

# 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 29 April 2024** at 8.15pm.

#### Those present

Cllr Ruth Buckmaster  
Cllr Nathan Parsad-Wyatt  
Cllr John Rider

Cllr Angus Parsad-Wyatt  
Cllr Simon Penney

In attendance  
Lisa Dale – Planning Officer

3 Members of Public  
Cllrs E Buckmaster & Furnace

- P 23/167**      **APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. None received – all present.
- P 23/168**      **PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. Member of public requested an update re 28 Knight Street, CM21 9AT (3/23/2062/FUL). Cllr A Parsad-Wyatt responded to say that EHDC has urged applicant to withdraw this application and address concerns that have been raised. If this is not carried out EHDC would recommend refusal.
- P 23/169**      **DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 23/170**      **MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting held on:  
• 15 April 2024 (P018) [*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 23/171**      **COMMUNICATION**  
To discuss the communication and interaction between Town Council and East Herts District Council. It was suggested that District councillors engage with EHDC officers directly in order to establish/maintain good communication.

**P 23/172 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.  
Cllr N Parsad-Wyatt reported that business units on the Wrenbridge site have now been taken on but no further information available at present.

**P 23/173 PLANNING APPLICATIONS RECEIVED FROM EHDC**

To consider Planning Applications received from EHDC since the last meeting of the Planning Committee. There were none.

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**P 23/174 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 April 2024.

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

Proposed single storey extension

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

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**3/24/0761/HH The Lodge, Hyde Hall, Hallingbury Road**

**STC Comment:** No objection [*prop Cllr J Rider; secd Cllr S Smith*]

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**P 23/175 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/0246/HH 6 Honeymeade, CM21 0AR**

Loft conversion with hip to gable roof extensions, 2 front facing rooflight windows and rear dormer incorporating a first floor rear door. Rear balcony to be created above the existing single storey rear projection and new handrail installed. Single storey front extension. Solar panels relocated to single storey rear projection flat roof

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development by reason of the design, size and scale would add considerable bulk and mass to the dwelling and would not be a subservient addition to the application dwelling. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the NPPF 2023" & "The proposed rear balcony, by reason of the siting, orientation and design, would result in undue impact to the residential amenity of the adjoining neighbouring properties Nos. 5A and 7 Honeymeade by way of actual and perceived overlooking and loss of privacy, therefore the proposal would be contrary to policies DES4(c) of the adopted East Herts District Plan 2018 and the NPPF 2023".

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**3/24/0290/HH 13 Elmwood, CM21 9NL**

Erection of second storey front extension above porch

**STC Comment:** No principal objection provided there are no sunlight/daylight implications for neighbouring properties

**EHDC Decision:** Refused. "The proposed second storey front extension, by reasons of its design and size would add 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 of Elmwood. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework 2023”.

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**3/24/0313/HH                      2 Rowney Gardens, CM21 0AT**

Demolition of garage/side extension; erection of two-storey side and rear extensions; Juliet balcony to first floor rear elevation; front porch extension and alterations to fenestration

**STC Comment:** No objection in principle provided scale & design are considered acceptable

**EHDC Decision:** Refused. “The proposed development, by reason of its mass, scale and bulk, would cause material harm to the character and appearance of the host dwelling and as a result, to that of the surrounding street scene. Therefore, it is considered that the proposed development fails to comply with Policies HOU11 and DES4 of the East Herts District Plan 2018 and the NPPF. Therefore, this application is recommended for refusal”.

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**P 23/176                      PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted

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**Planning Appeal: 33 Wychford Drive, Sawbridgeworth, Herts, CM21 0HA**  
**LPA Appeal Reference: 24/00030/REFUSE**

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**Planning Appeal: 16 Pishiobury Drive, Sawbridgeworth, Herts, CM21 0AE**  
**LPA Appeal Reference: 24/00038/REFUSE**

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Meeting Closed at 8.25pm