

Sawbridgeworth Town Council

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MAYOR
Cllr Greg Rattey
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs Alder, Chester, Gray, Patel, Parsad and Royle (*Cllr Rattey*)

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 17 January 2022** at 7.30pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk
11 January 2022

AGENDA

- P 21/93** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 21/94** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/95** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 21/96** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 29 November 2021 (P10)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/97** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments
- P 21/98** **DELEGATED POWERS**
 Report on comments made under delegated powers

3/21/2658/HH **50 & 52 Bullfields, CM21 9DF**
[Demolition of outbuildings and erection of an integrated single storey rear extension](#)
STC Comment: No objection

3/21/2786/FUL **6 Springhall Road, CM21 9ET**
[Erection of two four bedroom detached dwellings with new vehicular access way](#)
STC Comment: No objection as long as East Herts highways are content with access arrangements

3/21/2832/OUT **Cermencita Cattery & Kennels, Highbank, Spellbrook Lane West**
[Outline planning for the demolition of four buildings and erection of four dwellings with associated access way and parking, all matters reserved](#)
STC Comment: No objection

3/21/2847/HH **The Lodge, Hyde Hall, Hallingbury Road**
[Construction of two storey side extension. New gable on first floor rear elevation with new first floor rear and side window openings. Alterations to fenestration. Demolition of outhouses and construction of replacement outbuilding consisting of garage, store and home office](#)
STC Comment: No objection

3/21/2903/COMP **35 Bell Street, CM21 9AR**
[Change of use from Class E to Class C3 for one 1-bed apartment with partial retention of existing ground floor commercial space](#)
STC Comment: Regret the loss of Class E at first floor, we welcome the retention at ground floor

3/21/2950/HH **Dower House, 17A Knight Street, CM21 9AT**
[Demolition of existing roof. Raising roof and chimney height through loft conversion and extension, incorporating four roof lights. Insertion of three dormers to front elevation and two dormers to rear elevation. Insertion of window to first floor rear elevation. Front single storey car lodge and outbuilding. Alterations to fenestration](#)
STC Comment: No objection as long as neighbour concerns are assessed in terms of daylight/privacy impact

3/21/2993/HH **2 Northfield Road, CM21 9DR**
[Two storey side extension](#)
STC Comment: No objection

3/21/3024/HH **24 Pishiobury Drive, CM21 0AE**
[Single storey rear extension. New rear patio and external steps. New front porch with relocated front door. Alterations to ground floor fenestration. Change the exterior walls and roof of the rear conservatory](#)
STC Comment: No objection

3/21/3028/HH Hill View, London Road, Spellbrook
[Single storey side extension and raising roof height](#)
STC Comment: No objection

3/21/3071/HH 42 Pishiobury Drive, CM21 0AE
[Two storey front extension and rear ground floor infill extension. Insertion of first floor window to side elevation. Alterations to fenestration and external alterations](#)
STC Comment: No objection

3/21/3113/HH 30 Newton Drive, CM21 9HE
[Demolition of lean-to, garage and porch. Erection of two storey side and rear extension incorporating a first floor rear Juliet balcony, single storey front and rear extensions, replacement windows and alteration to external materials](#)
STC Comment: No material objection, however neighbour privacy and amenity will to be considered

P 21/99 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/2975/FUL The Knightons, 6 Spellbrook Lane East, Spellbrook
[Sitting of portacabin for the use of beauty treatments](#)

3/21/3127/HH Highbank, London Road, Spellbrook
[Demolition of single storey side extension. Construction of single storey rear extension. New roof at a raised height with new chimney, loft conversion with 3 rear dormer windows, 1 front dormer window and 2 front rooflight windows](#)

3/21/3134/HH Rowney Bois, High Wych Road, CM21 0HH
[First floor front and rear extension to form crown roof with new dormers to the front, rear and both sides. Single storey front and rear infill extension. Alterations to ground floor fenestration. Demolish part of the stable building](#)

3/21/3140/HH 34 The Orchards, CM21 9BB
[Demolition of garage. Erection of two storey side extension and single storey rear extension. New dormer windows to front and replacement windows](#)

3/21/3160/HH 26 West Road, CM21 0BL
[Single storey rear extension and alterations to roof to create new gable with loft conversion](#)

P 21/100 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 January 2022

3/21/0893/FUL 7 Pishiobury Drive, CM21 0AD

Demolition of existing house. Construction of one 2 storey detached house with basement, 2 rear dormer windows and 2 balconies to rear first floor, together with the erection of a detached garage

STC Comment: Objection. Overdevelopment of site & loss of openness. Objections from neighbours noted

EHDC Decision: Granted

3/21/1097/HH & 3/21/1098/LBC Falconers, 15 High Wych Road, CM21 0AY

Single storey front extension

STC Comment: No objection

EHDC Decision: Granted

3/21/1157/FUL 15 Bullfields, CM21 9DE

Demolition of garage and erection of one 2 bedroom attached dwelling with associated car parking and landscaping

