

# 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 16 September 2024** at 7.00pm.

#### Those present

**Cllr Ruth Buckmaster**  
**Cllr Nathan Parsad-Wyatt**  
**Cllr John Rider**  
**(Cllrs Reece Smith Ex-officio)**

**Cllr Angus Parsad-Wyatt**  
**Cllr Simon Penney**  
**Cllr Steve Smith**

In attendance:

C Hunt – Town Clerk  
L Dale – Planning Officer  
Cllr E Buckmaster

- P 24/48      APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. None received – all present
- P 24/49      PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 24/50      DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 24/51      MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
  - 22 July 2024 (P05) [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 24/52      NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments. Cllr Angus Parsad-Wyatt updated members on the proposed development of 28 Knight Street.

**3/24/1446/HH**                      **39 Cambridge Road, CM21 9JP**

[Erection of side window dormer to match existing. Insertion of roof light window and change of roof material](#)

**STC Comment:** *No objection*

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**3/24/1148/HH**                      **Inglis, Spellbrook Lane West**

[Demolition of conservatory, rear bay window, bedroom 4 and adjoining bathroom; erection of single storey side extension incorporating an annexe; front infill extension; alterations to garage roof, fenestration and openings; alterations to roof tiles; and installation of sun tunnels to roof \(part retrospective\)](#)

**STC Comment:** *No objection*

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**3/24/1178/HH**                      **The Dormers, Bonks Hill, CM21 9HU**

[Removal of 1 front facing former. Construction of two storey side extension with a partial two storey front extension. Demolition and rebuilding of front porch. New first floor rear facing Juliet balcony. Changes to the external materials of the house](#)

**STC Comment:** *No objection*

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**3/24/1247/LBC**                      **Former Barclays Bank, 28 Knight Street, CM21 9AU**

[Reinstatement and services upgrade to existing first floor offices and toilets](#)

**STC Comment:** *Application withdrawn*

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**3/24/1254/FUL**                      **31 Vantorts Road, CM21 9NB**

[Removal of dwelling and outbuilding. Construction of sustainable new build dwelling](#)

**STC Comment:** *Concerned about design and construction impact on neighbouring properties. Officers should be reassured that impacts can be mitigated – Cllr Rider requested an additional comment be made to EHDC;- Officers to explore the possibility of existing building being retained & developed to mitigate impact on neighbouring properties. Trees to be protected.*

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**3/24/1297/VAR**                      **59 West Road, CM21 0BN**

[Variation of Condition 2 \(approved plans\) pursuant to planning permission 3/23/1133/FUL dated 10.08.2023 \(for: Demolition of semi-detached garage. Erection of single storey detached bungalow with associated parking\). The amendments include an air source heat pump instead of gas boiler](#)

**STC Comment:** *No objection*

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**3/24/1340/HH**                      **2 Rowney Gardens, CM21 0AT**

[Demolition of garage/side extension; erection of two storey side and rear extensions incorporating Juliet balcony to first floor rear elevation; single storey rear extension incorporating roof lantern, front porch extension and alterations to fenestration](#)

**STC Comment:** *No objection*

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**3/24/1383/HH**            **Five Farthings, Redricks Lane, CM21 0RL**  
[Removal of chimney. Erection of part single, part two storey rear extension. Alterations to roof form to facilitate loft conversion to habitable space, insertion of 3 roof light windows and two dormer windows. Infill of front and relocation of front door. Alterations to fenestration](#)  
**STC Comment:** *No objection*

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**3/24/1460/HH**            **Firleighs, 72 Pishiobury Drive, CM21 0AF**  
[Single storey front extension, conversion of garage to habitable room and removal of garage door for window. Insertion of door to flank elevation and alterations to fenestration and erection of garage to front](#)  
**STC Comment:** *No objection*

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**3/24/1467/HH &**  
**3/24/1466/LBC**            **Green Man House, 123 Sheering Mill Lane, CM21 9ND**  
[Retrospective application for the insertion of french doors & Regularisation for the insertion of french doors. Internal alterations to include blocking up of doorway at first floor, removal of doors and walls to ground floor and creation of utility/shower room. Removal of internal partition wall and alteration of ground floor pantry to form enlarged utility room](#)  
**STC Comment:** *No objection*

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**3/24/1499/HH &**  
**3/24/1500/LBC**            **The Dell, 10 Brook Lane, CM21 0EL**  
[Demolition of existing conservatory and construction and single storey side extension](#)  
**STC Comment:** *No objection*

