

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 October 2022** at 7.30pm.

Those present

Cllr Angela Alder
Cllr Fred Parr
Cllr Greg Rattey

Cllr Craig Chester
Cllr Nathan Parsad
Cllr Angus Wyatt

In attendance:

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

1 Member of Public

P 22/59 APOLOGIES FOR ABSENCE
To receive and approve any apologies for absence. None received.

P 22/60 PUBLIC FORUM
To receive representations from members of the public on matters within the remit of the Planning Committee. Member of Public suggested that, although they were neither for or against Planning Application 3/22/1991/TEL (Agenda item P 22/64), this type of application should be viewed fairly in order to support better improvement/connectivity for residents.

P 22/61 DECLARATIONS OF PECUNIARY INTEREST
To receive any Declarations of Interest by Members. Although not pecuniary, Cllr Chester wished to abstain from voting against Planning Application 3/22/1991/TEL (Agenda item P 22/64).

P 22/62 MINUTES
Resolved: To approve as a correct record the minutes of the Meeting held on:

- 26 September 2022 (P06) [*prop Cllr Wyatt; secd Cllr Alder*]

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

P 22/63 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.
None received.

P 22/64 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/22/0718/FUL Land at Primrose Cottage, High Wych, CM21 0HH
[Change of use of land to provide 6 pitches for the Travelling community to reside on the land](#)

STC Comment: We welcome refusal decision from EHDC – our previous objections remain valid [*prop Cllr Wyatt; secd Cllr Chester*]

3/22/0947/FUL 1 Rowney Wood, CM21 0HR
[1 new detached dwelling](#)

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

3/22/1607/HH 19 Wheatley Close
[Part demolition of garage and conservatory and erection of a single storey rear extension incorporating two roof lanterns. Conversion of garage to habitable room including alterations of roof and replacing garage door with window. Hip to gable roof to create first floor incorporating seven roof lights. Infill of window on side elevation and insertion of new ground floor side window. External alterations, alterations to fenestration and removal of chimney](#)

STC Comment: No objection [*prop Cllr Parr; secd Cllr Rattey*]

3/22/1971/HH 1 Oram Court, London Road, Spellbrook
[Erection of single storey rear extension and front canopy roof. Infill of side window and conversion of side door to side window](#)

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

3/22/1991/TEL London Road Street Works, CM21 0EU
[Proposed 5G telecoms installation: 20 metre height H3G street pole and additional equipment cabinets](#)

STC Comment: Objection. Support the benefits of improved connectivity but believe this site is inappropriate given its proximity to such a residential area [*prop Cllr Alder; secd Cllr Parr*]

3/22/2042/HH & 2/22/2043/LBC 64 Station Road, CM21 9AZ
[Proposed replacement single storey rear extension linking to 2-storey extension](#)
STC Comment: No objection & No comment [*prop Cllr Parsad; secd Cllr Parr*]

P 22/65 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 October 2022.

3/22/2142/FUL 34 London Road, CM21 9JS
Change of shop front – Door and Window
STC Comment: No objection [*prop Cllr Wyatt; secd Cllr Chester*]

3/22/2152/HH The Vine, 29 Hampton Gardens, CM21 0AN
Garage conversion with side extension and single storey rear extension
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Chester*]

P 22/66 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2721/HH & 3/21/2722/LBC Green Man House, 123 Sheering Mill Lane, CM21 9ND
Construction of single storey rear extension and replacement of ground floor rear window with glazed doors. Removal of internal partition wall and alteration of ground floor pantry to form enlarged utility room. Alteration of first floor bedroom and bathrooms to remove partition wall, infill existing door opening and install new internal partition. Demolition of existing garage. Proposed new entrance gates
STC Comment: No objection & No comment
EHDC Decision: Granted

3/22/0766/FUL 34 London Road, CM21 9JS
Proposed alterations to the shop front to include changing the window and door
STC Comment: No objection
EHDC Decision: Refused. "Insufficient information has been provided to enable the Local Planning Authority to accurately assess the proposals. The drawings submitted are inaccurate and therefore the Authority has been unable to consider the impact of the proposals on the character of the building and the Sawbridgeworth Conservation Area. Therefore the proposals fail to comply with policies DES4, HA1, HA4, HA5 of the East Herts District Council 2018".

3/22/1479/FUL 4 Bluebell Walk, CM21 0JQ
Retrospective application to change the use of land rear of 4 Bluebell Walk to residential garden
STC Comment: No objection
EHDC Decision: Granted

3/22/1537/HH 23 Rowney Wood, CM21 0HR
Conversion of garage to habitable space. Removal of parapet and roof and addition of lean to roof with three roof lights. Alteration to fenestration
STC Comment: No objection
EHDC Decision: Granted

3/22/1541/HH 5 Falconers Park, CM21 0AU

Removal of garage. Construction of two storey side extension incorporating a first floor rear Juliet balcony and part single storey rear extension. Alterations to front entrance porch and alterations to first floor rear windows

STC Comment: No objection

EHDC Decision: Granted

P 22/67 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. Noted.

Hill View, London Road, Spellbrook
LPA Appeal Reference: 22/00057/REFUSE

Meeting Closed at 7.49pm