

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 11 September 2017**.

Those present

Cllr Ruth Buckmaster
Cllr Pat Coysten
ex Officio Cllr Angela Alder

Cllr Don Hall
Cllr David Royle

In attendance
Cllr E Buckmaster
Lisa Dale – Planning Officer

R Bowran - Town Clerk

P 17/29 APOLOGIES FOR ABSENCE

To receive any apologies for absence. None received.
Cllr Shaw was absent.

P 17/30 PUBLIC FORUM

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

P 17/31 DECLARATIONS OF PECUNIARY INTEREST

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

P 17/32 MINUTES

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

- 17 July 2017 (P03) [*prop Cllr R Buckmaster; secd Cllr Royle*]

There were no matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 17/33 DELEGATED POWERS

Report on comments made under delegated powers meeting held on 29 August 2017

3/17/0630/HH 32 Knight Street, CM21 9AX

[Erection of garden shed](#)

STC Comment: No objection – consistent with comment made March 17

3/17/1659/FUL 46 Pishiobury Drive, CM21 0AE

[Demolition of existing chalet bungalow and erection of 1no. two storey, four bed detached house](#)

STC Comment: No comment

3/17/1669/ADV **4 Forelands Place, CM21 9QD**
[Non illuminated fascia sign board – on the wall by the side of business entrance and non illuminated hanging sign displayed on the existing bracket](#)
STC Comment: No comment

3/17/1675/HH **8 London Road, CM21 9EJ**
[New outbuilding to join to the existing garage](#)
STC Comment: No comment

3/17/1764/LBC **Spellbrook Farm, London Road, CM23 4AX**
[Minor amendments to internal layout, first floor access, dormers & rooflights to previously approved Listed Building ref 3/07/2126/LB](#)
STC Comment: No objection. Changes were not significant, no objection to original application

3/17/0916/FUL **Dorringtons Limited, Station Road**
[Alterations to car park to create 12 additional parking bays and space for the parking of cycles and motorcycles](#)
Applicant: Dorringtons Limited
STC Comment: No objection

3/17/1519/FUL **Fairswell, 25 Vantorts Road, CM21 9NA**
[Demolition of existing dwelling and erection of 3no. dwellings with associated car parking and landscaping](#)
Applicant: Mr D Needham
STC Comment: Although there is no objection in principle to the demolition of the existing dwelling, the proposal to erect 3no, four bedroom dwellings with the potential for additional accommodation at the second floor level is overdevelopment of the site. The proposed design does not sit comfortably with the existing street scene and a revision with two dwellings and compatible roof design would be more acceptable. The proposal for extending a footpath across the front of the site does not create a safe environment for pedestrians due to the configuration of the road junction

3/17/1752/FUL **32 Bullfields, CM21 9DD**
[Demolition of existing dwelling and construction of 4no. dwellings with associated parking and access – amended scheme](#)
Applicant: Mr T and A Jack
STC Comment: No objection

3/17/1760/HH **21 Pishiobury Drive, CM21 0AD**
[Retention of rear roof terrace, raising flank balustrade up to 1.7m with obscured glazing and new doors out on to the terrace](#)
Applicant: Mr D Lawless
STC Comment: No objection

3/17/1777/FUL **11, 13 & 15 London Road, CM21 9EH**
[Two storey rear extensions and creation of window on flank elevation](#)
Applicant: Swayprime Ltd
STC Comment: No objection

3/17/1778/FUL **11, 13 & 15 London Road, CM21 9EH**
[Crossover and driveway](#)
Applicant: Swayprime Ltd
STC Comment: No objection

3/17/1820/FUL **24 Pishiobury Drive, CM21 0AE**
[Demolition of existing dwelling and erection of 2no. detached dwellings – amended application](#)
Applicant: Mr Stuart Mortimer
STC Comment: Objection. Proposal design does not seem compatible with the surrounding area and appears to be contrary to Policy ENV1 of the Local Plan 2007

P 17/34 **PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

3/17/1897/FUL **Pishiobury House, Pishiobury Drive, CM21 0AF**
[Alterations to car parking, erection of railings and gates and construction of new refuse/recycling storage enclosure](#)
Applicant: M and D Developments
STC Comment: No objection

3/17/1929/HH **Rose Cottage, 32A Vantorts Road, CM21 9NB**
[Two storey rear extension to domestic property including a mansard roof to match the existing building](#)
Applicant: Mr Jim Rex
STC Comment: Objection. The proposal by reason of an additional extension represents an overdevelopment of the site.

