

# Sawbridgeworth Town Council

The **Minutes** of the **Town Council's Planning Committee Meeting**  
held at 7.30 pm on Monday 11 June 2012  
at 49-51 Bell Street, Sawbridgeworth, Hertfordshire

## Present

Councillor A Wincott (Chairman)  
Councillor A Alder  
Councillor P Coysten  
Councillor D Filler  
Councillor B Hodges  
Councillor W Mortimer

Other Town Council Members:  
Councillor E Buckmaster  
Councillor A Lowe  
Councillor P Mitchell  
Councillor B Rochester

Mrs G E Abbott (Admin. Officer)  
Mr R G Bowran (Town Clerk)

- P 12/11** To record Apologies and Absences None.
- P 12/12** Public Forum - Members of the Public are given the opportunity to comment on forthcoming Planning Applications See page 164.
- P 12/13** Declarations of Interest Councillor D Filler declared a personal interest in planning application 3/12/0863/OP/AK and Councillor Mrs A Alder declared a personal interest in the Strategic Land Availability Assessment re: Sawbridgeworth Football Club, Crofters.
- P 12/14** To confirm the Minutes of the Planning Committee Meeting held on 28 May 2012 pages 158-160. **RESOLVED** – to confirm as a true record.

## **Matters Arising**

Please note: the Bishop's Stortford North Consortium have sent an open invitation to two Community Consultation Open Days to be held on Friday 15 June and Saturday 16 June. The purpose of these events is to encourage local participation in the planning and design of the development within the A120 bypass to the north of the town, which generally comprises Areas to Special Restraint (ASRs) 1-4 and the Special Countryside Area (SCA).

- P 12/15** To receive planning applications from East Hertfordshire Council. **RESOLVED** – to make the following comments on the under mentioned applications.

### **3/12/0783/FP/AK: 29/05/12 27 Elmwood**

Conversion of existing integral garage to a habitable room – Ms Lisa Jones The Town Council has **NO OBJECTION.**

**3/12/0822/FP/MP: 22/05/12**  
**Penrhyn, London Road, Spellbrook**  
Two storey side extensions, first floor front and rear extensions with balconies and front colonnade. Demolition of existing garage – Mr Imdad Hussain

The Town Council **OBJECTS**. The Committee noted that the development would lie within the Metropolitan Green Belt where permission will not be given except in very special circumstances. Referring to Policy **GBC1** of the Revised Adopted Plan April 2007 no such special circumstances are apparent.

**3/12/0832/FP/CB: 24/05/12**  
**14 Sayesbury Road**  
Single storey extension to side of existing rear addition – Ms Sarah Karlo

The Town Council **OBJECTS** to this application as the proposal's description (Single storey extension to side of existing rear addition) does not reflect the submitted plans and therefore feels insufficient information has been provided to make a decision.

**3/12/0850/FP/AK: 24/05/12**  
**3 Elmwood**  
Replacement porch – Ms Moorcroft

The Town Council has **NO OBJECTION**.

**3/12/0863/OP/FM: 01/06/12**  
**32 Bullfields**  
Outline planning permission for erection of 4 no. dwellings – Mr & Mrs J Holden

The Town Council **OBJECTS** to this application. The Committee feel that this proposal will be an over development of the site, detrimental to the street scene and the introduction of a new access road is too close to Cutforth Road. It appears therefore to be contrary to policies **ENV1 (I) (d)** respect for amenity of occupiers of neighbouring buildings, **HSG7 (a)** Replacement Dwellings and Infill Housing Developments and **TR2** Access to New Developments.

**3/12/0874/AD/SE: 29/05/12**  
**50 London Road**  
Replacement illuminated and non-illuminated signage – Mr Alex Shattock – Shell UK Oil Products Ltd

The Town Council has **NO OBJECTION**.

**3/12/0891/FP/FM: 01/06/12**  
**18 White Post Field**  
Single storey side/rear extension – Mr Stephen Dorling

The Town Council has **NO OBJECTION**.

**3/12/0920/FP/CB: 01/06/12**  
**25 Rowney Wood**  
Single storey front extension – Mr Danny Manuel

The Town Council has **NO OBJECTION**.

**P 12/16** To receive any late Planning Applications received following the publication of this Agenda.

None received.

**P 12/17** To note Planning Decisions received from East Hertfordshire Council.

**NOTED:** the report on planning application decisions now received.

**3/12/0305/FP**  
**2 Wisemans Gardens**  
Single storey side/rear extension

**Granted**  
**(No Objection)**

**3/12/0488/FP**  
**11 Church Walk**  
First floor extension over garage

**Refused**  
**(No Objection)**

**3/12/0525/FP**  
**11 Chaseways**  
Two storey side extension to existing dwelling house

**Granted**  
**(No Objection)**

**3/12/0573/FP**  
**18 Church Walk**  
Demolition of existing and construction of a replacement dwelling

**WITHDRAWN**  
**(No Objection)**

**P 12/18**

**PLANNING POLICY**

To receive the Strategic Land Availability Assessment (SLAA) which forms part of the evidence in the developing District Plan

The Town Clerk informed members that the East Herts Strategic Land Availability Assessment (SLAA) second round had initially defined 15 possible development sites around Sawbridgeworth. This number has now been reduced to only five sites. The red, amber and green constraint scoring system that had been followed by officers during the assessment of these sites was explained. The Committee were informed that the timetable had been delayed slightly and that the Public Consultation would now take place in January 2013.

Members then reviewed the initial assessments and made the following comments:

**Site 04/003:** Land to the rear of 4 Newports. No further comment.

**Site 04/049:** Fire Station and USC. We stress that the site is unavailable due to its strategic use.

**Site 04/051:** Telephone Exchange. We stress that the site is unavailable due to its strategic use.

**Site 04/057:** Football Club. Officer's comments concerning achievability are factually incorrect; the football club **HAS** implemented the recent planning permission to improve facilities at the site and the work is part complete and part on-going. We stress that the site is unavailable due to its current and continuing use as a key recreational facility.

**Site 04/059:** Market House Hotel. No further comment.

The Meeting closed at 08.50 pm

Signed \_\_\_\_\_

Dated \_\_\_\_\_

**COMMENTS MADE BY MEMBERS OF THE PUBLIC**  
**PRIOR TO THE PLANNING COMMITTEE MEETING**  
**HELD ON 11 JUNE 2012**

**Re: Agenda Item No. P 12/12 – PLANNING APPLICATIONS RECEIVED FROM EHC**

**3/12/0863/OP/FM: 01/06/12**

**32 Bullfields**

Outline planning permission for erection of 4 no. dwellings – Mr & Mrs J Holden

**Mr & Mrs Carter – *STRONGLY OBJECTS*** to the above proposal. They feel that:

- The plot is not large enough for four dwellings plus 8 parking places.
- The proposed access is not only too close to a primary school but also Cutforth Road.
- The proposed development would be at least a metre above the garden of 34a Bullfields.