

Sawbridgeworth Town Council



Sayesbury Manor, Bell Street, Sawbridgeworth
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MAYOR
Cllr Angela Alder

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TOWN CLERK
Richard Bowran BSc.(Hons) MILCM

To: Cllrs R Buckmaster, Coysten, Hall, Riches, Royle and Shaw

PLANNING COMMITTEE MEETING

You are invited to attend a meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on **Monday 14 January 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
8 January 2019

AGENDA

- P 18/93 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 18/94 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 18/95 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 18/96 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 26 November 2018 (P010)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 18/97 DELEGATED POWERS**
Report on comments made under delegated powers meeting held on 17 December 2018 and Decisions reviewed

Applications

3/18/2096/HH **2 Lancaster Gate, Chaseways**

[Conversion of garage to habitable accommodation with associated elevational alterations and loft conversion to garage roof with the insertion of a roof dormer, single storey link extension from garage to main dwelling, two storey rear extension with Juliette balcony at first floor level, insertion of 1 no. first floor flank elevation window and fenestrations alterations](#)

Applicant: Mr Simon Weeks

STC Comment: We support this application

3/18/2514/FUL **43 Bell Street, CM21 9AR**

[A change of use of building from D1 use class to Sui Generis for beauty salon](#)

Applicant: Mr Gary Cook

STC Comment: We support this application

3/18/2534/HH **2 Lowfield, CM21 9HL**

[Demolition to conservatory. Double storey side extension and single storey rear extension](#)

Applicant: Mr Mark Simpkins

STC Comment: We support this application

3/18/2557/HH **5 The Forebury, CM21 9BD**

[Proposed roof extension and raising the roof height to create first floor accommodation, incorporating a frontal dormer window, single storey rear extension and associated internal alterations. Alteration to fenestration](#)

Applicant: Mr & Mrs Westrop

STC Comment: No Objection..... but neighbour's comments are noted and should be considered.

3/18/2558/FUL **Flat 4, Hillcrest, London Rd, Spellbrook**

[Replacement of ground floor elevation window with a new door and access ramp for provision of wheelchair access ramp to Flat 4](#)

Applicant: Mr J Earley

STC Comment: We support this application

3/18/2572/HH **40 Sayesbury Road, CM21 0EB**

[Removal of rear extension. Erection of part single part two storey rear extension and single storey side extension. Extension to front bay roof to form porch](#)

Applicant: Mr J Hart

STC Comment: We support this application

3/18/2577/FUL **Birch House, London Rd, Spellbrook**

[Replacement of ground floor elevation window with a new door for provision of wheelchair access ramp; infil side window to existing door on north elevation](#)

Applicant: Mr J Earley

STC Comment: We support this application

3/18/2602/HH **3 Walnut Tree Crescent, CM21 9EB**
[Proposed gable end roof to either side of the property, proposed dormer window to the rear, addition of frontal velux roof lights and demolition of chimney](#)
Applicant: Ms J Ellis & Mr K Mascal
STC Comment: We support this application

3/18/2627/HH **23 High Wych Road, CM21 0HE**
[First floor rear extension and changes to fenestration](#)
Applicant: Mrs Ann Thomas & Michelle Cayle
STC Comment: We support this application

3/18/2628/LBC **23 High Wych Road, CM21 0HE**
[First floor rear extension. Internal alterations at ground floor by provision of an internal partition and door to create smaller W/C and breakfast room together with the provision of an internal partition and door to create a new bathroom and hallway at first floor level with an increase in size to bedroom 2](#)
Applicant: Mrs Ann Thomas & Michelle Cayle
STC Comment: No comment

3/18/2636/HH **1 Rowney Cottages, Harlow Rd, CM21 0AJ**
[Rear conservatory](#)
Applicant: Mr Deniz Mustafa
STC Comment: We support this application

3/18/2693/HH **19 West Road, CM21 0BJ**
[Single storey side and rear extension, alterations to roof at first floor and insertion of dormer windows to front and rear](#)
Applicant: Mr Adrian Hibbert
STC Comment: Objection. The extent and design of the proposed alterations, massing and appearance, would appear to be contrary to Policies HOU11(a) and HOU11(d) of the District Plan 2018.

3/18/2716/HH **19 West Road, CM21 0BJ**
[Single storey side and rear extension](#)
Applicant: Mr Adrian Hibbert
STC Comment: We support this application

Decisions

3/18/1583/ADV **1 Forelands Place, CM21 9QD**
Retrospective application for 1no. non-illuminated Fascia sign
Applicant:
STC Comment:
EHDC Decision: Refused. The advertisements, by reason of their materials, design and appearance, would have an adverse impact upon the character and appearance of the area. The proposal fails to preserve or enhance the character and local distinctiveness of the Sawbridgeworth Conversation Area contrary to Policies HA6, HA4 and DES6 of the East Herts District Plan 2018 and the National Planning Policy Framework

3/18/2098/FUL The Leventhorpe School, Cambridge Rd, CM21 9BY

Provision of 8 single storey temporary general teaching classrooms on an existing area of hard play surface

Applicant: Leventhorpe School

STC Comment: No objection

EHDC Decision: Granted

3/18/2124/HH 16 Walnut Tree Crescent, CM21 9EB

Raising of roof to create first floor, single storey front and side extension. Changes to ground floor fenestration

Applicant: Mr Stephen Grayston

STC Comment: Objection. Overdevelopment of site. Contrary to Policy ENV1.

