

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 8.11pm on **Monday 26 April 2021**.

Those present

Cllr Angela Alder
Cllr Greg Rattey

Cllr Peter Gray

(Ex-officio Cllr Furnace)

In attendance:
L Dale – Planning Officer

P 20/145 APOLOGIES FOR ABSENCE

To receive any apologies for absence. Apologies received from Cllrs Chester & Patel.

P 20/146 PUBLIC FORUM

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

P 20/147 DECLARATIONS OF PECUNIARY INTEREST

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

P 20/148 MINUTES

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

- 12 April 2021 (P18) [*prop Cllr Rattey; secd Cllr Furnace*]

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

P 20/149 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/0819/HH

18 Cambridge Road, CM21 9BS

[Removal of conservatory. Construction of single storey rear extension, raising of roof height, 3 front dormers, first floor rear extension with 3 rear dormers, new front porch, garage conversion and alterations to fenestration](#)

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

3/21/0833/HH **4 Rowney Wood, CM21 0HR**
[Demolition of garage. Two storey side extension incorporating Juliet balcony and single storey rear extension with roof lanterns](#)

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

3/21/0879/HH **10 Knight Street, CM21 9AT**
[Insertion of roof lantern to rear extension](#)

STC Comment: No objection [*prop Cllr Furnace; secd Cllr Gray*]

3/21/0893/FUL **7 Pishiobury Drive, CM21 0AD**
[Demolition of existing house and construction of one 2 storey detached house with basement, loft bedrooms, two balconies to rear first floor; detached garage and front entrance gates](#)

STC Comment: Objection. Overdevelopment of site & loss of openness. Neighbours objections noted [*prop Cllr Furnace; secd Cllr Gray*]

3/21/0898/HH **1 Oram Court, London Road, Spellbrook**
[Single storey rear extension, one roof light to rear elevation and front entrance canopy roof](#)

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

3/21/0923/HH **Spring Cottage, 22A Spellbrook Lane West, Spellbrook**
[Single storey rear extension with roof lantern](#)

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

3/21/0949/VAR **Farlea Spellbrook Lane West, Spellbrook**
[Variation of condition 2 \(approved plans\) of planning permission: 3/20/1955/FUL – Erection of 1, 5 bedroomed dwelling and detached garage, with the provision of a new access and an amended internal track](#)

STC Comment: Deferred until clearer information available [*prop Cllr Gray; secd Cllr Furnace*]

3/21/0926/OUT **Land Adjacent to Weeping Ash, 4 High Wych Road, CM21 0AZ**
[Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout](#)

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

P 20/150 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 April 2021.

3/21/0667/HH 11 Blenheim Close, CM21 0BE
Conversion of two garages; single storey rear extensions; loft conversion with roof lights;
and alterations to fenestration

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

3/21/0984/HH 2 Redricks Lane, CM21 0RL
Loft conversion and extension, with rear dormer and 2 front velux roof light windows

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

P 20/151 PLANNING DECISIONS MADE BY EHDC
To receive Planning Decisions from EHDC.

3/20/1864/HH 94 Station Road, CM21 9JY
Extension of dropped kerbs to both sides at the front of the property

STC Comment: No objection

EHDC Decision: Granted

3/21/0125/HH 22 Yewlands, CM21 9NP
Demolition of porch. Single storey front, side and rear extensions

STC Comment: No objection

EHDC Decision: Granted

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

EHDC Decision: Refused. "The proposed development, by reason of the dormer windows 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 to 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 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 detrimental effect upon the residential amenity of the occupants at Nos 45,49 and 51 Cambridge Road. The development would result in the loss of privacy and direct overlooking into the rear garden areas of which those occupiers ought reasonably to enjoy. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework".

3/21/0334/HH 4 The Limes, CM21 9FB

First floor front extension above garage, to link up to main dwelling, with dormer windows and roof light windows

STC Comment: Objection. Overdevelopment. Objections of neighbours noted

EHDC Decision: Refused. "The proposed development is extensive in scale, it would harmfully dominate the appearance of the existing dwelling and would be incongruous with the character and appearance of the site and the wider area. The scale, siting and orientation of the proposed development would cause harm to the living conditions of the occupants of nearby dwellings. Furthermore, the proposal would create a risk to the retention of valuable trees to the north of the site. Therefore the proposal is contrary to Policies DES4, HOU11 and DES3 of the East Herts District Plan (2018)".

P 20/152 PLANNING APPEALS

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

Meeting Closed at 8.48pm