  
Change of use from Class E to Class C3 to form 3 residential units. First floor rear extension. Alterations to ground and first floor rear fenestrations. Partial retention of existing frontage ground floor commercial space.  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/23/0383/PNH            34 Church Walk**  
Single storey rear extension: Depth 4.00 metres, Maximum height 3.66 metres, Eaves height 2.40 metres.  
**STC Comment:** No objection  
**EHDC Decision:** Prior approval is not required

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**3/23/0318/CUAPN        Redricks Farm, Redricks Lane**  
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 22/166      PLANNING APPEALS**

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

Meeting Closed at 8.36pm