

# 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 15 April 2024** at 7.30pm.

#### Those present

Cllr Ruth Buckmaster  
Cllr Nathan Parsad-Wyatt  
Cllr John Rider

Cllr Angus Parsad-Wyatt  
Cllr Simon Penney

#### In attendance

Christopher Hunt – Town Clerk  
Lisa Dale – Planning Officer

#### 14 Members of Public

#### P 23/158 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr S Smith and approved [*prop Cllr A Parsad-Wyatt; secd Cllr Rider*]

#### P 23/159 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Members of public raised their concerns regarding Agenda item 23/163 – Planning Application - 3/24/0576/FUL - Sawbridgeworth Congregational Church. Particular concerns regarding close proximity to immediate properties, parking, noise impact, hedge removal & loss of privacy. See STC comment/response to EHDC as proposed by Cllr N Parsad-Wyatt. Member of public also raised concerns about application discussed at last meeting (P17 240325) 3/24/0495/HH - 5a Bluebell Walk, CM21 0JQ. Objections passed to Town Clerk for forwarding to EHDC.

#### P 23/160 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. Cllr R Buckmaster declared non-pecuniary interest in the Sawbridgeworth Congregational Church application – volunteer at Make Lunch & Community Shop. Cllr Rider declared he had taken part in a walk organised by the Historical Society to raise funds for the same application.

#### P 23/161 MINUTES

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

- 25 March 2024 (P017) [*prop Cllr R Buckmaster; secd Cllr J Rider*]

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

**P 23/162 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. 28 Knight Street, CM21 9AT (3/23/2062/FUL). Cllr A Parsad-Wyatt informed committee that EHDC has urged applicant to withdraw this application and address concerns that have been raised. If this is not carried out EHDC would recommend refusal. Cllr Rider asked Town Clerk to write to EHDC to see if anything could be done retrospectively re the management of premises/parking at the recently granted application – 34 London Road – Kebab Shop.

**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

**STC Comment:** Objection. Noise pollution, safety issues due to proximity of road & insufficient information as to what specific guns would be used. Support Environmental Health's recommendation [*prop Cllr Penney; secd Cllr R Buckmaster*]

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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

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

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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

**STC Comment:** LBC – No comment.

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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

**STC Comment:** LBC – No comment.

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

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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](#)  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr J Rider*]

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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 \(Internal alterations to include removal of pews, removal of organ console, dais and pulpit a replacement heating system and creation of new door in modified window opening. Removal of hall screens, panelling, replacement of balcony balustrades and baptismal pool, installation of secondary glazing and al and replacement of lighting. External alterations include the replacement or refurbishment of select external doors\)](#)  
**STC Comment:** We welcome the investment into the church and the valuable contribution made to the Sawbridgeworth community. However, we are concerned by a number of comments raised by nearby residents relating to: Parking, Accessibility, Construction, Safety, Clarity of uses, nearby residential privacy and consistency in some of the document submitted as part of the application. We would urge the applicant to discuss these concerns with nearby residents on Maylins Drive ahead of any works. We have also received a number of individual representations directly to the Town Council from local residents which we will be sending on for detailed consideration by you as the local planning authority [*prop Cllr A Parsad-Wyatt; secd Cllr N Parsad-Wyatt*]

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**3/24/0591/HH**                      **32 Parkway, CM21 9NR**  
[Removal of front fence. Erection of two storey front extension](#)  
**STC Comment:** No objection provided EHDC consider it appropriate and neighbours amenity is protected [*prop Cllr R Buckmaster; secd Cllr S Penney*]

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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.

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**3/24/0642/HH**                      **1 Brookfields, CM21 0EJ**  
Erection of single storey front extension and forming first floor accommodation within raised replacement roof incorporating first floor rear and side windows and 3 front facing dormers. New set of French doors to replace the side sliding doors.  
**STC Comment:** No objection however regret loss of bungalow dwelling [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/0680/HH**                      **8 Church Crescent, CM21 9BH**  
Demolition of single storey side extension. Erection of a two storey side extension with dormer window and rooflight. Insertion of rooflight  
**STC Comment:** No objection [*prop Cllr R Buckmaster secd Cllr Penney*]

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**3/24/0684/HH**                      **Redricks, Hampton Gardens, CM21 0AN**  
Demolition of garage. Erection of a two storey side extension, single storey rear extension incorporating roof lantern. Reconfiguration of front door with creation of open porch with balcony above. Insertion of door at first floor with external alterations to all elevation. Erection of double garage  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**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. There were none.

Meeting Closed at 8.26pm