

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 19.30 on **Monday 15 July 2019**.

Those present

Cllr Angela Alder
Cllr Peter Gray
Cllr John Burnicz (*Ex-officio*)

Cllr Pat Coysten
Cllr Spencer Riches
Cllr David Royle (*Ex-officio*)

In attendance:

R Bowran – Town Clerk
J Sargent – Projects Manager

L Dale – Planning Officer
7 Members of Public

P 19/27 APOLOGIES FOR ABSENCE

Apologies for absence received from Cllr Hall and Cllr Patel.

P 19/28 PUBLIC FORUM

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

P 19/29 DECLARATIONS OF PECUNIARY INTEREST

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

P 19/30 MINUTES

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

- 24 June 2019 (P03) [*prop Cllr Coysten; secd Cllr Gray*]

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

P 19/31 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/19/0996/FUL **1 The Square, CM21**

Change of use from bridal shop (A1) to a piano wine bar (A4)

Applicant: Mr Steven Jones

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

3/19/1031/FUL **Primrose Cottage, High Wych Road, CM21 0HH**

Change use of house to a large HMO (over 6 households)

Applicant: Mrs Sylvia Ashley

STC Comment: No objection but would like concerns regarding adequate fire escapes noted [*prop Cllr Gray; secd Cllr Royle*]

3/19/1198/HH **27A Church Walk, CM21 9BJ**
Single storey rear extension
Applicant: Mr Gould
STC Comment: No objection [*prop Cllr Gray; secd Cllr Richards*]

3/19/1200/FUL **31-33 Bell Street, CM21 9AR**
Convert ground floor shop into 3 self-contained flats
Applicant: Mr Patel
STC Comment: No objection [*prop Cllr Gray; secd Cllr Burmicz*]

3/19/1201/LBC **31-33 Bell Street, CM21 9AR**
Convert ground floor shop into 3 self-contained flats
Applicant: Mr Patel
STC Comment: No comment

3/19/1212/HH **33 Vantorts Road, CM21 9NB**
Demolition of conservatory. Raising and alterations to roof to create first floor and first floor rear extension
Applicant: Mrs J Foley
STC Comment: No objection [*prop Cllr Royle; secd Cllr Gray*]

3/19/1225/LBC **91 London Road, CM21 9JJ**
Redevelopment of single storey rear extension to include raising of roof ridge
Applicant: Mr K Burnard
STC Comment: No comment

3/19/1307/HH **79 West Road, CM21 0BN**
Single storey side and front extension to create family annexe
Applicant: Mr K Green
STC Comment: Objection. Overdevelopment. Contrary to Policy HOU11 of the East Herts District Plan 2018 [*prop Cllr Royle; secd Cllr Coysten*]

3/19/1314/FUL **Primrose Cottage, High Wych, CM21 0HH**
Change of use from Class C1 (Bed & Breakfast) to Class C2 (Children's Home)
Applicant: Lina Chirandura
Application invalid at time of Meeting

3/19/1329/HH **40 Bullfields, CM21 9DF**
Two storey side extension, single storey orangery and relocation of entrance door.
Applicant: Mr S Bone
STC Comment: Objection. Overdevelopment. Contrary to Policy HOU11 of the East Herts District Plan 2018 [*prop Cllr Coysten; secd Cllr Royle*]

P 19/32 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 July 2019

3/19/1409/FUL Land off Spellbrook Lane West

Erection of 2no. 4 bedroomed dwellings with associated garages, parking and landscaping

STC Comment: No objection [*prop Cllr Royle; secd Cllr Burmicz*]

3/19/1449/PNHH 6 Northfield Road, CM21

Single storey rear extension; Depth 6 metres; maximum height 3 metres; height at the eaves 2 metres

STC Comment: No comment

P 19/33 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/19/0626/HH 21 Springhall Road, CM21 9ET

Conservatory to rear

STC Comment: No objection

EHDC Decision: Granted

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

STC Comment: No objection.

EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would add an excessive area of crown roof and add considerable bulk and mass to the dwelling 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"

P 19/34 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

Land Adj The Chestnuts Redricks Lane Sawbridgeworth Herts LPA Appeal
Reference: 19/00103/REFUSE

Meeting Closed at 20:02

Handwritten signature
20/7/2019