

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 15 November 2021** at 7.30pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad

Cllr Craig Chester
Cllr David Royle

(Ex officio Cllr Greg Rattey)

In attendance:

C Hunt – Town Clerk
J Sargent – Town Projects Manager
L Dale – Planning Officer

1 Member of Public

P 21/74 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received and approved from Cllr Patel – unwell. Cllr Gray was absent.

P 21/75 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Cllr Annelise Furnace was invited to join the meeting.

P 21/76 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/77 MINUTES

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

- 25 October 2021 (P08) [*prop Cllr Chester; secd Cllr Parsad*]

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

P 21/78 WRENBRIDGE

Representatives from Wrenbridge and CMP Architects to give short presentation regarding proposed St James' Park Employment Park, Bishop's Stortford. Presentation given to show proposed amendments including split of one large unit to seven smaller units over two buildings. Offices to face outwards for a more aesthetically pleasing view from surrounding roads. Lower traffic movement expected due to type of businesses attracted to such units. Units not desirable to larger distribution companies due to layout. Wrenbridge confirmed they will advise us when proposed plans have been submitted.

P 21/79 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.
There were none.

P 21/80 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/19/1046/FUL Land Adj to Fifth Ave Existing Eastwick Crossing Hertfordshire/Harlow

[Alterations to the existing Fifth Avenue road/rail bridge, and creation of new bridges to support the widening highway to west of the existing structure to create the Central Stort Crossing, including embankment works, pedestrian and cycle facilities, a pedestrian and cycle bridge over Eastwick Road, lighting and landscaping works and other associated works](#)

STC Comment: Committee supports comments made by neighbouring parishes [*prop Cllr Parsad; secd Cllr Royle*]

3/21/2506/HH 82 White Post Field, CM21

[Demolition of conservatory. Erection of a two storey rear extension, first floor side extension, enlargement of existing porch, alterations to fenestration](#)

STC Comment: Neighbours concerns noted – Urge that a daylight/sunlight assessment be carried out [*prop Cllr Royle; secd Cllr Rattey*]

3/21/2667/HH 15 Hoestock Road, CM21 0DZ

[Single storey front extension](#)

STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/21/2720/FUL Land between 136 & 130 Sheering Mill Lane, CM21 9ND

[Proposed new dwelling and associated landscaping](#)

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

3/21/2721/HH &

3/21/2722/LBC Green Man House, 123 Sheering Mill Lane, CM21 9ND

[Construction of single storey rear extension and replacement of ground floor rear window with glazed doors. Removal of internal partition wall and alteration of ground floor pantry to form enlarged utility room. Fix shut an external door opening and infill with studwork to rear. Alteration of first floor bedroom and bathrooms to remove partition wall, infill existing door opening and install new internal partition. Demolition of existing garage. Proposed new entrance gates](#)

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

3/21/2723/HH 2 Redricks Lane, CM21 0RL

[Loft conversion with rear dormer and two roof lights to front](#)

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

3/21/2731/LBC & 64 Station Road, CM21 9AZ
3/21/2737/HH

Demolition of single storey rear projection. Construction of two storey rear extension. Exterior render removed and replaced with traditional lime render. Internal alterations to install new first floor partition wall and create new first floor doorway

STC Comment: No comment & No objection [*prop Cllr Royle; secd Cllr Rattey*]

P 21/81 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 November 2021. There were none

P 21/82 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/1016/FUL 11 Cambridge Road, CM21 9JP

Demolition of the existing property and construction of a replacement dwelling.

STC Comment: No comment

EHDC Decision: Granted

3/21/1291/HH 77 The Crest, CM21 0ES

Two storey side and rear extension, replacement of garage, erection of canopy to front, replacement of cladding with painted render, existing driveway to be enlarged and enlargement of dropped kerb

STC Comment: Objection. Overdevelopment of site

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, siting and design fails to demonstrate a sufficient degree of subservience to the host dwelling and would be harmful to the character and appearance of the dwelling.

Accordingly it would appear out of keeping and unduly prominent from public vantage point; failing to respect or promote local distinctiveness. The proposal is thereby contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018" & "The proposed two storey side and rear extension, by reason of its size and siting in relation to the adjacent property (no.77 The Crest), would have an overbearing and overshadowing effect on the general amenity of the occupiers of that property, to the detriment of the residents thereof, and would thereby be contrary to Policy DES4 of the East Herts District Plan 2018.

3/21/1178/FUL Land At Railway Meadow, London Road, Spellbrook

Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure

STC Comment: No objection

EHDC Decision: Refused. "The proposed development falls outside the identified built up area of Spellbrook and in the absence of any neighbourhood plan identifying the site as a development site the development is contrary to the sustainable development strategy for the District and policies DPS2 and VILL2 of the adopted East Herts District Plan 2018".

3/21/1339/HH

Highbank, London Road, Spellbrook, CM23 4AX

Demolition of side extension. Single storey rear extension; raising of roof to create first floor extension with roof lights to front, dormer window to side and dormer window with Juliet balconies to rear; and alterations to fenestration.

STC Comment: No objection

EHDC Decision: Refused. "The proposed development by reason of its size and scale together with previous extensions would cumulatively result in a disproportionate addition to the original building and would amount to inappropriate development in the Green Belt. The proposal would also result in further harm by loss of openness. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and other harm. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework. 2& "The proposed roof enlargement and dormer, by reason of its size, scale, siting and design would add excessive bulk and massing to the roof of the property and would be harmful to the character and appearance of the dwelling . The proposal is thereby contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018.

3/21/1397/FUL

39 London Road, CM21 9EH

Single storey side extension, new shop window glass façade and entrance door

STC Comment: No objection

EHDC Decision: Granted

3/21/2202/HH

4 Walnut Tree Avenue, CM21 9JR

First floor front extension over existing garage including 2 side dormer windows and a Juliet balcony

STC Comment: No objection

EHDC Decision: Granted

P 21/83

PLANNING APPEALS

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

Meeting Closed at 8.13pm