

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 21:20 pm on **Monday 24 September 2018**.

Those present

Cllr Ruth Buckmaster
Cllr Don Hall
Cllr David Royle

Cllr Pat Coysten
Cllr Heather Riches
Cllr Mike Shaw

In attendance:
Richard Bowran – Town Clerk
Lisa Dale – Planning Officer

P 18/42 APOLOGIES FOR ABSENCE

To receive any apologies for absence. There were none.

P 18/43 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 18/44 DECLARATIONS OF PECUNIARY INTEREST

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

P 18/45 MINUTES

To approve as a correct record the minutes of the Meeting held on:

- 10 September 2018 (P05)) [*prop Cllr Hall ; secd Cllr Royle*]

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

Noted that Cllr Shaw sent apologies to Cllr R Buckmaster but these were not seen prior to the start of the meeting.

P 18/46 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/18/1773/FUL Fairswell, 25 Vantorts Road, CM21 9NA
[Demolition of existing dwelling and erection of 3no. dwellings with associated car parking and landscaping](#)

Applicant: Mr D Needham

STC Comment: No objection to original application. This was resent in error.

3/18/1863/HH **29 Station Road**
[Conversion and alterations of existing outbuilding to home office including installation of 2 windows and insertion of 4 roof lights](#)
Applicant: Mr C Hardy
STC Comment: No objection.

3/18/1899/LBC **28 Knight Street, CM21 9AU**
[Removal of ATM and install new window. Removal of cameras and walls made good. Removal of signage and walls made good and the removal of night safe and installation of steel plate. Internal alterations to include – Removal of counters and non-load bearing partitions](#)
Applicant: Barclays Bank Plc
STC Comment: No comment

3/18/1943/HH **New House, Pishiobury Drive, CM21 0AF**
[Erection of single storey side extension](#)
Applicant: Mr Wadia
STC Comment: No objection.

P 18/47 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 21 September 2018. There were none.

P 18/48 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

3/18/1023/FUL **Basement Ground and Part First Floors,
Pishiobury House, Pishiobury Drive, CM21 0AF**
Alterations to approved ground floor and basement layout to create 2no 2 bedroom apartments in lieu of 1no. 3 bedroom apartment (associated with LPA 3/14/1748/FP for conversion from office to form 6 residential units)
Applicant: M & D Developments
STC Comment: *No comment until further information available*
EHDC Decision: Granted

3/18/1024/LBC **Basement Ground and Part First Floors,
Pishiobury House, Pishiobury Drive, CM21 0AF**
Alterations to approved ground floor and basement layout to create 2no 2 bedroom apartments in lieu of 1no. 3 bedroom apartment with new external sunken area and glazed doors
Applicant: M & D Developments
STC Comment: *No comment*
EHDC Decision: Granted

3/18/1348/HH The Farmhouse, Three Mile Pond Farm Cottage, CM21 9BZ
Erection of a new boundary wall to north of site to create a separate pedestrian access to Farm Cottage; and creation of a new vehicular access with new boundary walls and gates to the south of the site
Applicant: Mr M Brace
STC Comment: *No objection*
EHDC Decision: Refused. "The proposal would result in an unacceptable intrusion into the garden of this Grade II Listed Building. The historic setting of this Listed Building would be substantially harmed, and therefore the special interest of this heritage asset would not be preserved or enhanced. Consequently, the proposal is contrary to Emerging District Plan policies HA1 and HA7, and Section 16 of the NPPF"

3/18/1654/HH 63 The Crest, CM21 0ES
Garage conversion and first floor extension with 2no rooflights to front and rear elevations
Applicant: Mrs Claire Swain
STC Comment: *Objection. Proposal does not appear to complement the existing street pattern and is thus contrary to Policy ENV1 1 (b) and the first floor extension because of its proximity to the common curtilage of the neighbouring property appears contrary to Policy ENV6 (b)*
EHDC Decision: Refused. "The proposed development, by reason of its size, scale, mass, form, siting and design, would fail to appear subservient in scale to the original dwelling to the detriment of its design and character. The proposed extension would be clearly visible within the street scene and would erode the characteristic spacing seen between plots failing to maintain the spacious character and appearance of the plot in this part of the street scene. The proposed development would therefore lead to substantial harm to the character and appearance of the surrounding street scene. Accordingly the proposal represents poor design contrary to policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007."

3/18/1658/HH 39 Wychford Drive, CM21 0HA
Garage conversion with pitched roof and single storey rear extension with 3no rooflights and windows to side.
Applicant: Mrs Keren Emery
STC Comment: *No objection*
EHDC Decision: *Granted*

P 18/49 PLANNING APPEALS

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

Meeting Closed at 21:35