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**3/24/1502/LBC**            **The Hailey Centre, Sayesbury Manor, CM21 9AN**  
[Single storey rear extension. New windows, new rooflight windows and alterations to fenestration. Replacement of timber fencing with new black iron railing. Replacement path with new bound resin. New air conditioning unit on the roof](#)  
**STC Comment:** *No objection*

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**3/24/1548/PNHH**        **The Paddocks, London Road, Spellbrook**  
[Single storey rear extension; Depth 8.00 metres, Maximum height 4.00 metres, eaves height 2.50 metres](#)  
**STC Comment:** *No objection*

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**P 24/54**            **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/24/1524/HH**            **31 Pishiobury Drive, CM21 0AD**  
[Raising of roof ridge to create second floor incorporating dormer windows to front and rear. Creation of open porch. Conversion of garage to habitable room. Creation of pitched roof to single storey side extension and creation of roof terrace to rear. Two storey side and rear extensions and external alterations](#)  
**STC Comment:** *No objection [prop Cllr A Parsad-Wyatt; secd Cllr S Penney]*

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**3/24/1549/HH**                      **7 Southbrook, CM21 9NS**  
[Erection of single storey front extension with roof light windows, upgrade of front cladding and fenestration, garage conversion](#)  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/1552/HH**                      **7 Southbrook, CM21 9NS**  
[Demolition of conservatory. Erection of single storey rear/side extension with roof light windows and flue, changes to front cladding, alterations to fenestration, partial garage conversion](#)  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/1569/FUL**                      **Sawbridgeworth Memorial Hall, The Forebury, CM21 9BD**  
[Installation of two external air-conditioning units](#)  
**STC Comment:** No objection to installation of air-conditioning units however residents concerns must be addressed. Siting of units to be reconsidered & full noise assessment carried out [*prop Cllr Rider; secd Cllr S Smith – Cllr R Buckmaster abstained*]

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**3/24/1587/HH**                      **4 Durham Close, CM21 0HD**  
[Erection of single storey front and two storey side extensions. Alterations to rear and side fenestrations](#)  
**STC Comment:** No objection provided neighbouring properties privacy is protected [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/1628/ASDPN**                      **The Paddocks, London Road, Spellbrook**  
[Construction of additional storey to existing property to increase the height from 5.9 metres to 8.7 metres](#)  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/1669/HH &**  
**3/24/1670/LBC**                      **2 Fair Green, CM21 9AG**  
[Erection of single storey side infill extension; replacement roof to existing link building and partial garage conversion](#)  
**STC Comment:** No objection & No comment [*prop Cllr Rider; secd Cllr A Parsad-Wyatt*]

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**P 24/55**                      **LATE PLANNING APPLICATIONS**  
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 13 September 2024

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**3/24/1478/HH**                      **13 Heron Close, CM21 0BB**  
Replacement of conservatory with single storey rear extension  
**STC Comment:** No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/24/1690//HH**                      **27 Vantorts Road, CM21 9NA**  
Erection of two-storey side and rear extension. Insertion of rear rooflight windows  
**STC Comment:** No objection provided neighbouring properties privacy is protected [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

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**3/23/1173/HH 6 Chalks Avenue, CM21 0BX**

Demolition of garage and erection of single storey front extension with air source heat pump. Levelling of land to provide driveway and front steps

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/0572/HH Tollgate House, Tednambury, Spellbrook, CM23 4BD**

Proposed single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development alongside the existing extensions would disproportionately alter the size of the original building and would detrimentally impact the openness of the Green Belt. The proposal thereby constitutes inappropriate development in the Green Belt and no very special circumstances have been demonstrated to outweigh this harm. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and Section 13 of the National Planning Policy Framework 2023.

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**3/24/0868/ADV &****3/24/0869/LBC Nationwide Building Society, 53 Knight Street, CM21 9AX**

2 timber fascias decorated, erection of 2 non-illuminated Logo. Replacement of ATM surround tablet and decals and internally non-illuminated hung statutory signage and repairs to shop front

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/0946/HH 23 Falconers Park, CM21 0AU**

Removal of chimneys. Erection single storey front extension with rooflight window, a two storey and part first floor extension (to match the existing gable). Alteration to first floor front window and alterations to ground floor fenestration.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/0957/VAR Land at Railway Meadow, London Road, Spellbrook**

Variation of appeal conditions 2 (approved plans), 8 (contamination), 16 (northern window openings), 17 (southern window openings), 18 (access arrangements), 20 (highways works) and 21 (car parking) and removal of appeal condition 5 (northern and southern access) relating to appeal reference number: APP/J1915/W/22/3297661 (Local Planning Authority Reference Number: 3/21/1178/FUL) (For: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure.) Amendments to reflect: new site levels, altered siting of dwellings, revision to house type with frontage parking incorporated, removal of references to glass screens/roof terraces, changes to access arrangements, changes to access road layout, changes to parking arrangements, revised proposals for widening of public footpath and revised positioning of crossings.

