

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 7.00pm on **Monday 15 February 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 20/105 APOLOGIES FOR ABSENCE

To receive any apologies for absence. Apologies received from Cllr Gray - unwell.

P 20/106 PUBLIC FORUM

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

P 20/107 DECLARATIONS OF PECUNIARY INTEREST

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

P 20/108 MINUTES

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

- 25 January 2021 (P13) [*prop Cllr Rattey; secd Cllr Furnace*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 20/109 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/0144/HH 3 Pishiobury Mews, Pishiobury Drive, CM21 0AP

[Two storey rear extension](#)

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

3/21/0145/FUL &

3/21/0146/LBC 4 The Square, CM21 9AE

[Retention of: installation of additional AC unit added externally to rear elevation](#)

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

3/21/0161/PNHH 20 Rowney Wood, CM21 0HR
Single storey extension with roof lantern and Bi fold doors:- Depth 3.5 metres, maximum height 3.30 metres, Eves height 2.30 metres
STC Comment: No objection [*prop Cllr Patel; secd Cllr Furnace*]

3/21/0182/HH 47 Cambridge Road, CM21 9JP
Construction of 4 loft dormer windows with a juliet balcony on the front elevation, insertion of rooflight at the first floor level
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Chester*]

3/21/0198/HH 46 Greenstead, CM21 9NY
Removal of detached garage. Construction of two storey side extension
STC Comment: No objection [*prop Cllr Patel; secd Cllr Furnace*]

3/21/0210/LBC 49-51 Knight Street, CM21 9AX
Re-painting of shop front and replacement of shop front fascia sign
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Furnace*]

**3/21/0223/HH &
3/21/0224/LBC 3 Fair Green, CM21 9AG**
Demolition of lean-to and erection of single storey rear extension with sky light. Internal alterations to include removal of internal chimney breast and doors. Alteration of pedestrian access and replacement fence
STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/21/0274/HH 33 The Orchards, CM21 9BB
Single storey front extension, single storey and part two storey rear extension incorporating first floor Juliet balcony, replace flat roof to the existing front dormer with a pitched roof, new first floor rear windows and relocated side window and an increase in depth of 2 front windows, new rear roof light windows, garage conversion, alterations to fenestration and external materials, enlarged driveway and permeable paving.
STC Comment: No objection [*prop Cllr Patel; secd Cllr Rattey*]

P 20/110 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 February 2021. There were none

P 20/111 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/20/1876/HH 36 Sayesbury Road, CM21 0EB
Creation of a hardstanding vehicular access
STC Comment: No objection
EHDC Decision: Refused. "The proposed vehicular parking hardstanding by reason of its size, siting and layout, would not provide a reasonably accessible and convenient area

for vehicular parking, failing to accord with the County Council's Vehicle Cross Over Guidance and standards. Consequently, the development would lead to conditions prejudicial to the safety, function and convenience of the local highway network and its users, contrary to Policies TRA2 and TRA3 of the East Herts District Plan 2018".

3/20/1962/HH 9 Northfield Road, CM21 9DR

Part two storey, part single storey rear extension, single storey front extension and the creation of a new access with a parking area for 2 vehicles, to include a change in land levels and landscaping to the front

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its inappropriate size, scale and design, would fail to appear subservient in scale 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 and the National Planning Policy Framework" & "The proposed development, by reason of its size, scale, siting and design, would have a detrimental effect upon the amenities of the occupants at No.7 Northfield Road by reason of its overbearing impact. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework"

3/20/2045/FUL Craycombe, Parsonage Lane, CM21 0ND

Subdivision of the site, to include associated landscaping (fencing, shrubs, hard surfacing), conversion of office and outbuildings to a two bedroom dwelling, with associated fenestration alterations, insertion of additional fenestration and alterations to and raising of the roof ridge, along with the erection of a shed and bin store

STC Comment: No objection

EHDC Decision: Refused. "The application lacks sufficient information regarding the history of the outbuilding to enable the Local Planning Authority to properly consider the planning merits or otherwise of the application. In the absence of the abovementioned information, the proposal is contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework". "Notwithstanding reason No1 above, the proposed development would constitute inappropriate development within the Green Belt as it would not preserve its openness and conflicts with the purposes of including land within it, encroaching into the countryside, to the detriment of the surrounding character and appearance. Other considerations would not clearly outweigh the harm by reason of inappropriateness and loss of openness. Consequently, the very special circumstances required to approve inappropriate development in the Green Belt do not exist. The proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2019) & "The proposed development, by reason of its location and siting would not represent a sustainable form of development in accordance with the District Plan's hierarchy, with a reliance on private vehicles to access everyday services and facilities. The proposal would therefore be contrary to Policies DPS2 and TRA1 of the East Herts District Plan 2018 and the National Planning Policy Framework".

3/20/2359/HH Dower House, 17a Knight Street, CM21 9AT

Construction of 2 storey side extension with first floor rear window opening.

STC Comment: No objection

EHDC Decision: Granted

3/20/2423/HH 13 Hampton Gardens, CM21 0AN

Conversion and alterations of garage, to create second floor with two pitched dormers to front elevation, a single dormer to rear and canopy to the rear

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its inappropriate size, scale and design, would add considerable bulk and mass to the site that would fail to appear subservient in scale 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 and the National Planning Policy Framework." & "The proposed development, by reason of its size, scale, siting and design would have a detrimental effect upon the amenities of the occupants at No.14 Hampton Gardens by reason of its overbearing and loss of light impact. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework".

3/20/2386/LBC 136 Sheering Mill Lane, CM21 9ND

Replacement of boiler and insertion of flue

STC Comment: No comment

EHDC Decision: Granted

3/20/2440/HH 2 Northfield Road, CM21 9DR

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/20/2482/HH 5 Walnut Tree Avenue, CM21 9JR

Single storey side infill and single storey side extension, single storey rear extension and demolition of garage with erection of new garage

STC Comment: No objection

EHDC Decision: Granted

3/20/2500/HH 4 Rowney Wood, CM21 0HR

Two-storey side extension, to include conversion and alterations of garage. Two-storey rear extension with juliet balcony to first floor

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its excessive scale, inappropriate design and lack of subservience, fails to reflect and promote local distinctiveness or achieve a high quality of design and would cause harm to the character and appearance of the dwelling and the street scene. Therefore, the proposal is contrary to Policies DES4 and HOU11 of the East Herts District Plan (2018)".

3/20/2502/HH 6 Hampton Gardens, CM21 0AN

First floor extension above double garage

STC Comment: No objection. Neighbours comments/concerns noted

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, materials and design, would add considerable bulk and mass to the site that would fail to appear subservient in scale 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”.

P 20/112 PLANNING APPEALS

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

Meeting Closed at 7.19pm