

Sawbridgeworth Town Council

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

To: Cllrs Alder, Chester, 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 28 March 2022**, following the meeting of council, at approximately 8.30pm, to transact the business as set out in the agenda below.

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

Town Clerk
22 March 2022

AGENDA

- P 21/139** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 21/140** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/141** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 21/142** **MINUTES**
[👏] To approve as a correct record the minutes of the Meeting held on:
 • 14 March 2022 (P15)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/143** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments.
- P 21/144** **PLANNING APPLICATIONS RECEIVED FROM EHDC**
 To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/21/2993/HH **2 Northfield Road, CM21 9DR**
Proposed two storey side extension. Retrospective permission for single storey side extension/shed

3/22/0498/HH **77 The Crest, CM21 0ES**
Removal of garage. Construction of single storey side and front extension. Two storey and part single storey rear extension, replacement attached garage, existing upvc cladding to be replaced, driveway enlarged and dropped kerb extended

3/22/0510/REM **Land At Bishop's Stortford South (BISH5) Off Whittington Way Bishop's Stortford**
Approval of reserved matters for layout, scale, appearance and landscaping of 3/21/1749/VAR (approved under outline planning 3/18/2253/OUT) for E(g)(ii), E(g)(iii), B2 and B8 uses including servicing, landscaping, means of enclosure and associated works and infrastructure

3/22/0546/HH **2 The Crest, CM21 0ER**
Creation of pitched roof to front, relocation of doorway and creation of external steps. Conversion of garage to habitable room. Single storey side extension, external insulation to North elevation

3/22/0565/HH **30 Sayesbury Avenue, CM21 0ED**
Demolition of existing rear extension and erection of single storey rear extension. Alterations to existing porch and window arrangements on front elevation and external alterations

P 21/145 **LATE PLANNING APPLICATIONS**
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 March 2022

P 21/146 **PLANNING DECISIONS MADE BY EHDC**
To receive Planning Decisions from EHDC.

3/21/2485/LBC **Green Man House, 123 Sheering Mill Lane, CM21 9ND**
Installation of internal secondary glazing to 3 ground floor windows and 5 first floor windows
STC Comment: No objection
EHDC Decision: Granted

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 provided Highways are content with access arrangements
EHDC Decision: Granted

3/22/0050/HH 131 West Road, CM21 0BW

Demolition of rear conservatory. Construction of two storey and part single storey rear extension, single storey front porch extension and new first floor side window

STC Comment: Objection due to size and impact on neighbouring properties

EHDC Decision: Refused. "The proposed rear extension, by reason of its inappropriate size, scale and siting, would result in overbearing impacts, losses of light and overshadowing affecting 129 West Road. The amenity and living conditions of 129 West Road would be harmed. Therefore, the proposed scheme would be contrary to Policy DES4 of the East Herts District Plan (2018)"

3/22/0062/HH 2 Harvest Close, Spellbrook, CM23 4RE

Single storey rear extension. New ground floor side window and door

STC Comment: No objection

EHDC Decision: Granted

3/22/0063/HH The Fuschias, 5 Rowan Walk, CM21 9EF

Removal of conservatory. Construction of single storey extension. Conversion of garage to habitable room incorporating two windows to side elevation (part retrospective)

STC Comment: No objection

EHDC Decision: Granted

3/22/0109/COMPN 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: Regret loss of retail at ground level

EHDC Decision: Prior Approval is Required and Refused. Adequate levels of natural light would not reach all of the habitable rooms delivered through the proposed development. Therefore, the proposal would be contrary to Sections 11 and 12 of the National Planning Policy Framework (2021)

P 21/147 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 website.

Members of the public and press are cordially invited to attend all meetings of the Council and its committees.