

# Sawbridgeworth Town Council



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

**MAYOR**  
Cllr Dr John Stefan Burmicz

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**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 9 September 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", written over a horizontal line.

Town Clerk  
3 September 2019

## AGENDA

- P 19/43 APOLOGIES FOR ABSENCE**  
To receive any apologies for absence
- P 19/44 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 19/45 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members
- P 19/46 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 29 July 2019 (P05)  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 19/47 DELEGATED POWERS**  
Report on comments made under delegated powers

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**3/19/1525/FUL Parsonage Farm Boarding Kennels, Parsonage Ln, CM21 0ND**  
[Demolition of kennels and cattery and the erection of 1 no. 3 bedroomed dwelling \(Amended scheme to planning approval 3/18/1223/FUL\)](#)

**Applicant:** Mrs P Harding  
**STC Comment:** No objection

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**3/19/1555/FUL**      **Land at Orion, London Road, Spellbrook**  
[Erection of 4 bedroom, two storey detached dwelling with access onto London Road](#)  
**Applicant:** Stallan Group Ltd  
**STC Comment:** No comment. Applicant has a prejudicial interest

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**3/19/1603/HH**      **2 Northfield Road, CM21 9DR**  
[Two storey side extension with first floor set in with wrap around rear extension joining into existing extensions with a gable end to first floor level and flat roof to ground floor level](#)  
**Applicant:** Mr Sonny Lewis  
**STC Comment:** No objection

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**3/19/1641/LBC**      **91 London Road, CM21 9JJ**  
[Redevelopment of single storey rear extension to include raising of roof ridge. Internal works to include removal of kitchen wall](#)  
**Applicant:** Mr Keith Burnand  
**STC Comment:** No comment

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**3/19/1647/PNHH**      **11 East Drive, CM21**  
[Single storey rear extension. Depth 5.35 metres, Maximum height 3.0, Eaves height 3.0](#)  
**Applicant:** Mrs C Montague  
**STC Comment:** No comment

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**3/19/1656/LBC**      **19 Knight Street, CM21 9AT**  
[Replacement staircase. Division of bathroom on second floor to create bathroom and en-suite. Alterations to glazing specifications](#)  
**Applicant:** Mr & Mrs Clement  
**STC Comment:** No comment

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**3/19/1671/HH**      **71 London Road, CM21 9JJ**  
[Demolition of conservatory. Construction of single storey rear extension](#)  
**Applicant:** Mr Martin Hoy  
**STC Comment:** No objection

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**P 19/48**      **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

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**3/19/0956/FUL**      **11, 13, 15 London Road, CM21**  
[Retention of works:- Creation of a crossover to the newly levelled parking area and 2 off-street parking spaces for the 11, 13 and 15 London Road properties](#)  
**Applicant:** Swayprime Ltd

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**3/19/1743/FUL**      **24/26 Pishiobury Drive, CM21 0AE**  
[Demolition of existing dwelling and Erection of two 4 bedroomed detached dwellings](#)  
**Applicant:** Mr Stuart Mortimer

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**P 19/49 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 6 September 2019

**P 19/50 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

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**3/19/0596/LBC The Stables, 3 Great Hyde Hall, Hatfield Heath Rd**

Replacement of windows and patio doors

**STC Comment:** No comment

**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/19/0835/FUL Spellbrook Farm, London Road, Spellbrook**

Change of use from commercial to residential. Conversion of building to form 1no 3 bedroom dwelling and 3no 4 bedroom dwellings, with first floor roof terraces, associated operational development, provision of private gardens and 12no parking spaces

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/19/0996/FUL 1 The Square, CM21 9AE**

Change of use from bridal shop (A1) to a piano wine bar (A4)

**STC Comment:** No objection to change of use

**EHDC Decision:** Refused. "Due to constraints of the application site, the proposal would result in a use that would be detrimental to the role, function and vitality of Sawbridgeworth Town Centre, contrary to policies RTC1 and RTC4 of the East Herts District Plan (2018)" & "The proposed use would be likely to result in an unacceptable level of harm to the amenity of the occupants or nearby residential dwellings caused by noise nuisance, disturbance and smoking, contrary to policies DES4 (c), EQ2 and EQ4 of the East Herts District Plan (2018)"

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**3/19/1106/FUL 17 Riverside Business Park, Harlow Road, CM20 2HE**

Change of use from B1, B2 and B8 to D2 – Boxing Gymnasium – 06:00-21:00 Monday – Friday; Saturday 07:00-14:00; no Sundays and Bank Holidays; associated parking

