

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 19:30 on **Monday 9 September 2019**.

Those present

Cllr Angela Alder	Cllr Pat Coysten
Cllr Don Hall	Cllr Don Patel
Cllr Spencer Richards	
<i>Cllr John Burmicz (Ex-officio)</i>	<i>Cllr David Royle (Ex-officio)</i>

In attendance:

R Bowran – Town Clerk	L Dale – Planning Officer
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- P 19/43 APOLOGIES FOR ABSENCE**
Apologies for absence received from Cllr Gray – unwell.
- P 19/44 PUBLIC FORUM**
There were no representations from members of the public.
- P 19/45 DECLARATIONS OF PECUNIARY INTEREST**
There were no Declarations of Interest by Members
- P 19/46 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting on:
• 29 July 2019 (P05) [*prop Cllr Coysten; secd Cllr Richards*]
- P 19/47 DELEGATED POWERS**
Report on comments made under delegated powers

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

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

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



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

3/19/1647/PNH **11 East Drive CM21 9JJ**
Single storey rear extension. Depth 5.35 metres, Maximum height 3.0, Eaves height 3.0
Applicant: Mrs C Montague
STC Comment: No comment

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

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

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

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
STC Comment: No objection to drop kerb but have concerns regarding the effects of exhaust fumes on neighbouring properties [*prop Cllr Coysten; secd Cllr Hall*]

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
STC Comment: No objection [*prop Cllr Hall; secd Cllr Patel*]

P 19/49 **LATE PLANNING APPLICATIONS**
Planning Applications received from EHDC following the Publication of this Agenda and received before 6 September 2019

3/19/1809/HH **33 Vantorts Road, CM21 9NB**
Demolition of conservatory. Raising and alterations to roof to create first floor and first floor rear extension
Applicant: Mrs June Foley
STC Comment: No objection [*prop Cllr Richards; secd Cllr Hall*]

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

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

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)"

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)"

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

3/19/1198/HH **27A Church Walk, CM21 9BJ**

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

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"

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"

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

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"

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)".

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

3/19/1449/PNH **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

P 19/51 **ENFORCEMENT ISSUES**

To receive notification of Enforcement Issues

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

EHDC Comment: The above case is receiving officer attention in regard of a concern raised in that the build is not in accordance with the approved plans

P 19/52 **PLANNING APPEALS**

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

The Committee agreed that an extraordinary meeting should be called to discuss Gilston Village - date to be advised by Town Clerk.

Meeting Closed at 20:01

Angela Alder
30th September 2019