

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth by Zoom at 8.50pm on **Monday 25 January 2021**.

Those present

Cllr Angela Alder
Cllr Dinesh Patel

Cllr Craig Chester
Cllr Greg Rattey

(Ex-officio Cllr Furnace)

In attendance:

S Crocker - Town Clerk

L Dale – Planning Officer

- P 20/97 APOLOGIES FOR ABSENCE**
To receive any apologies for absence. Apologies received from Cllrs Gray & Coysten, unwell.
- P 20/98 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 20/99 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 20/100 MINUTES**
Resolved: To approve as a correct record minutes of the Meeting held on:
• 11 January 2021 (P12) [*prop Cllr Patel; secd Cllr Rattey*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/101 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/20/1508/VAR The Leventhorpe School, CM21
[Variation of condition 2 \(approved plans\) of planning permission: 3/20/0413/FUL \(Demolition of existing science building and the erection of a new 2-storey teaching block \[Use Class D1\] with associated landscaping and the installation of an additional block of interim temporary classrooms during construction \[Approximately 1068 m2 GEA\] alongside the retention of temporary units approved under planning consent 3/18/2098/FUL\) – Revisions to elevations of the proposed teaching block](#)
Applicant: The Leventhorpe School
STC Comment: No objection [*prop Cllr Furnace; secd Cllr Rattey*]

**3/20/2129/HH &
3/20/2130/LBC** **1 Fair Green, CM21 9AG**

[Rebuilding of damaged boundary wall](#)

Applicant: Dumphries

STC Comment: No objection & No comment [*prop Cllr Patel; secd Cllr Furnace*]

3/20/2397/B1CPN **60B Station Road, CM21 9AZ**

[Change of use from Light Industrial \(Class B1 \(c\)\) to 2 residential flats \(Class C3\).](#)

Applicant: Elisha Mirza

Application already decided by EHDC – Prior approval is required and refused

3/20/2408/VAR **Land Rear of 60 Station Road, CM21 9AZ**

[Removal of condition 2 of approval: 3/18/0153/FUL \(Change of use and internal alterations to create four office/workshop units with alterations to front elevation\). Vary drawing C4 \(Floor/Elevation-Proposed\) with drawing number TPP20201103-02](#)

Applicant: Elisha Mirza

Application withdrawn by Agent/Applicant

3/20/2558/FUL **11 Cambridge Road, CM21 9JP**

[Demolition of dwelling and construction of replacement dwelling](#)

Applicant: Mr Adan

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

3/20/2589/FUL **7 Pishiobury Drive, CM21 0AD**

[Demolition of house and construction of new two-storey detached house with basement to include, front dormer windows, rear roof lights and terraces, front juliet balconies, detached garage and front entrance gates](#)

Applicant: Mr Garry Plummer

STC Comment: Objection. Not in-keeping with streetscene [*prop Cllr Chester; secd Cllr Patel*]

3/20/2635/FUL **17-18 and 18a Bell Mead, CM21 9ES**

[Conversion of 1 house \(17-18\) and 1 flat \(19A\) into two dwellings, removal of existing rear addition and alterations to ground floor fenestration](#)

Applicant: Mr Mohammed Ahmad

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

3/21/0005/HH **100 Sheering Mill Lane, CM21 9ND**

[Demolition of garage. Single storey side and rear extension](#)

Applicant: Mr Jamie Bull

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

3/21/0047/LBC **The Old Vicarage, Sheering Mill Lane, CM21 9AD**

[Regularisation of: Install two 100 millimetre high level boiler vents fixed via brackets to the rear elevation](#)

Applicant: Mrs Peta Bruce

STC Comment: No comment (LBC)

3/21/0080/HH Fairswell, 25 Vantorts Road, CM21 9NA
[Alterations and raising of roof. First floor extension and alterations to fenestration](#)
Applicant: Mr Ben Green
STC Comment: No objection [*prop Cllr Patel; secd Cllr Chester*]

P 20/102 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 22 January 2021.

3/21/0074/HH 13 Gilders, CM21 0EE
Single storey front extension. Two storey rear extension and insertion of window to flank elevation
Applicant: Mr David Billington
STC Comment: No objection [*prop Cllr Patel; secd Cllr Rattey*]

3/21/0112/FUL Farlea, Spellbrook Lane West, Spellbrook
Erection of dwelling with linked garage with room over, swimming pool, pool house with associated landscaping, parking and the creation of new access
Applicant: Mr Greg McClelland
STC Comment: No objection [*prop Cllr Alder; secd Cllr Rattey*]

3/21/0125/HH 22 Yewlands, CM21 9NP
Demolition of porch. Single storey front, side and rear extensions
Applicant: Mr Matthew Merralls
STC Comment: No objection [*prop Cllr Patel; secd Cllr Chester*]

P 20/103 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/20/1951/FUL 30-34 London Road, CM21 9JS
Roof extension to form 5, one bedroom flats, including external rear staircase, roof dormers and bin/cycle store
Applicant: Mr Tindall
STC Comment: No objection
EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would add considerable bulk and mass to the site which would appear unduly prominent within the streetscene and would not reflect local distinctiveness, to the detriment of the character and appearance of the existing building, street scene, adjacent listed buildings and surrounding Sawbridgeworth Conservation Area. The proposal is therefore contrary to Policies DES4 and HA4 of the East Herts District Plan 2018" & "The application lacks sufficient information regarding the issues of neighbour amenity as well as air quality and the risks to future occupants to enable the local planning authority to properly consider the planning merits of this application, contrary to Policies DES4 and EQ4 of the East Herts District Plan 2018"

3/20/1955/FUL Farlea, Spellbrook Lane West, CM23 4AY

Erection of 1, 5 bedroomed dwelling and detached garage, with the provision of a new access and an amended internal track

Applicant: Mr Greg McClelland

STC Comment: No objection

EHDC Decision: Granted

3/20/2185/HH 2 Harvest Close, Spellbrook, CM23 4RE

Creation of garden room and shed

Applicant: Richard Painter

STC Comment: No objection

EHDC Decision: Refused. "The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, nor have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework".

3/20/2251/HH 10 Parkway, CM21 9NR

Demolition of conservatory. Proposed rear single storey extension.

Applicant: Mr Chris Pask

STC Comment: No objection

EHDC Decision: Granted

3/20/2253/HH 11 Wychford Drive, CM21 0HA

Erection of fence panels to replace brick garden wall

Applicant: Richard Painter

STC Comment: No objection

EHDC Decision: Granted

P 20/104 PLANNING APPEALS

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

Meeting Closed at 9.18pm