

Sawbridgeworth Town Council

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MAYOR
Cllr Greg Rattey
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs Alder, Chester, Gray, Patel, Parsad and Royle (*Cllr Rattey*)

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 13 September 2021**, at 7.30pm, to transact the business as set out in the agenda below.

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

Town Clerk
7 September 2021

AGENDA

- P 21/37 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 21/38 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/39 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 21/40 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 26 July 2021 (P04)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 19/41 DELEGATED POWERS**
Report on comments made under delegated powers

3/21/1764/HH 21 Pishiobury Drive, CM21 0AD
[Single storey rear extension](#)
STC Comment: No objection

3/21/1854/FUL 35 Bell Street, CM21 9AR

[Change of use of first floor offices \(A1\) to create 1, 1 bedroomed dwelling. Insertion of door and alterations of fenestration](#)

STC Comment: Regret the loss of office space in the high street but appreciate the need for further homes and the continued occupation of this building. Welcome the retention of retail space at ground floor

3/21/1878/HH 100 Cambridge Road, CM21 9BU

[Demolition of conservatory, construction of two storey rear and side extensions, single storey rear extension, single storey front infill extension, new side porch and door opening](#)

STC Comment: No objection

3/21/1887/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

3/21/1908/HH High Trees, 8 Beech Drive, CM21 0AA

[Part two storey and part first floor rear extension with 3 rooflights with pitched roofs – amended from previous application \(original 1 rooflight with flat roof\)](#)

STC Comment: No objection

P 21/42 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments

P 21/43 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/1546/HH Orion, London Road, Spellbrook

[Erection of a single storey rear extension, insertion of door to side and rear, insertion of windows to flank elevations and widening of window to rear, loft conversion incorporating front and rear rooflight windows and replacement of entrance gates](#)

3/21/2121/HH Wyndene, Redricks Lane, CM21 0RL

[Demolition of conservatory. Erection of a two storey rear extension and insertion of window to flank elevation](#)

3/21/2127/HH 3 Naseby Lodge, Cambridge Road, CM21 9BS

[Single storey rear extension](#)

3/21/2147/HH **84 High Wych Road, CM21 0HQ**
[Removal of conservatory, rear projection, side projection and integrated car-port. Construction of single storey rear extension, detached timber-framed car-port, alteration and extension to rear first floor external wall with new flat roof and sash window](#)

3/21/2162/HH **7 School Lane, CM21 9FA**
[Roof space conversion with rear dormer window and 3 front roof windows](#)

3/21/2195/TEL **Land at Harlow Road, Bonks Hill**
[Proposed 5G telecoms installation: H3G Phase 8 20m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets](#)

3/21/2202/HH **4 Walnut Tree Avenue, CM21 9JR**
[First floor front extension over existing garage including 2 side dormer windows and a Juliet balcony](#)

P 21/44 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 September 2021

P 21/45 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

**3/21/0437/HH &
3/21/0438/LBC** **2 Cambridge Road, CM21 9BS**
First floor rear extension, new first floor side window opening and alterations to ground floor roof over the kitchen
STC Comment: No objection & No comment
EHDC Decision: Granted

3/21/0777/FUL **1 Bullfields, CM21 9DB**
Demolition of dwelling house. Erection of 4no. 2 bed flats with dedicated refuse and cycle storage provision, parking provision for 4 vehicles and associated outside amenity space
STC Comment: Objection. Overdevelopment of site
EHDC Decision: Refused. "The proposed development, by reason of its size, scale, form, siting, design and layout, would add considerable bulk and mass to the site that would not be of a high standard of design to reflect local distinctiveness, resulting in an unduly prominent development that would be of detriment to the character and appearance of the street scene and the adjacent Sawbridgeworth Conservation Area. Furthermore, the proposed development would represent a cramped form of development amounting to overdevelopment of the site which would fail to be in keeping with the existing grain of development. The proposal would therefore be contrary to Policies DES4, HOU2, HOU11 and HA4 of the East Herts District Plan 2018 and the National Planning Policy Framework"

3/21/0786/HH Mandevilles, Bonks Hill, CM21 9HS
Demolition of existing outbuilding and erection of garden room to provide gym and home office
STC Comment: No objection
EHDC Decision: Granted

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
EHDC Decision: Granted

3/21/0949/VAR Farlea, Spellbrook Lane West, CM23 4AY
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 next meeting. Additional information sought
EHDC Decision: Granted

3/21/1064/HH 103 High Wych Road, CM21 0HH
Single storey rear extension, conversion of loft, insertion of 2 side dormer windows and 1 rear dormer window incorporating Juliet balcony and rooflight to front elevation
STC Comment: No objection
EHDC Decision: Granted

3/21/1174/HH 35 Wychford Drive, CM21 0HA
Alterations to front single storey extension from flat roof to pitched roof
STC Comment: No objection
EHDC Decision: Granted

3/21/1347/HH 11 Walnut Tree Crescent, CM21 9EB
Replacement of access ramp
STC Comment: No objection
EHDC Decision: Granted

3/21/1467/HH 3 Redricks Lane, CM21 0RL
Partial demolition of extension and erection of single storey rear extension with replacement roof with roof lights to rear and side. Alterations to fenestration with additional window to side
STC Comment: No objection
EHDC Decision: Granted

3/21/1559/HH 13 Elmwood, CM21 9NL

First floor rear extension

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would not achieve a high standard of design and would result in an unsympathetic form of development which fails to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the site and the surrounding area. Furthermore, the proposed extension would result in harm to the amenity of the occupiers of 11 Elmwood by way of loss of light, overbearing and impact on outlook. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

3/21/1591/HH 18 Rowney Gardens, CM21 0AT

Infill to existing porch and construction of new porch

STC Comment: No objection

EHDC Decision: Granted

3/21/1604/HH 3 Roman Rise, CM21 0EG

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/21/1625/FUL 29 Station Road, CM21 9JY

Change of use of outbuilding into annexe with alterations to doors and fenestration and insertion of 3 rooflights

STC Comment: No objection - however neighbours concerns regarding overlooking should be addressed

EHDC Decision: Refused. "The proposed development, by reason of its alterations, use and siting, would amount to a self-contained unit which would create backland/ tandem development that does not represent the character of development within this area, therefore constituting poor design and development that fails to reflect local distinctiveness. The setting of the listed building would not be preserved and the character or appearance of the Sawbridgeworth Conservation Area would not be preserved or enhanced. The proposal is therefore contrary to Policies DES4, HOU11, HA1, HA4 and HA7 of the East Herts District Plan 2018" & "The proposed annexe, by reason of its access externally onto the car parking courtyard does not create a functional link to the main dwelling and would in effect amount to a self-contained unit. The proposal is therefore contrary to Policy HOU13 of the East Herts District Plan 2018 & "The proposed development would not provide internal living accommodation capable of providing a satisfactory standard of amenity for the occupiers of the proposed annexe, failing to meet the Technical Housing Standards - nationally described space standards.

3/21/1716/HH Greenways, The Drive, CM21 9EP

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

**3/21/1740/HH &
3/21/1741/LBC** **1 Fair Green, CM21 9AG**
Rebuilding of damaged boundary wall
STC Comment: No objection & No comment
EHDC Decision: Granted

P 21/46 **PLANNING APPEALS**
To receive notification from EHDC of Planning Appeals

Planning Appeal: Farlea, Spellbrook Lane West
LPA Appeal Reference: 21/00034/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.