

# SAWBRIDGECWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 13 June 2022** at 7.30pm.

#### Those present

Cllr Angela Alder  
Cllr Frederick Parr  
Cllr Greg Rattey

Cllr Craig Chester  
Cllr Nathan Parsad  
Cllr Angus Wyatt

#### In attendance:

C Hunt – Town Clerk  
L Dale – Planning Officer

- P 22/01 ELECTION OF CHAIRMAN**  
*Resolved:* To elect a chairman of the committee for the year 2022/23. Cllr Nathan Parsad was elected chairman of the committee for the year 2022/23. [prop Cllr Alder; secd Cllr Chester]
- P 22/02 ELECTION OF DEPUTY CHAIRMAN**  
*Resolved:* To elect a deputy chairman of the committee for the year 2022/23. Cllr Angela Alder was elected deputy chairman of the committee for the year 2022/23. [prop Cllr Rattey; secd Cllr Wyatt]
- P 22/03 APOLOGIES FOR ABSENCE**  
To receive and approve any apologies for absence. There were none.
- P 22/04 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 22/05 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 22/06 MINUTES**  
*Resolved:* To approve as a correct record the minutes of the Meeting held on:
- 09 May 2022 (P19) [prop Cllr Alder; secd Cllr Chester]

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

**P 22/07 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.  
There were none.

**P 22/08 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/22/0718/FUL Land at Primrose Cottage, High Wych Road, CM21 0HH**  
[Change of use of land to provide 6 pitches for the Travelling community to reside on the land](#)

**STC Comment:** Strong objection. Unacceptable development of green belt land. Lack of information provided. Access & highway concerns. Impact on wildlife and loss of green space. No ecological study completed. Support the objections of neighbours [*prop Cllr Alder; secd Cllr Wyatt*]

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**3/22/0766/FUL 34 London Road, CM21 9JS**  
[Proposed alterations to the shop front to include changing the window and door](#)

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

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**3/22/0814/FUL 35-37 Bell Street, CM21 9AR**  
[Change of use from Class E to Class C3 to form 2 residential units, partial retention of existing ground floor commercial space, new ground floor windows and doors and alterations to fenestration](#)

**STC Comment:** No objection provided commercial use retained at front [*prop Cllr Alder; secd Cllr Parr*]

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**3/22/0839/HH & (3/22/0840/LBC) 2 Fair Green, CM21 9AG**  
[Single storey side extension, single storey side/infill porch extension and replacement roof to existing link building \(Install new internal partition wall\)](#)

**STC Comment:** No objection & No comment [*prop Cllr Wyatt; secd Cllr Chester*]

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**3/22/0939/HH & (3/22/0940/LBC) The Old Vicarage, Sheering Mill Lane, CM21 9AD**  
[Removal of ground floor garden room and construction of replacement single storey extension with a glazed roof. Replacing black plastic rainwater goods with traditional cast iron rainwater goods painted black \(Alterations to main stairs. Removal of the servants stairs from ground floor to first floor. Removal of partition walls in cellar, ground floor and first floor. Create new internal openings on ground floor and first floor. Infill existing internal openings on ground floor and first floor. Install new partition walls on ground floor and first floor. Creation of first floor en-suite. Alterations to ground floor external WC and store to provide a shower room to the pool\)](#)

**STC Comment:** No objection & No comment [*prop Cllr Parr; secd Cllr Rattey*]

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**3/22/0966/HH 31 Gilders, CM21 0EE**  
Front porch extension and garage conversion with new pitched roof above. Replace garage door with new front window. Cedral weatherboard cladding added to front elevation. Alter 2 doors into windows on side elevation. Replace door with bi-fold doors to rear elevation. Light render added to rear elevation.  
**STC Comment:** No objection [*prop Cllr Alder; secd Cllr Wyatt*]

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**3/22/1050/FUL 17 Cambridge Road, CM21 9JP**  
Demolition of garage and outbuildings. Erection of 2 three bedroom houses with associated access, parking and amenity space  
**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Parr*]

