

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 31 October 2022** at 8.31pm.

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
L Dale – Planning Officer

- P 22/68 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. None received.
- P 22/69 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 22/70 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 22/71 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
 - 17 October 2022 (P07) [*prop Cllr Parr; secd Cllr Wyatt*]
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 22/72 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. Cllr Parsad made reference to report made by Cllr R Buckmaster at Full Council meeting regarding the submitted Variation (Condition 2) application - (SAWB3) Land At Chalks Farm South Of West Road Sawbridgeworth Hertfordshire (3/22/2158/VAR). This application to be discussed at next Planning Committee meeting being held on Monday, 14 November.
- P 22/73 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/22/1580/FUL Redrick House, Hampton Gardens
[Demolition of dwelling. Erection of 2 dwelling with associated parking and landscaping and relocation of dropped kerb](#)

STC Comment: No objection to the proposed increase in dwellings provided Highways are satisfied with vehicle access & provision of sufficient parking [*prop Cllr Parsad; secd Cllr Parr*]

3/22/2159/FUL Eden House, 21a Knight Street, CM21 9AT
[Garage conversion to 1 bedroom detached two storey dwelling. Insertion of ground floor windows. Installation of air source heat pump and photovoltaic roof panels](#)

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

3/22/2170/HH Garage Site on Fair Green, CM21 9AH
[Replacement of garage with two storey garage, incorporating two side box dormer windows to first floor](#)

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

P 22/74 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 28 October 2022. There were none.

P 22/75 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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: Strong objection. Unacceptable development of green belt land. Lack of information provided. Access & highway concerns. Impact on wildlife and loss of green space. No ecological study completed. Support the objections of neighbours

EHDC Decision: Refused. "The application site is located within the Metropolitan Green Belt where the proposed development is inappropriate by definition. In addition to the harm by inappropriateness, other harm is identified in relation to loss of openness. The harm by inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposed development would be contrary to Policies GBR1 and HOU9 of the East Herts District Plan 2018, Section 13 of the National Planning Policy Framework, and the Planning Policy for Traveller Sites 2015." & "Insufficient information has been provided to demonstrate that the proposal would not have an unacceptable impact upon neighbouring amenity regarding noise and light disturbance contrary to policies DES4, EQ2, EQ3 and HOU9 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework", " Insufficient information has been provided to demonstrate that the proposal would provide acceptable living conditions for future occupiers with regards to insufficient bin storage and waste collection, contrary to policies DES4 and HOU9 of the East Herts District Plan (2018) and the and the aims and objectives of the National Planning Policy Framework" & "Insufficient information has been provided to

demonstrate that there would not be an unacceptable impact upon existing trees on site, to demonstrate a net biodiversity gain on site, or to demonstrate compliance with policies on climate change. This falls contrary to policies DES2, DES3, NE2, NE3, CC1 and CC2 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework.”

3/22/0017/NMA (SAWB3) Land at Chalks Farm, South of West Road

A non-material amendment to 3/18/1523/FUL – To substitute the hard and soft landscaping plan relating to the allotment design

STC Comment: No objection

EHDC Decision: Grant Non-material Minor Amendment

P 22/76 PLANNING APPEALS

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

Meeting Closed at 8.40pm