

Sawbridgeworth Town Council

The **Minutes** of the **Town Council's Planning Committee Meeting**
held at 8.40 pm on Monday 26 November 2012
at 49-51 Bell Street, Sawbridgeworth, Hertfordshire

Present

Councillor A Wincott (Chairman)
Councillor A Alder
Councillor D Filler
Councillor B Hodges
Councillor W Mortimer

Mrs G E Abbott (Admin. Officer)
Mr R G Bowran (Town Clerk)

- P 12/83** To record Apologies and Absences Apologies for absence were received from Councillor Coysten - unwell
- P 12/84** Public Forum - Members of the Public are given the opportunity to comment on forthcoming Planning Applications See page 188.
- P 12/85** Declarations of Interest None.
- P 12/86** To confirm the Minutes of the Planning Committee Meeting held on 12 November 2012 page 184. **RESOLVED** – to confirm as a true record.
- P 12/87** To receive planning applications from East Hertfordshire Council. **RESOLVED** – to make the following comments on the under mentioned applications.

3/12/1712/FP/FM: 30/10/12

18 Station Road

Two storey rear extension – Miss Michelle Cayley

The Town Council has **NO OBJECTION**.

3/12/1778/FP/SE: 24/10/12

The Old Malt House, Knight Street

Single storey front extension incorporating garage and study, new front bay window and canopy. Cladding to external walls with weatherboarding – Mr Lee Glover

The Town Council has **NO OBJECTION**.

3/12/1808/FP/SE: 01/11/12

25 Rowney Gardens

Two storey side extension, single storey front and rear extensions and front canopy – Mr Jamie Berrecloth

The Town Council has **NO OBJECTION**.

3/12/1821/FP/SE: 12/11/12

Land to the rear of the Forebury Substation, The Forebury

Erect new detached four bedroom dwelling with associated garage – Rambledale Ltd

The Town Council **OBJECTS** to this application. The Committee feel that this proposal is adjacent to the town Library and Memorial Hall which were built in 1940's and is therefore out of keeping with the street scene and is an over development of the site. It appears therefore to be contrary to policies **ENV1 (l) (b), (c), (d) and (g)** Design and Environmental Quality and **HSG7 (a)** Replacement Dwellings and Infill Housing Development.

3/12/1837/OP/FM: 05/11/12
32 Bullfields
Erection of 3 No. dwellings with garaging and access – Mr & Mrs J Holden

The Town Council **OBJECTS** to this application. The Committee feel that this proposal will be an over development of the site, detrimental to the street scene and the introduction of a new access road is too close to Cutforth Road. It appears therefore to be contrary to policies **ENV1 (I) (d)** respect for amenity of occupiers of neighbouring buildings, **HSG7 (a)** Replacement Dwellings and Infill Housing Developments and **TR2** Access to New Developments.

3/12/1902/FP/MP: 15/11/12
17A Bell Street
Change of use from shop (A1) dry cleaners to take away hot food establishment (A5) – Mr William Cunliffe

The Town Council **OBJECTS** to this application. The Committee feel that there are already a large number of existing non-shopping units and takeaway shops within the town centre. This proposal will result in the loss of another retail unit and would be detrimental to the vitality of the town centre. The site lies within the Conservation Area and is nearby to a number of residential dwellings and flats. It appears therefore to be contrary to policies **STC4 (II)** and **STC5 (II) (d), (e) and (h)**.

P 12/88 To receive any late Planning Applications received following the publication of this Agenda. None received.

P 12/89 To note Planning Decisions received from East Hertfordshire Council. **NOTED:** the report on planning application decisions now received.

3/12/1390/FN
25 Wychford Drive
Two storey rear extension and replacement roof to front entrance

Granted
(No Objection)

3/12/1414/FP
Hand and Crown Public House, High Wych Road
Detached dwelling

Refused
(Refuse)

3/12/1476/FP
Land adj, Primrose Cottage, High Wych Road
Change of use of land for the storage of caravans and motorhomes (retrospective)

Refused
(Refuse)

3/12/1494/FP
37 Parkway
Single storey and two storey side extension, single storey front and rear extension and pitched roof to existing rear elevation

Granted
(No Objection)

3/12/1515/FP
11 Chaseways
Two storey side extension and extension to roof of garage

Refused
(No Objection)

3/12/1569/FP
Upper Reach House, 36 Vantorts Road
Extension to roof

Granted
(No Objection)

3/12/1625/FP

2 Atherton End

Extension to create pitched roof with rear dormer windows (re-submission)

**Granted
(No Objection)**

P 12/90 PLANNING APPEALS

To receive notification and decisions from E.H.C. of Planning Appeal(s)

E/12/0154/A

32-35 Esbies Estate, Station Road

Without planning permission the use of the land for the stationing of a residential mobile home/caravan – Mr Henry Simmons

A reminder has been received to note the appeal dates, 11, 13 and 14 December 2012 respectively, for Plots 32-35 Esbies Estate, Station Road which will commence at 10 am in the Council Chamber at The Council Offices, Wallfields, Pegs Lane, Hertford SG13 8EQ.

The Meeting closed at 09.16 pm

Signed _____

Dated _____

COMMENTS MADE BY MEMBERS OF THE PUBLIC
PRIOR TO THE PLANNING COMMITTEE MEETING
HELD ON 26 NOVEMBER 2012

Re: Agenda Item No. P 12/84 – PLANNING APPLICATIONS RECEIVED FROM EHC

3/12/1902/FP/MP: 15/11/12

17A Bell Street

Change of use from shop (A1) dry cleaners to take away hot food establishment (A5) – Mr William Cunliffe

Mr & Mrs Heslop – *STRONGLY OBJECTS* to the above proposal. They feel that:

- another takeaway shop is not suitable in Bell Street, which is part of the conservation area
- the Town is already served by enough takeaway establishments
- there will be an increase in traffic parking inconsiderably along Bell Street
- there will be an increase in people milling about which will inevitably lead to an increase in noise levels late at night
- the introduction of this establishment will be detrimental to the amenities of local neighbours