STC Comment: Objection – overdevelopment of site

EHDC Decision: Granted

3/21/1323/FUL 38 Bell Street, CM21 9AN

Regularisation for erection of canopy and erection of 3 lights

STC Comment: No objection

EHDC Decision: Granted

3/21/1567/HH 33 The Forebury, CM21 9BD

Installation of electric gates

STC Comment: No objection

EHDC Decision: Granted

3/21/1620/HH 2 Springhall Road, CM21 9ET

Erection of cladding to first floor front elevation

STC Comment: No objection

EHDC Decision: Granted

3/21/1688/HH 28 Hampton Gardens, CM21 0AN

Erection of a workshop/shed and a summerhouse with storage to rear garden

STC Comment: Objection. Inappropriate development - height, bulk, mass & position of the proposed buildings would have detrimental impact on neighbours amenities.

Neighbours concerns supported.

EHDC Decision: Granted

3/21/1782/HH 4 Rowney Wood, CM21 0HR

Demolition of garage. Part single, part two storey side extension incorporating Juliet balcony to the rear. Single storey rear extension with roof lanterns and alterations to fenestration

STC Comment: As previously submitted - No objection - Neighbours concerns re loss of light noted. Urge that daylight/sunlight assessment be carried out

EHDC Decision: Granted

3/21/1861/FUL The Chestnuts, Redricks Lane, CM21 0RL

Creation of new dwelling through separation of the existing Residential Annex called Rose Cottage from the dwelling through sub division of the plot

STC Comment: No objection

EHDC Decision: Granted

3/21/2147/HH 84 High Wych Road, CM21 0HQ

Removal of conservatory, rear projection, side projection and integrated carport. Construction of single storey rear extension, detached timber-framed carport, alteration and extension to rear first floor external wall with new flat roof and sash window

STC Comment: No objection

EHDC Decision: Granted

3/21/2162/HH 7 School Lane, CM21 9FA

Roof space conversion with rear dormer window and 3 front roof windows

STC Comment: No objection

EHDC Decision: Granted

3/21/2210/HH 11 Roseacres, CM21 0BU

Single storey rear extension and central weatherboard cladding fitted to front elevation

STC Comment: No objection

EHDC Decision: Granted

3/21/2287/HH 26 East Park, CM21 9EX

Two storey side and two storey rear extension. Single storey front and single storey side extension

STC Comment: No objection

EHDC Decision: Granted

3/21/2407/HH 6 Chalks Avenue, CM21 0BX

Demolition of existing garage and erection of single storey front extension. Levelling of land to provide new drive and front steps

STC Comment: No objection

EHDC Decision: Refused. "The proposed extension by way of its size and design would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be an unduly prominent addition that would be harmful to the character and appearance of the site and surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

3/21/2469/HH 26 Brook Lane, CM21 0EL

Entrance canopy to front elevation. Erection of garage to side elevation.

STC Comment: No objection

EHDC Decision: Granted

3/21/2506/HH 82 White Post Field, CM21 0BY

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/comments noted. Urge that daylight/sunlight assessment be carried out

EHDC Decision: Granted

3/21/2576/LBC 25 Bell Street, CM21 9AR

Redecorate the façade of the building

STC Comment: LBC - Support this application

EHDC Decision: Refused. "The proposed works would result in less than substantial harm to the special interest and significance of the historic fabric and would be detrimental to the character and appearance of the Listed Building. This harm is not outweighed by any public benefits and therefore the proposal would be contrary to Policies HA1 and HA7 of the East Herts District Plan 2018 and the National Planning Policy Framework 2021."

3/21/2587/COMPEN 37 Bell Street, CM21 9AR

Change of use from class E to class C3 (Residential) for 2 one bed apartments, with partial retention of existing ground floor commercial space

STC Comment: Support first floor change of use to residential. Objection to change of use from office/retail to residential at ground floor level Urge retention of commercial use.

EHDC Decision: Refused. "The proposed development involves works that would go beyond the provisions of Schedule 2, Part 3, Class MA of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). These works would be required to be implemented, in order to provide adequate levels of natural light for the intended occupiers of the proposed residential units."

3/21/2589/HH 6 Hampton Gardens, CM21 0AN

First floor extension above the garage

STC Comment: No objection - comments on previous application noted

EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would add considerable bulk and mass to the site that would result in a cramped form of development and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the site and the surrounding area. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

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

Single storey front extension

STC Comment: No objection

EHDC Decision: Granted

3/21/2699/HH **25 Knight Street, CM21 9AT**

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/21/2723/HH **2 Redricks Lane, CM21 9RL**

Loft conversion with rear dormer and two roof lights to front

STC Comment: No objection

EHDC Decision: Granted

P 21/102 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.