

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 12 July 2021** at 7.30pm.

Those present

Cllr Angela Alder
Cllr David Royle

Cllr Nathan Parsad

(Ex-officio Cllr Rattey)

In attendance:
L Dale – Planning Officer

Three members of public

P 21/19 APOLOGIES FOR ABSENCE

To receive any apologies for absence. Apologies received from Cllrs Chester & Patel. Cllr Gray was absent.

P 21/20 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Member of public was invited to express his concerns regarding Planning Application 3/21/1688/HH (Agenda item **P21/24 – 28 Hampton Gardens**). The committee agreed to view this application first. Concerns regarding height, positioning, bulk & noise impact of proposed workshop/shed & summer house were noted.

P 21/21 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/22 MINUTES

Resolved: To approve as a correct record minutes of the Meeting held on:
• 28 June 2021 (P02) [*prop Cllr Parsad; secd Cllr Royle*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 21/23 WRENBRIDGE – ST JAMES WAY, BISHOP'S STORTFORD

To receive updates. Cllr Alder thanked Cllr Parsad for his excellent response outlining our principal objections to the proposed business park. This response was uploaded to the EHDC portal, emailed to the Planning Department and sent registered post on 9 July 2021.

P 21/24

PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/1559/HH **13 Elmwood, CM21 9NL**

[First floor rear extension](#)

STC Comment: No objection [*prop Cllr Royle; secd Cllr Parsad*]

3/21/1567/HH **33 The Forebury, CM21 9BD**

[Installation of electric gates](#)

STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

3/21/1591/HH **18 Rowney Gardens, CM21 0AT**

[Infill to existing porch and construction of new porch](#)

STC Comment: No objection [*prop Cllr Royle; secd Cllr Parsad*]

3/21/1604/HH **3 Roman Rise, CM21 0EG**

[Single storey rear extension](#)

STC Comment: No objection [*prop Cllr Alder; secd Cllr Parsad*]

3/21/1620/HH **2 Springhall Road, CM21 9ET**

[Erection of cladding to first floor front elevation](#)

STC Comment: No objection [*prop Cllr Royle; secd Cllr Parsad*]

3/21/1625/FUL **29 Station Road, CM21 9JY**

[Change of use of barn outbuilding into annexe with alterations to fenestration and insertion of 3 rooflights](#)

STC Comment: No objection. Neighbours concerns of overlooking supported [*prop Cllr Parsad; secd Cllr Royle*]

3/21/1642/HH **28 Reedings Way, CM21 9DX**

[Single storey front/side and rear extension](#)

STC Comment: No objection [*prop Cllr Royle; secd Cllr Parsad*]

3/21/1688/HH **28 Hampton Gardens, CM21 0AN**

[Erection of a workshop/shed and summerhouse/storage to rear garden](#)

STC Comment: Objection. Inappropriate development. Height, positioning, bulk and noise would have a detrimental impact on neighbouring property [*prop Cllr Parsad; secd Cllr Royle*]

P 21/25 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 9 July 2021.

3/21/1467/HH 3 Redricks Lane, CM21 0RL

Demolition of extension and erection of single storey rear extension with replacement roof with roof lights to rear and side. Alterations to fenestration with additional window to side
STC Comment: No objection [*prop Cllr Alder; secd Cllr Royle*]

3/21/1727/VAR Orion, London Road, Spellbrook

Erection of 1 detached dwelling with integrated annexe and new vehicular access onto London Road. Variation of condition 2 (Approved plans) of planning approval 3/20/2213/FUL. Changes to window detail
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

P 21/26 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

**3/20/2071/HH &
3/20/2072/LBC 2 Fair Green, CM21 9AG**

Partial conversion of garage to office. Extension to the rear entrance and replacement of the roof of the existing link structure. A new vehicle and pedestrian access gates and new greenhouse
STC Comment: No objection
EHDC Decision: Granted

3/21/0898/HH 1 Oram Court, CM23 4RB

Single storey rear extension, one roof light to rear elevation and front entrance canopy roof
STC Comment: No objection
EHDC Decision: Granted

3/21/1006/HH 131 West Road, CM21 0BW

Demolition of conservatory; construction of two storey rear extension with side dormer windows and single storey front porch extension
STC Comment: No comment
EHDC Decision: Refused. "The proposed two storey rear extension, by reason of its inappropriate size and scale, would appear as an unduly bulky addition to the dwelling. The excessive proportions of the enlargement mean that this extension would overwhelm the existing property, and would fail to be subservient to the host dwelling. There would be an adverse impact upon the character and appearance of the host dwelling; contrary to Policies HOU11 and DES4 of the East Herts District Plan (2018). & "The proposed two storey rear extension, by reason of its inappropriate size, scale and siting, would result in overbearing impacts, excessive overshadowing and undue loss of light affecting a neighbouring dwelling. There would be adverse impacts upon the amenity of the occupiers of the neighbouring dwelling, contrary to Policy DES4 of the East Herts District Plan (2018)".

3/21/1104/HH **6 Rowney Wood, CM21 0HR**
Construction of a summerhouse
STC Comment: No objection
EHDC Decision: Granted

3/21/1232/HH **Inglis, Spellbrook Lane West, CM23 4AY**
Demolition of double garage; side extension and front porch extension with first floor crown roof extension; loft conversion and gable roof extension to side elevations with dormer windows to front and rear elevations; and alterations 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".

P 21/27 **PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 8.02pm