

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 14 February 2022** at 7.30pm.

Those present

Cllr Angela Alder
Cllr David Royle

Cllr Nathan Parsad

(Ex officio Cllr Greg Rattey)

In attendance:

C Hunt - Town Clerk

J Sargant – Town Project Manager

L Dale – Planning Officer

Meeting Recorded

P 21/112 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies from Cllr Chester received and approved [*prop Cllr Parsad; secd Cllr Royle*]

P 21/113 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 21/114 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/115 MINUTES

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

- 31 January 2022 (P12) [*prop Cllr Parsad; secd Cllr Royle*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 21/116 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Wrenbridge - No further plans submitted to EHDC to date.

P 21/117 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/2244/FUL 17 Bell Street, CM21

[Change of use of existing detached garage with first floor bedsit room above to A1 use class to use as a shop with first floor staff amenity and storage space. Alterations to South elevation to remove the 2 garage doors and replace with a window and door](#)

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

3/22/0211/FUL 25 Vantorts Road, CM21 9NA

[Erection of 1, 4 bedroom dwelling. Creation of vehicle access and driveway and erection of cycle shed](#)

STC Comment: No objection if footpath provided [*prop Cllr Royle; secd Cllr Parsad*]

3/22/0213/HH 10 Forebury Avenue, CM21 9BG

[Erection of open porch, erection of gabled roof to front bay window, part raising of roof ridge, cladding of external walls](#)

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

3/22/0244/REM 4 High Wych Road, CM21 0AZ

[Approval of reserved matters relating to appearance and scale for planning approval 3/21/0926/OUT \(Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout\)](#)

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

P 21/118 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 February 2022.

3/22/0262/HH 100 Sheering Mill Lane, CM21 9ND

Demolition of garage. Construction of single storey rear extension

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

P 21/119 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/1358/HH Roselands, Bell Street, CM21 9AN

Replacement windows

STC Comment: No objection

EHDC Decision: Granted

3/21/1727/VAR Orion, London Road, CM23 4AX

Erection of 1 detached dwelling with integrated annexe and new vehicular access onto London Road. Variation of condition 2 (Approved plans) of planning approval 3/20/2213/FUL. Changes to window detail

STC Comment: No objection

EHDC Decision: Granted

3/21/2627/HH **10 Falconers Park, CM21 0AU**
Single storey rear extension and insertion of window to side elevation
STC Comment: No objection
EHDC Decision: Granted

3/21/2715/HH **Inglis, Spellbrook Lane West, Spellbrook, CM23 4AY**
Front porch and side extension with external alterations. Addition of 2 rear patio doors as well as bi-folding doors. Extension to garage with part demolition
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 2021".

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
EHDC Decision: Prior Approval is Required and Granted Subject to Conditions

3/21/3028/HH **Hill View, London Road, Spellbrook, CM23 4AU**
Single storey side extension and raising roof height
STC Comment: No objection
EHDC Decision: Refused. "The proposed development by reason of its size and scale, cumulatively with buildings previous extensions, would 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."

3/21/3017/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
EHDC Decision: Granted

P 21/120 PLANNING APPEALS

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

Meeting Closed at 7.45pm

