

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

Of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, and Sawbridgeworth at 19:00 on **Monday 04 March 2019**.

Those present

Cllr Ruth Buckmaster
Cllr Pat Coysten
Cllr Don Hall

Cllr Heather Riches
Cllr Mike Shaw
Ex officio Cllr Angela Alder

In attendance:

9 members of public
Lisa Dale – Planning Officer

Richard Bowran – Town Clerk

P 18/126 APOLOGIES FOR ABSENCE

To receive any apologies for absence.
Apologies received from Cllr Royle – Commitment at Rotary Club.

P 18/127 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee.

Melissa Argyle-Williams expressed many concerns including; noise pollution, loss of light, overlooking, out of character, inappropriate materials, highways safety, atmospheric pollution, inadequate travel plan, additional to impact of Gilston, lack of open spaces

Annelise Furnace expressed concerns about the development merging Spellbrook with Sawbridgeworth, the increasing numbers of dwellings proposed and the lack of attention to a walking and cycling agenda.

Chair said she would allow comments from members of the public as we proceeded through the elements of the application.

Clerk advised that the Planning Officer from EHDC, the LPA, had declared that the application was in breach of Policies SAWB4 and DES1 of the adopted District Plan 2018 and had advised the applicant to withdraw the application and resubmit. Failing that she would advise that the application be refused.

P 18/128 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. There were none.

P 18/129 MINUTES

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

- 25 February 2019 (P14) [*prop Cllr Riches; secd Cllr Hall*]

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

PLANNING APPLICATIONS RECEIVED FROM EHDC

To consider a major Planning Application received from EHDC.

APPLICATION: 3/18/2735/FUL

PROPOSAL: Hybrid planning application comprising:

1. Full planning permission for 83 dwellings along with a new access onto Cambridge Road, provision of new spine road, landscaping, associated infrastructure and the demolition of existing dwelling and ...
2. Outline planning permission for 99 dwellings with associated open space, landscape and infrastructure with all matters reserved except access.

AT: (SAWB4) Land at Cambridge Road Sawbridgeworth

Applicant: Countryside Properties

Comments were considered under the headings recognised by the LPA when considering major applications:

Layout

- Police have stated their objection to the layout on crime prevention grounds
- No mention is made of the requirement for Fibre broadband to each dwelling
- No mention is made of car charging points at each dwelling
- Existing footpaths would appear to need to be diverted around proposed play area
- Waste water in phase 1 relies on discharge to Cambridge Road
- Waste water in phases 2 & 3 rely on the provision of a pumping station.
- There is no provision for storage of refuse bins to the blocks of flats
- These 3-storey flats overlook the Bullfields estate.

Housing mix

- Affordable housing is shown clustered on the south side of the site, no "pepper potting" had been attempted.
- Mix of housing does not take account of the change in demographics in the area, i.e. an aging population

Highways

- Only 12 visitors parking spaces are included
- Proposal to build two bus stops are unrealistic from Arriva's standards and unsafe from access point of view.
- Cycle path appears to be proposed for diversion.
- Central refuge proposed would be inherently unsafe
- Exit arrangement from site have not been described and assessed.

Sustainable Transport

- Adjoining footpaths are not accessible in all weathers
- All foot and cycle transits are directed to the A1184 instead of going through canal ways or walkways through housing
- Assumption has been made, without consultation, that the estate will be served by Sawbobus

Rob

Health and Safety

- Provision of Open Spaces inadequate
- Nearest open area form older children is a 10 minute walk away and not suitable for unaccompanied children
- S106 funding is needed to provide facilities in other areas

Sustainable Drainage

- Noted that site is in the Flood Risk Zone
- Surface water is design to run into river
- No comment received from Canals and Rivers Trust
- No adequate drainage plan from Phase 3
- Local knowledge advises there is a contamination issue on this site which has not ben acknowledged or investigated

Environmental impact

- Noise impact from car / planes / trains
- Dwelling design to counter this is non-opening windows.
- Lack of adequate information supplied in application.

Natural Environment

- There is evidence of bat activity at Northfield House, this has not been acknowledged by a bat survey.

Heritage Impact

- Noted that only a "desktop" archaeological survey had been carried out. This was considered to be inadequate.
- Loss of natural views from the river

Neighbourhood Impact

- Severe local impact especially to dwellings in the Bullfields area of the town.

Infrastructure Delivery

- Uncertainty about so far un costed and undetermined Highways plans for junctions
- Uncertainty about provision for Education, especially at Mandeville school

Additionally final comments were made:

Design and Access Statement.

- The credibility of the Design and Access Statement was called into question as it refers to West Sussex and accessibility to Gatwick airport.

Delivery Timescale

- Question was asked about the timescale for delivery of SAWB2, SAWB3, and SAWB4. Clerk summarised known time scales and that all developments for these three applications should be completed by 2023. It was then acknowledged that this provided for further scope for additional development before 2033. Clerk further confirmed there were other developers who might be involved but had not been successful in presenting their proposals for alternative sites in the preparation of the District Plan.

ROB

Access for Local People

- Question was asked about priority access for local people for the affordable properties. There was no answer to that one at this stage.

Visit by Development Management Committee

- After the Town Council's experience at the Development Management Committee in February when members seemed not to be totally *au fait* with the location, it was strongly recommended that all members of the DMC should visit Sawbridgeworth and familiarise themselves with the situation of the application and the context within which it falls.

Sawbridgeworth Town Council therefore **OBJECTS** to the application.

Meeting ended at 20:16

R.O. Buckton
11-3-19.