EHDC Decision: Granted

3/18/2138/FUL Orion (Garden of) London Rd, Spellbrook

Residential development comprising 4 no. detached houses within part of the garden of the existing house (Orion)

Applicant: SPELLBROOK No1 LTD

STC Comment: Does not appear to be contrary to Policy VILL2 of the EHDP 2018. But cannot support application until comments made by Hertfordshire Highways relating to access and HF&R service are taken into account.

EHDC Decision: Refused. 1. "The entire development site is not within the village boundary, therefore the proposal constitutes inappropriate development in the Metropolitan Green Belt and other harm is identified in respect of adverse impact on openness and adverse impact on the character of the area. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and the other identified harm. The proposal would therefore be contrary to Policies GBR1 and VILL2 of the East Herts District Plan and the National Planning Policy Framework. 2. The proposal is a cramped form of development with a poor layout and design that is not reflective of the character of the surrounding area. As such it is likely to create a detrimental impact on adjoining and nearby neighbours and provide poor living conditions for the future occupants; contrary to Policies DES3, DES4, VILL2 of East Herts District Plan.

3/18/2173/HH 71 West Road, CM21 0BN

Addition of single-storey Glass Canopy to rear elevation of property

Applicant: Mr & Mrs Rees

STC Comment: No objection

EHDC Decision: Granted

3/18/2258/HH 42 School Lane, CM21 9FA

Erection of garage

Applicant: Ms N Warren

STC Comment: Objection. Overdevelopment of site.

EHDC Decision: Refused. "The proposal, by reason of its size, scale, siting and design would, together with the previously extended garage and single storey infill front extension be unduly intrusive and detrimental to the character and appearance of the existing dwelling, and the surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

3/18/2266/HH **22 Hoestock Road, CM21 0DZ**

Loft conversion. Insertion of 9 no. rooflights

Applicant: Miss Elizabeth Scurfield

STC Comment: No objection

EHDC Decision: Granted

3/18/2426/HH **16 Sayesbury Road, CM21 0EB**

Single storey rear extension and alterations to rear fenestration

Applicant: Mrs M Shipman

STC Comment: We support this application

EHDC Decision: Granted

3/18/1934/FUL **Jacobs Neurological Centre, Capio Rivers Hospital**

Erection of Two Storey (20x Bed) Ward Extension and associated car parking

Applicant: Ramsey Health Card UK Ltd

STC Comment: We support this application

EHDC Decision: Granted

P 18/98 **PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

3/18/1760/FUL **(SAWB2) Land North of West Road, CM21**

[Development of 140 dwellings including vehicular and pedestrian accesses, associated infrastructure, car parking, open space, landscaping, green infrastructure, sustainable drainage system, and associated works; and provision of land to facilitate the expansion of Mandeville Primary School](#)

Applicant: Taylor Wimpey

3/18/2363/FUL **13 Riverside Business Park, Harlow Rd, CM20 2HE**

[Retention of change of use from B1 \(Business\), B2 \(General Industry\) and B8 \(Storage or Distribution\) to D2 \(Assembly and Leisure\) Boxing Academy](#)

Applicant: Unknown

3/18/2749/HH **46 Bullfields, CM21 9DF**

[Proposed two storey side extension](#)

Applicant: Mr Sharaz Aslam

3/18/2786/HH **Chalks Farm, Coney Gree, CM21 0DA**

[Two storey rear extension with addition of second floor side window](#)

Applicant: Mr & Mrs B Ellis

P 18/99 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 January 2019

P 18/100 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/18/0978/FUL Farlea, Spellbrook Lane West, CM23 4AY
Change of use of stables block to C3 – 1 no 3 bedroomed dwelling
Applicant: Mr Peter Bada
STC Comment: No objection
EHDC Decision: Granted

3/18/2096/HH 2 Lancaster Gate, Chaseways
Conversion of garage to habitable accommodation with associated elevational alterations and loft conversion to garage roof with the insertion of a roof dormer, single storey link extension from garage to main dwelling, two storey rear extension with Juliette balcony at first floor level, insertion of 1 no. first floor flank elevation window and fenestrations alterations
Applicant: Mr Simon Weeks
STC Comment: We support this application
EHDC Decision: Granted

3/18/2374/HH 50 The Crest, CM21 0ES
Single storey rear extension, first floor side extension and alteration to front fenestration
Applicant: Mr & Mrs Clucas
STC Comment: We support this application
EHDC Decision: Granted

3/18/2404/HH 27 Cambridge Rd, CM21 9JP
Removal of lean-to structure with erection of ground and first floor rear extension.
Applicant: Mr Chris Hammond
STC Comment: We support this application.
EHDC Decision: Application withdrawn by Applicant/Agent

3/18/2443/FUL 24 Pishiobury Drive, CM21 0AE
Demolition of dwelling. Erection of 2 no. detached 4 bedroom dwellings
Applicant: Mr S Mortimer
STC Comment: We support this application
EHDC Decision: Refused. "The proposed development by reason of its scale, form and design would be out of keeping with and harmful to the character and appearance of the streetscene. The proposal is therefore contrary to Policies DES4 of the East Herts District Plan 2018"

3/18/2557/HH 5 The Forebury, CM21 9BD

Proposed roof extension and raising the roof height to create first floor accommodation, incorporating a frontal dormer window, single storey rear extension and associated internal alteration. Alteration to fenestration

Applicant: Mr & Mrs Westrop

STC Comment: No Objection..... but neighbour's comments are noted and should be considered.

EHDC Decision: Granted

P 18/101 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

**Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire
LPA Appeal Reference: 18/00046/REFUSE**

**Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire
LPA Appeal Reference: 18/00047/REFUSE**

**Land off Spellbrook Lane West, Spellbrook
LPA Appeal Reference: 18/00131/REFUSE**

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.