**STC Comment:** No objection

**EHDC Decision:** Refused "The proposal would result in the loss of premises which was last in employment use. Insufficient information has been submitted to demonstrate that the site has been adequately marketed and that the retention to the commercial unit in B1, B2 or B8 use has been fully explored. Therefore, the proposed change of use would be contrary to Policy ED1 of the East Herts District Plan (2018)", "The application lacks sufficient information as to the proposed parking arrangement on the site, and the wider industrial estate during the proposed opening hours. Furthermore, the transitional traffic and parking use would be in conflict with the extant uses on the site, causing a risk to the safety of pedestrians and users of the site. Therefore, the proposal is contrary to policies TRA2 and TRA3 of the East Herts District Plan (2018)" & "In the absence of specific flood evacuation procedures, it is considered that the facility, being positioned within Floor Zone 3b, is inappropriate for the groups of people that would be using the facility. Therefore, the proposal is contrary to Policy WAT1 of the East Herts District Plan (2018)"

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**3/19/1124/HH**            **1 Cutforth Road, CM21 9EA**  
Erection of two storey side and single storey rear extensions  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/19/1198/HH**            **27A Church Walk, CM21 9BJ**  
Single storey rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/19/1200/FUL &**  
**3/19/1201/LBC**            **31-33 Bell Street, CM21 9AR**  
Convert ground floor shop into 3 self-contained flats with associated fenestration and elevational alterations and erection of a bin store to the rear  
**STC Comments:** No objection & No comment  
**EHDC Decision:** Refused. "The proposed change of use would result in the loss of a retail unit and would be detrimental to the viability and vitality of the Secondary Shopping Frontage in Sawbridgeworth town centre. Accordingly the proposal is considered to be contrary to Policies RTC1 and RTC4 of the East Herts District Plan 2018." & "The proposed development, by reason of its design/layout, would cause less than substantial harm to the special interest and significance of the Grade II Listed Building and surrounding Sawbridgeworth Conservation Area. There are no mitigating public benefits to outweigh the harm to the heritage asset. Furthermore, there is insufficient heritage assessment in order to fully assess the proposal. The proposal is therefore contrary to Policies DES4, HA4 and HA7 of the East Herts District Plan 2018 and Section 16 of the National Planning Policy Framework"

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**3/19/1212/HH**            **33 Vantorts Road, CM21 9NB**  
Demolition of conservatory. Raising and alterations to roof to create first floor and first floor rear extension.  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposed development, by reason of its size, scale, siting and design would have a detrimental effect upon the amenities of the occupants at No.35 Vantorts Road by reason of its loss of light and overbearing impact. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework"

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**3/19/1225/LBC**            **91 London Road, CM21 9JJ**  
Redevelopment of single storey rear extension to include raising of roof ridge. Internal works to include removal of kitchen wall  
**STC Comment:** No comment  
**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/19/1307/HH            79 West Road, CM21 0BN**

Single storey side and front extension, to create family annexe.

**STC Comment:** Objection. Proposal appears to be an over development of the site and thus contrary to Policy HOU11 of the East Herts District Plan 2018

**EHDC Decision:** Refused. "The proposed development, by reason of its size, scale, design and siting, would harm the character and appearance of the existing dwelling, as well as the clear building line along the street scene, thus impacting upon local distinctiveness. Furthermore the proposed annexe use would not be of the minimum level of accommodation required. The proposal would thereby be contrary to Policies DES4, HOU11 and HOU13 of the East Herts District Plan 2018 and the National Planning Policy Framework"

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**3/19/1329/HH            40 Bullfields, CM21 9DF**

Two storey side extension, single storey orangery and relocation of entrance door incorporating front porch

**STC Comment:** Objection. Proposal appears to be an over development of the site and thus contrary to Policy HOU11 of the East Herts District Plan 2018

**EHDC Decision:** Refused. "The proposed developments, by reason of their size, scale, mass, form, siting and design, would not result in subservient additions to the host dwelling, and would be detrimental to the appearance of the dwelling – failing to respect local distinctiveness, the character and appearance of the surrounding area, and the visual amenity of neighbouring occupiers, contrary to the principles of sustainable development and good design in NPPF (2019) and policies DES4 and HOU11 of the adopted East Herts District Plan (2018)".

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**3/19/1409/FUL            Land Off Spellbrook Lane West, Spellbrook**

Erection of 2no. 4 bedroomed dwellings with associated garages, parking and landscaping.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/19/1449/PNHH        6 Northfield Road, CM21 9DR**

Single storey rear extension; Depth 6 metres; maximum height 3 metres; height at the eaves 2 metres

**STC Comment:** No comment

**EHDC Decision:** Prior approval is not required

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**P 19/51            ENFORCEMENT ISSUES**

To receive notification of Enforcement Issues

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**3/18/0512/HH            68 Gilders, CM21 0EH**

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**P 19/52            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.