

Sawbridgeworth Town Council

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MAYOR
Cllr Reece Smith
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, Penney, Rider, S Smith

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 10 June 2024**, at 7:00pm, to transact the business as set out in the agenda below.

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

Town Clerk
4 June 2024

AGENDA

- P 24/12** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 24/13** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/14** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 24/15** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 20 May 2024 (P01)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 24/16** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments.
- P 24/17** **PLANNING APPLICATIONS RECEIVED FROM EHDC**
 To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/24/0946/HH **23 Falconers Park, CM21 0AU**
[Removal of chimneys. Erection single storey front extension with a rooflight window, a two storey and part first floor front extension \(to match the existing gable\). Alteration to first floor front window and alterations to ground floor fenestration](#)

3/24/0957/VAR **Land at Railway Meadow, London Road, Spellbrook**
[Variation of Appeal Conditions 2 \(approved plans\), 17 \(window openings\), 18 \(access and junction arrangement\), 20 \(Highway works\) and 21 \(Car parking\). Removal of appeal condition 5 \(northern access ingress only, southern access egress only. Details of signage\) pursuant to planning permission 3/21/1178/FUL \(allowed on appeal APP/J1915/W/22/3297661\) dated 10.10.2022 \(For: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure\). The amendments include: New proposed site levels and a revised house type with frontage parking. A single point of access towards the southern extent only. A revised internal two-way road layout with turning head. Revised proposals for the widening of the public footpath including position of uncontrolled crossing connecting the site to bus stop on opposite side of the A1184. Remove reference to glass screen/roof terrace for the window openings. Remove reference to parking adjacent to the access road. Remove reference to northern access.](#)

3/24/0975/PNHH **32 Church Walk, CM21**
[Erection of pitched roof single storey rear extension Depth 3.40 metres, Maximum heights 3.42 metres, Eaves height 2.59 metres](#)

3/24/1014/HH **10 Falconers Park, CM21 0AU**
[Erection of detached double car port](#)

3/24/1032/VAR **51 Sayesbury Road, CM21 0EB**
[Variation of Condition 2 \(approved plans\) pursuant to planning permission 3/23/0137/HH dated 23.03.23 \(for: Demolition of existing garage, porch and side lean-to. Erection of porch, part single storey and party two storey side extension, 1st floor rear extension, two storey rear extension. Insertion rooflights and Velux rooflights to main roof. Juliet balcony to rear\). The amendments include change to eaves height to match existing elevations, to retain head height to rear facing windows, amendment to fenestration, Juliet balconies to rear omitted and replaced with windows\).](#)

P 24/18 **LATE PLANNING APPLICATIONS**
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 7 June 2024

P 24/19 **PLANNING DECISIONS MADE BY EHDC**
To receive Planning Decisions from EHDC.

3/24/0506/HH **Bridge House, Spellbrook Lane East, CM23 4BA**
Erection of rear ground courtyard infill with roof lantern and partial garage conversion
STC Comment: No objection
EHDC Decision: Granted

3/24/0556/FUL &

3/24/0555/LBC George Fourth, Knight Street, CM21 9AT

Improvements to the existing pergola including a pitched roof, external alterations to replace the garage door with timber French patio doors, and 1 door with timber window to match the French patio doors, with associated landscaping

STC Comment: No objection & No comment

EHDC Decision: Granted

3/24/0591/HH 32 Parkway, CM21 9NR

Removal of front fence. Erection of two storey front extension and addition one ground floor and one first floor side window

STC Comment: No comment provided EHDC consider it appropriate and neighbours amenity is protected

EHDC Decision: Refuse. "The proposed development, by reason of it's design, siting and size would add a dominating and incongruous addition to the host property to the detriment of the character and appearance of the host property and that of the surrounding streetscene of Parkway. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

3/24/0642/HH 1 Brookfields, CM21 0EJ

Erection of single storey front extension and forming first floor accommodation within raised replacement roof incorporating first floor rear and side windows and 3 front facing dormers. New set of French doors to replace the side sliding doors

STC Comment: No objection however regret loss of bungalow dwelling

EHDC Decision: Refused. "The proposed development, by reason of its siting and design would result in demonstrable harm to the character and appearance of the application dwelling and the surrounding area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

3/24/0680/HH 8 Church Crescent, CM21 9BH

Demolition of single storey side extension. Erection of a two storey side extension with dormer window and rooflight. Insertion of rooflight.

STC Comment: No objection

EHDC Decision: Granted

P 24/20 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

13 Elmwood, Sawbridgeworth, Hertfordshire, CM21 9NL

LPA Appeal Reference: 24/00046/REFUSE

Plans are no longer available in the Council Office for inspection.
They are available on-line on the East Herts District Council web-site.

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