**STC Comment:** No objection in principle provided neighbours views/concerns are considered by EHDC

**EHDC Decision:** Granted

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**3/24/1009/HH                      The Paddocks, London Road, Spellbrook, CM23 4AX**

Removal of front porch and chimney. Proposed loft extension and conversion with side facing roof light windows. Two storey rear extension, single storey rear extension with first floor terrace above, single storey front extension, new front gable entrance and alterations to ground floor fenestration

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed extensions and alterations, by reasons of their design, size and positioning would add a dominating and incongruous addition to the existing dwellinghouse to the detriment of the character and appearance of the site and surrounding area. The proposals would not to be subservient to the existing dwellinghouse and fail to achieve a high standard of design that reflects the rural character and appearance of the village contrary to Policies VILL2, DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework" and "The proposed development is considered to be inappropriate development in the Green Belt, failing to comply with the exceptions outlined under paragraph 154 of the NPPF. The proposed additional volume and floorspace would result in a structure 'materially larger' than both the existing and original dwellinghouse and has a detrimental impact on the spatial openness of the Green Belt, resulting in 'any other harm'. No very special circumstances have been presented to clearly outweigh the identified harm contrary to policy GBR1 of the East Herts District Plan and NPPF."

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**3/24/1032/VAR                      51 Sayesbury Road, CM21 0EB**

Variation of Condition 2 (approved plans) pursuant to planning permission 3/23/0137/HH dated 23.03.2023 (for: Demolition of existing garage, porch and side lean-to. Erection of porch, part single storey and part two storey side extension, 1st floor rear extension, two storey rear extension. Insertion rooflights and Velux rooflights to main roof. Juliet balcony to rear). The amendments include changes to eaves height to match existing elevations, to retain head height to rear facing windows, amendment to fenestration, juliet balconies to rear omitted and replaced with windows.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/1094/FUL                      Bell Street Car Park**

Sitting of Parcel Locker

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/1111/FUL                      Land Rear of 32 West Road, CM21 0BL**

Demolition of detached garage and the erection of a single storey dwelling and cart lodge. New dropped kerb and parking arrangements. Installation of air source heat pump

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/1133/HH                      33 Sayesbury Road, CM21 0EB**

Erection of single storey front extension and front porch. Change the side door into a ground floor window

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/1213/HH                    2 East Park, CM21 9EX**

Erection of single storey rear extension with rooflight windows and an external flue, alterations to fenestration, change side window into a door and insertion of rooflight windows, addition of timber cladding

**STC Comment:** The committee agreed to resubmit the following to EHDC: We urge East Herts District Council to thoroughly review application 3/24/1213/HH in light of the concerns raised by residents, particularly relating to inaccuracies and potential misleading information, cumulative impact, overdevelopment, privacy concerns, environmental and safety issues and traffic concerns. It is essential to consider the cumulative effect of all proposed works on the property and their impact on the wider neighbours taking into consideration specific comments from neighbouring residents

**EHDC Decision:** Granted

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**3/24/1290/HH                    1 Forebury Crescent, CM21 9BE**

Demolition of single storey rear extension, erection of two-storey rear extension and replacement front porch

**STC Comment:** No objection provided neighbouring amenity is not affected

**EHDC Decision:** Refused. " The proposal, through the size, bulk and appearance of the proposed rear extension, would create a dominating and incongruous addition to the host property to the detriment of the character and appearance of the host property and that of the surrounding streetscene. This would fall contrary to policies HOU11 and DES4 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework."

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**3/24/1337/HH                    32 Parkway, CM21 9NR**

Proposed two storey side extension and single storey front extension, raising of roof height and addition of one ground floor and one first floor side window

**STC Comment:** No comment provided EHDC consider in appropriate and neighbours amenity is protected

**EHDC Decision:** Granted

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**P 24/57                    PLANNING APPEALS**

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

Meeting Closed at 7.23pm