

Sawbridgeworth Town Council



Sayesbury Manor, Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
Tel: 01279 724537

MAYOR
Cllr John Burmicz

e-mail: info@sawbridgeworth-tc.gov.uk
web: www.sawbridgeworth-tc.gov.uk

TOWN CLERK
Richard Bowran BSc.(Hons) PLSCC

To: Cllrs Alder, Coysten, Gray, Hall, Patel and Richards

PLANNING COMMITTEE MEETING

You are invited to attend a meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on 20 May 2019 at 19:30 at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, reading 'Richard Bowran', with a horizontal line underneath.

Town Clerk
14 May 2019

AGENDA

- P 19/01 ELECTION OF COMMITTEE CHAIR**
To elect a chairman of the Planning Committee for the civic year 2019/20
- P 19/02 ELECTION OF COMMITTEE VICE-CHAIR**
To elect a vice-chair of the Planning Committee for the civic year 2019/20
- P 19/03 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 19/04 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 19/05 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 19/06 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 29 April 2019 (P18)
- To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 19/07 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/19/0626/HH 21 Springhall Road

[Conservatory to rear](#)

Applicant: Mr A Clayden

3/19/0754/LBC Grove House, 36 London Road

[Demolition of existing lean to conservatory and free standing wall. Erection of a two storey side extension, re-rendering of external elevations of the building, insertion of timber door above garage door to rear elevation. Erection of a side boundary wall \(2m high\) and a 2 metre high sliding gate for vehicular access together with associated hard landscaping works. Internal alterations at ground floor level involving the re-hanging of a door and creation of a new structural opening, internal alterations at first floor level comprising the creation of new door openings, removal of partition/doors. Refurbishment and painting of windows](#)

Applicant: Mr M Furnace

3/19/0844/HH 61 Elmwood, CM21 9NN

[Single storey front extension to create porch and change to roof](#)

Applicant: Mrs Kim Taylor

3/19/0916/HH 28 Rowney Gardens, CM21 0AT

[Demolition of side garage and removal of chimney stacks. Erection of single storey front, side, rear and two storey side and rear extensions](#)

Applicant: Mr K Hawkins

P 19/08 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 17 May 2019

P 19/09 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/18/2534/HH 2 Lowfield, CM21 9HL

Demolition of conservatory. Double storey side extension and single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/18/2770/HH 30 Bell Street, CM21 9AN

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/19/0127/FUL 41 School Lane, CM21 9FA

Change of use of amenity land to driveway and the erection of a 1.2-1.5 metre high retaining wall. Amendment to LPA's Approval 3/17/1398/FUL

STC Comment: No objection

EHDC Decision: Granted

3/19/0360/FUL 1-10 Bells Walk, London Road, CM21 9JG

Front extension of shop involving enclosure of walkway and provision of new shop front

STC Comment: Objection. The proposed changes appear to be contrary to District Plan Policy HA4 in that they do not enhance the appearance of the property within the Conservation Area. They do not however appear to be contrary to Policy RTC4 relating to supporting the vitality of the town centre

EHDC Decision: Granted

3/19/0377/FUL Tanit, Spellbrook, CM22 7SE

Change of use from House in Multiple Occupation with 6 bedrooms (use class C4) to larger House in Multiple Occupation with 7 bedrooms (retrospective)

STC Comment: Objection. Appears to be overcrowding of property with no proper means of emergency escape

EHDC Decision: Granted

3/19/0406/FUL Land Adj The Chestnuts, Redricks Lane, CM21 0RL

Demolition of swimming pool and enclosure. Erection of 1 no. 3 Bedroomed bungalow, with the creation of vehicular access, parking and landscaping

STC Comment: Objection. Infringing on greenbelt and appears contrary to District Plan Policy HOU11 (GBR1)

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" & "The proposed development, by reason of its siting, would fail to respect the open nature of the southern side of Redricks Lane, and would be detrimental to the character and appearance of the surrounding area, contrary to policy DES4 of the East Herts District Plan 2018".

3/19/0518/FUL Land West of Farlea, Spellbrook Lane, CM23 4AY

Construction of 1no. detached dwelling

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" and "The proposed development, by reason of its siting and layout, would result in a form of development that fails to complement the existing pattern and grain of development in the surrounding area. The proposal would therefore be contrary to Policy DES4 of the East Herts District Plan 2018".

3/19/0532/HH 3 Forebury Avenue, CM21 9BG

Double storey side and second storey rear extension with changes to fenestration

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would add considerable bulk and mass to the site that would fail to appear subservient in scale and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the site and surrounding area. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework"

3/19/0602/VAR 50 London Road, CM21 9JN (Shell Garage)

Variation of Condition 4 part 2 (Contamination) of planning permission ref 3/18/2446/FUL – (Demolition and redevelopment of petrol filling station including new single storey sales building). Within 3 months of site completion a validation report shall be submitted for approval in writing by the local Planning Authority

STC Comment: No objection

EHDC Decision: Granted

3/19/0624/PNHH 8 Beechfield, CM21 9NG

Single storey rear extension. Depth 6.0 metres, maximum height 4.0 metres, Eaves height 2.9 metres

STC Comment: No comment

EHCD Decision: Prior approval is not required

P 19/10 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

Plans are no longer available in the Council Office for inspection.
They are available on-line on the East Herts District Council web-site.

Members of the public and press are cordially invited to attend all meetings of the Council and its committees.

