

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 8.40 pm on **Monday 27 June 2016**.

Those present

Cllr Ruth Buckmaster
Cllr Sotirios Adamopoulos
Cllr Pat Coysten

Cllr Don Hall
Cllr David Royle

In attendance:

R Bowran - Town Clerk

Lisa Dale – Planning Officer

P 16/11 APOLOGIES FOR ABSENCE
Cllr Mortimer was absent

P 16/12 PUBLIC FORUM
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 16/13 DECLARATIONS OF PECUNIARY INTEREST
To receive any Declarations of Interest by Members. There were none.

P 16/14 MINUTES
To approve as a correct record the minutes of the Meeting held on:

- 06 June 2016 (P01) [*prop Cllr Hall; secd Cllr Royle*]

There were no matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 16/15 PLANNING APPLICATIONS RECEIVED FROM EHDC
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/16/1237/HH The Bungalow, Rowneybury, Harlow Road
[Proposed single storey front extension and alterations to fenestration](#)
Applicant: Mr N Utley
STC Comment: No Objection

3/16/1258/FUL Old Bell Public House, 38 Bell Street, CM21 9AN
[Erection of fence between car park and beer garden](#)
Applicant: Mr D Blackburn
STC Comment: No Objection

3/16/1286/FUL Land South of Spellbrook House, London Rd, CM23
[Demolition of barn. Erection of 2no 5 bedroomed dwellings with garage and associated access and landscaping](#)
Applicant: Mr & Mrs D and M Sandford

STC Comment: Objection. LPA Policy is to regard Spellbrook as a Category 3 village, having refused to accept that it is an inherent part of the Sawbridgeworth community. Policy GBC 1(g) is not relevant in that this is not a proposal for small scale affordable housing.

Policy OSV3 (II) (f) is relevant in that the proposed development is totally out of keeping with the surrounding area.

Arguments of precedent set by planning appeals on other sites are tenuous in that the circumstances were different and should not be taken as a relevant factor.

P 16/16 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 June 2016

3/16/1345/HH The Bungalow Tednambury Spellbrook

Single storey rear extension and front porch

Applicant: Mr Chris Romei

STC Comment: No Objection

3/16/1384/HH Lock Cottage Sheering Mill Lane, CM21 9LR

Single storey rear extension with mezzanine floor

Applicant: Mr Stephen Goodwin

STC Comment: Objection. The proposal does not appear to fall within the criteria of acceptability as set out in Policy GBC 1(d) and ENV 5.

P 16/17 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/16/0860/FUL Rowney Farm, Chaseways, CM21 0AS

[The change of use of a one storey barn to a 2 bedroom dwelling](#)

Applicant: Mr & Mrs Stephen and Jacqueline Hall

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0880/HH 47 Lawrence Avenue, CM21 9DN

[Part two storey/part single storey rear extension. Insertion of first floor side window. \(Amended scheme to previous approval 3/15/2259/HH\)](#)

Applicant: Mr Sam Laskowski

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0891/LBC 42A Bell Street, CM21 9AN

[Regularisation for the replacement of windows to side and rear](#)

Applicant: Mr G Brown

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0900/HH 33 The Forebury, CM21 9BD

[Conversion of roof void to accommodation. Insertion of 2no dormer windows to front elevation and 2no rear roof lights](#)

Applicant: Rambledale Ltd

STC Comment: *Objection. This proposal which is to further develop the property is inappropriate because of its potential impact upon the Sawbridgeworth Conservation area which is adjacent to the site. It is an overdevelopment of the site which appears to be contrary to policies ENV1 and BH6 of the Adopted Local Plan 2007.*
Application Withdrawn by Applicant/Agent

3/16/0901/HH 33 The Forebury, CM21 9BD

[Erection of new double garage](#)

Applicant: Rambledale Ltd

STC Comment: *Objection. This is an overdevelopment of the site and appears to be contrary to policies ENV1 and HSG7 of the Adopted Local Plan 2007. This proposal also replicates elements of Application 3/13/1118/SE which was refused by EHDC. The subsequent Appeal was dismissed.*

EHDC Decision: *Refused*

3/16/0913/HH 23 Sayesbury Road, CM21 0EB

[Single storey rear extension](#)

Applicant: Mr Austin

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0915/HH 17 Sayesbury Road, CM21 0EB

[Partial demolition of rear extension and front car port. Erection of a single storey rear extension and front porch](#)

Applicant: Mr & Mrs Foster

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0943/HH 60 Sayesbury Road, CM21 0EB

[Garage conversion to habitable room. Change garage door to window](#)

Applicant: Mr A Turner

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/1009/HH 10 Falconers Park, CM21 0EB

[Erection of garage to side elevation](#)

Applicant: Mr Matthew Ashton

STC Comment: *No objection*

EHDC Decision: *Granted*

3/16/0995/HH Lower Hamptons 92A Station Road, CM21 9JY

[Erection of garage](#)

Applicant: Mr & Mrs Kent Thirley

STC Comment: *No objection*

EHDC Decision: *Granted*

P 16/10 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

There were none

Meeting Closed at 21:17