

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 14 October 2024** at 7pm.

Those present

Cllr Ruth Buckmaster
Cllr Angus Parsad-Wyatt
Cllr Nathan Parsad-Wyatt

Cllr John Rider
Cllr Steve Smith

In attendance:
C Hunt – Town Clerk

2 x Councillors

- P 24/67 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. Apologies received from Cllr Simon Penney and approved
[prop Cllr Angus Parsad-Wyatt secd Cllr Ruth Buckmaster]
- P 24/68 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 24/69 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 24/70 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
• 30 September 2024 (P07) *[prop Cllr Ruth Buckmaster; secd Cllr S Smith]*
- To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 24/71 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments. There were none.

P 24/72

PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/24/1690/HH 27 Vantorts Road, CM21

[Erection of single storey and two-storey side extension and first-floor rear extension. Insertion of 2 rear rooflight windows](#)

STC Comment: No objection [*prop Cllr Nathan Parsad-Wyatt; secd Cllr R Buckmaster*]

3/24/1696/VAR Land between 136 and 130 Sheering Mill Lane, CM21 9ND

[Variation of conditions 2 \(Approved Plans\) and 17 \(Obscure glazed window\) pursuant to planning permission 3/23/1534/FUL dated 28.03.2024 \(for: Erection of dwelling and shed with creation of access, landscaping and associated works including alterations to land levels.\) The amendments include the variation of the approved plans to facilitate more modern living and divisions of public and private spaces and the variation of the wording of condition 17 to read as The first floor side \(East and West\) rooflights serving the dwelling as shown on drawing reference S73-01, S73-02, and S73-03 shall be non-opening up to 1.7 meters above the floor level of the roof they are within and shall be permanently retained in that condition thereafter](#)

STC Comment: No objection [*prop Cllr Angus Parsad-Wyatt; secd Cllr S Smith*]

3/24/1697/VAR Fairswell, 25 Vantorts Road, CM21

[Variation of condition 2 \(Approved Plans\) pursuant to planning permission 3/21/0080/HH – Alterations and raising of roof. First floor extension and alterations to fenestration. To retrospectively amend the proposed elevations to change the external materials and to amend the ground floor front fenestration arrangement](#)

STC Comment: No objection [*prop Cllr John Rider; secd Cllr R Buckmaster*]

3/24/1775/HH 1 Wimborne Close, CM21

[Two storey front extension. Creation of pitched roof over garage. Single storey side extension. Two storey rear extension incorporating Juliet balcony and external alterations. Alterations to fenestration](#)

STC Comment: Amendments noted – objections submitted on original application

3/24/1878/HH 1 Forebury Crescent, CM21 9BE

[Demolition of existing single storey rear element, erection of two storey rear extension and replacement front porch](#)

STC Comment: No objection [*prop Cllr Ruth Buckmaster; secd Cllr Angus Parsad-Wyatt*]

P 24/73

LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 October 2024

3/24/1862/HH 16 Falconers Park CM21 0AU

[Removal of chimney. Erection of single storey rear extension, new roof to side extension, incorporating 2 rooflight windows, and conversion of garage to habitable space. Construction of front canopy.](#)

STC Comment: No objection [*prop Cllr Nathan Parsad-Wyatt; secd Cllr Ruth Buckmaster*]

3/24/1863/HH

5 The Smithy CM21 9JL

Retrospective application for the insertion of 2 roof lights.

STC Comment: No objection [*prop Cllr Nathan Parsad-Wyatt; secd Cllr R Buckmaster*]

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PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/24/1178/HH

The Dormers, Bonks Hill, CM21 9HU

Removal of 1 front facing dormer. 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

EHDC Decision: Refused. "The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, nor have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework 2023."

3/24/1254/FUL

31 Vantorts Road, CM21 9NB

Removal of dwelling and outbuilding. Construction of sustainable new self-build dwelling

STC Comment: Concerned about design and construction impact on neighbouring properties. Officers should be reassured that impacts can be mitigated & Officers to explore the possibility of existing building being retained & developed to mitigate impact on neighbouring properties. Trees to be protected.

EHDC Decision: Granted.

ACTION – Write to planning department to ask the developer to undertake construction sensitively so as not to harm residential amenity and have a negative impact on vehicular movement.

UPDATE - Email sent 15th October 2024 by the Clerk

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

EHDC Decision: Refused. "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 footprint and floorspace would result in a structure 'materially larger' than the original dwellinghouse, resulting in harm to the openness of the Green Belt. No very special circumstances have been presented to clearly outweigh the identified harm. The development therefore is unacceptable in principle as it fails to comply with policy GBR1 of the East Herts District Plan and Section 13 of the NPPF" & "Insufficient information has been provided in respect of the front culvert and driveway areas, with no information provided on the proposed shifting of the driveway, works to the front culvert, and the impact of these upon the protected trees, the water environment and the landscape character of the Historic Garden. Therefore, insufficient evidence and justification has been provided to demonstrate compliance with Policies DES3, NE3, DES4, HA8 and WAT3 of the East Herts District Plan 2018 and the NPPF."

3/24/1466/LBC &

3/24/1467/HH

Green Man House, 123 Sheering Mill Lane, CM21 9ND

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 & Retrospective application for insertion of French doors

STC Comment: No comment & No objection

EHDC Decision: Granted

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PLANNING APPEALS

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

Meeting Closed at 7.09pm