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**3/22/1118/HH 35 Forebury Avenue, CM21 9BG**  
Garage conversion, replace garage door with new front window and infill brick wall. New bi-fold doors on rear elevation and insertion of 4 rooflight windows to side/rear  
**STC Comment:** No objection [*prop Cllr Rattey; secd Cllr Wyatt*]

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**P 22/09 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 June 2022. There were none

**P 22/10 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/1042/LBC 27 Bell Street, CM21 9AR**  
Installation of connecting pergolas and new rear sliding doors replacing existing window  
**STC Comment:** LBC – No Comment  
**EHDC Decision:** Granted

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**3/21/2993/HH 2 Northfield Road, CM21 9DR**  
Proposed two storey side extension. Retrospective permission for single storey side extension/shed  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/21/3140/HH 34 The Orchards, CM21 9BB**  
Demolition of garage. Erection of two storey side and rear extension and single storey rear extension. Alterations to the roof of the existing single storey rear extension. Replacement windows.  
**STC Comment:** Not viewed  
**EHDC Decision:** Granted

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**3/22/0262/HH 100 Sheering Mill Lane, CM21 9ND**  
Demolition of garage. Construction of single storey rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/0289/FUL**      **Land Off Spellbrook Lane West, Spellbrook, CM23 4AY**  
Erection of two detached four bedroom dwellings with detached 3 bay garages, driveways and landscaping  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**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  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**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  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/0548/HH**      **4 Rowan Walk, CM21 9EF**  
Single storey side and rear extensions, garage conversion and alterations to fenestration  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/22/0567/HH**      **5 Falconers Park, CM21 0AU**  
Removal of garage. Construction of two storey side extension incorporating a first floor rear Juliet balcony and part single storey front and rear extensions. Erection of front entrance porch. Alterations to first floor rear windows.  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposed development fails to achieve a high standard of design to respond to the context of the site and the locality and would appear as an unsympathetic addition to the host dwelling and would appear visually intrusive within the street scene. The development would fail to reflect local distinctiveness and would therefore be harmful to the character and appearance of the site and the street scene contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

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**3/22/0606/ASDPN**      **Highbank, London Road, Spellbrook, CM23 4AX**  
Construction of an additional storey, to increase the height of the dwelling from 5.3 metres to 7.9 metres  
**STC Comment:** No objection  
**EHDC Decision:** Prior Approval is Required and Granted Subject to Conditions

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**3/22/0632/HH Hill View, London Road, Spellbrook, CM23 4AU**

Removal of front porch and infill front door. Construction of single storey side porch. Raising the roof ridge and loft conversion with a rear dormer, 3 front roof light windows and 1 first floor side window

**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 (July 2021)" & "The proposed dormer window, by reason of its size, siting, form and design, would not be modest in scale or of limited extent and would dominate the roof of the dwellinghouse and be out of keeping with and detrimental to the character and appearance of the property, contrary to policies DES4 and HOU11 of the East Herts District Plan 2018.

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**3/22/0640/FUL 78 London Road, CM21 9JN**

Single storey rear extension to restaurant

**STC Comment:** Objection - Loss of parking and lack of consultation with neighbouring properties

**EHDC Decision:** Granted

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**3/22/0730/FUL 9 East Drive, CM21 9EU**

Erection porch. First floor side extension with rooflight. Single storey rear extension incorporating roof lantern. Single storey infill extension to rear. Part garage conversion to habitable room and alterations to fenestration

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/0759/HH 32 Sayesbury Avenue, CM21 0ED**

Demolition of conservatory and erection of single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/22/0861/PNH 26 Vantorts Road, CM21 9NB**

Demolition of existing extension and creation of a single storey rear extension: Total depth 5.79 metres, maximum height 3.24 metres, eaves height 3.00 metres

**STC Comment:** No objection

**EHDC Decision:** Prior Approval is not Required

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**P 22/11          PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted.

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**Land at Railway Meadow, London Road, Spellbrook**

**LPA Appeal Reference: 22/00035/REFUSE**

Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure

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Meeting Closed at 7.50pm