

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 7.30 pm on **Monday 20 May 2019**.

Those present

Cllr Angela Alder
Cllr Peter Gray
Cllr Don Patel

Cllr Pat Coysten
Cllr Don Hall
Cllr Spencer Richards

In attendance ex Officio:
Cllr David Royle

Cllr John Burmicz

In attendance:
Lisa Dale – Planning Officer

Richard Bowran - Town Clerk
2 members of public

- P 19/01 ELECTION OF COMMITTEE CHAIR**
Resolved: That the chair of the Planning Committee for the civic year 2019/20 is Cllr Angela Alder [*prop Cllr Burmicz; secd Cllr Gray*]
- P 19/02 ELECTION OF COMMITTEE VICE-CHAIR**
Resolved: That the vice-chair of the Planning Committee for the civic year 2019/20 is Cllr Peter Gray [*prop Cllr Patel; secd Cllr Hall*]
- P 19/03 APOLOGIES FOR ABSENCE**
To receive any apologies for absence. There were none.
- P 19/04 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 19/05 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 19/06 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 29 April 2019 (P18)) [*prop Cllr Coysten; secd Cllr Hall*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 19/07 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/19/0626/HH 21 Springhall Road
Conservatory to rear
Applicant: Mr A Clayden
STC Comment: No objection



3/19/0754/LBC Grove House, 36 London Road

Demolition of existing lean to conservatory and free standing wall. Erection of a two storey side extension, re-rendering of external elevations of the building, insertion of timber door above garage door to rear elevation. Erection of a side boundary wall (2m high) and a 2 metre high sliding gate for vehicular access together with associated hard landscaping works. Internal alterations at ground floor level involving the re-hanging of a door and creation of a new structural opening, internal alterations at first floor level comprising the creation of new door openings, removal of partition/doors. Refurbishment and painting of windows

Applicant: Mr M Furnace

STC Comment: LBC – No comment

3/19/0844/HH 61 Elmwood, CM21 9NN

Single storey front extension to create porch and change to roof

Applicant: Mrs Kim Taylor

STC Comment: No objection

3/19/0916/HH 28 Rowney Gardens, CM21 0AT

Demolition of side garage and removal of chimney stacks. Erection of single storey front, side, rear and two storey side and rear extensions

Applicant: Mr K Hawkins

STC Comment: No objection

P 19/08 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 17 May 2019

3/19/0848/HH Kecksys Farm, Cambridge Road

Erection of balcony and access bridge, extension of existing roof and provision of rain screen to basement stairs

Applicant: Mrs M Brunt

STC Comment: Deferred to next meeting

3/19/0862/ADV 50 London Road, CM21 9JN

4 no. internally illuminated fascia signs, 1 no. non illuminated fascia sign, 1 no. internally illuminated Pylon sign, 1 no. internally illuminated Waitrose badge sign

Applicant: Shell UK Ltd

STC Comment: No objection

P 19/09 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/18/2534/HH 2 Lowfield, CM21 9HL

Demolition of conservatory. Double storey side extension and single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

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3/18/2770/HH **30 Bell Street, CM21 9AN**

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/19/0127/FUL **41 School Lane, CM21 9FA**

Change of use of amenity land to driveway and the erection of a 1.2-1.5 metre high retaining wall. Amendment to LPA's Approval 3/17/1398/FUL

STC Comment: No objection

EHDC Decision: Granted

3/19/0360/FUL **1-10 Bells Walk, London Road, CM21 9JG**

Front extension of shop involving enclosure of walkway and provision of new shop front

STC Comment: Objection. The proposed changes appear to be contrary to District Plan Policy HA4 in that they do not enhance the appearance of the property within the Conservation Area. They do not however appear to be contrary to Policy RTC4 relating to supporting the vitality of the town centre

EHDC Decision: Granted

3/19/0377/FUL **Tanit, Spellbrook, CM22 7SE**

Change of use from House in Multiple Occupation with 6 bedrooms (use class C4) to larger House in Multiple Occupation with 7 bedrooms (retrospective)

STC Comment: Objection. Appears to be overcrowding of property with no proper means of emergency escape

EHDC Decision: Granted

3/19/0406/FUL **Land Adj The Chestnuts, Redricks Lane, CM21 0RL**

Demolition of swimming pool and enclosure. Erection of 1 no. 3 Bedroomed bungalow, with the creation of vehicular access, parking and landscaping

STC Comment: Objection. Infringing on greenbelt and appears contrary to District Plan Policy HOU11 (GBR1)

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" & "The proposed development, by reason of its siting, would fail to respect the open nature of the southern side of Redricks Lane, and would be detrimental to the character and appearance of the surrounding area, contrary to policy DES4 of the East Herts District Plan 2018".

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3/19/0518/FUL Land West of Farlea, Spellbrook Lane, CM23 4AY

Construction of 1no. detached dwelling

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" and "The proposed development, by reason of its siting and layout, would result in a form of development that fails to complement the existing pattern and grain of development in the surrounding area. The proposal would therefore be contrary to Policy DES4 of the East Herts District Plan 2018".

3/19/0532/HH 3 Forebury Avenue, CM21 9BG

Double storey side and second storey rear extension with changes to fenestration

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its 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 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"

3/19/0602/VAR 50 London Road, CM21 9JN (Shell Garage)

Variation of Condition 4 part 2 (Contamination) of planning permission ref 3/18/2446/FUL – (Demolition and redevelopment of petrol filling station including new single storey sales building). Within 3 months of site completion a validation report shall be submitted for approval in writing by the local Planning Authority

STC Comment: No objection

EHDC Decision: Granted

3/19/0624/PNHH 8 Beechfield, CM21 9NG

Single storey rear extension. Depth 6.0 metres, maximum height 4.0 metres, Eaves height 2.9 metres

STC Comment: No comment

EHDC Decision: Prior approval is not required

P 19/10 PLANNING APPEALS

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

Meeting Closed at 19:50

*Angela Arden
10th June 2019*