3/17/1937/HH **8 Redricks Lane, CM21 0RL**
[Single storey rear extensions and conversion of garage forming an extension to the master bedroom and provision of access route to rear garden](#)
Applicant: Mr P Thompson
STC Comment: No objection

3/17/1938/ADV &
3/17/1940/LBC **38 Bell Street, CM21 9AN**
[Installation of replacement signs to include: 1x Fascia Sign, 1 x externally illuminated hanging sign, 2 x chalkboards, 1 x amenity board and 3 x led lights](#)
Applicant: Mr Millar
STC Comment: No objection

3/17/1968/HH 10 Bullfields, CM21 9DB
[Proposed first floor extension and single storey side extension](#)
Applicant: Mr M Lacy
STC Comment: No objection

P 17/35 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 8 September 2017

3/17/1988/HH 10 Station Road, CM21 9AZ
[Retrospective application for replacement of rear windows and doors](#)
Applicant: Mr Paul Wilson
STC Comment: No objection

P 17/36 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC

3/16/0088/FUL 25 Bell Street, CM21 9AR
[Single storey rear extension, re-rendering of front and side elevations](#)
Applicant: Ms Sue Welfare
STC Comment: No objection
EHDC Decision: Granted

3/17/0857/FUL 2 West Road, CM21 OBJ
[Construction of 2 no. 2-storey semi-detached dwellings with associated access from West Road, parking, garden amenity space and associated development](#)
Applicant: Mr Stephen Grayston
STC Comment: No objection
EHDC Decision: Granted

3/17/0130/FUL 32 Bullfields, CM21 9DD
[Demolition of existing and construction of 4 dwellings with associated parking and access](#)
Applicant: Mr T and A Jack
STC Comment: No objection.
EHDC Decision: Granted

3/17/1031/FUL 5 Bluebell Walk, CM21 0JQ
[Conversion of existing detached annexe building to form 1 no. new dwelling with associated parking and garden amenity space utilising a previously approved access](#)
Applicant: Mr Stephen Grayston
STC Comment: Objection
EHDC Decision: Granted

3/17/1038/HH **130 West Road, CM21 0BW**
[Removal of common hedge and erection of new timber framed pitched roof double garage and boot room](#)
Applicant: Mr K Willsdon
STC Comment: No objection
EHDC Decision: Granted

3/17/1143/FUL **The White Lion, London Road, CM21 9EN**
[Single storey extension for accessible WC. External works to include demolition of garden wall, replace with sleepers, timber planters and bench seating. Remove beds and replace with stepped platform to rear garden entrance](#)
Applicant: Greene King Pub Company
STC Comment: No objection
EHDC Decision: Granted

3/17/1144/LBC **The White Lion, London Road, CM21 9EN**
[Single storey extension for accessible WC. External works to include demolition of garden wall, replace with sleepers, timber planters and bench seating. Remove beds and replace with stepped platform to rear garden entrance. Internal works to include demolition of fireplace, screens, raised floor and upper backfitting to bar. New fixed seating, flooring, backfitting, bar top and screens. Refurbish existing WCs. New lighting and decorations throughout.](#)
Applicant: Greene King Pub Company
STC Comment: No objection
EHDC Decision: Granted

3/17/1260/ADV **The White Lion, London Road, CM21 9EN**
[Installation of 1x illuminated hanging sign 2x sets of illuminated individual letters, 1x illuminated menu case, 1x illuminated amenity board, 1x non illuminated car park sign. 5x replacement floodlights and 1x lantern to the exterior of the building](#)
Applicant: Greene King Pub Company
STC Comment: No objection
EHDC Decision: Granted

3/17/1261/LBC **The White Lion, London Road, CM21 9EN**
[Installation of 1x illuminated hanging sign 2x sets of illuminated individual letters, 1x illuminated menu case, 1x illuminated amenity board, 1x non illuminated car park sign. 5x replacement floodlights and 1x lantern to the exterior of the building](#)
Applicant: Greene King Pub Company
STC Comment: No objection
EHDC Decision: Granted

3/17/1283/HH **7 Rowney Wood, CM21 0HR**
[Existing Sun Room Roof to be converted from a flat roof to a Pitched Roof, conversion of garage to living space, alterations to front elevation including new dwarf gable over front door and rendering and enlarged rear first floor window](#)
Applicant: Mrs Richard Pett
STC Comment: No objection
EHDC Decision: Granted

3/17/1287/HH **39 Forebury Avenue, CM21 9BG**
[Single storey rear extension, first floor rear extension, two storey side extension, roof alterations and first floor flank window](#)
Applicant: Miss Ramsay
STC Comment: No objection
EHDC Decision: Granted

3/17/1296/HH **17 Pishiobury Drive, CM21 0AD**
[Proposed pitched roof over garage, revising the window arrangement, proposed single storey rear extension](#)
Applicant: Mr K Arnold
STC Comment: No objection
EHDC Decision: Granted

3/17/1304/LBC **40A Bell Street, CM21 9AN**
[Installation 2no. velux roof windows](#)
Applicant: Mr S Pritchard
STC Comment: No objection
EHDC Decision: Granted

3/17/1305/HH **13 Wychford Drive, CM21 0HA**
[Part garage conversion to habitable room, alterations to fenestration and the erection of weatherboarding to front elevation](#)
Applicant: Mr T Abbs
STC Comment: No objection
EHDC Decision: Permitted development

3/17/1322/HH &
3/17/1323/LBC **Starlings, 89 London Road, CM21 9JJ**
[Erection of two-storey rear extension of an oak frame garden room with glazed link and new utility room](#)
Applicant: Mrs Verity Lancaster-Buck
STC Comment: No objection
EHDC Decision: Refused. "The proposed extension, by reason of its size, scale and design, would appear over dominant and unsympathetic in relation to the architectural character and setting of this Listed Building. It would thereby be contrary to ENV5 and ENV6 of the East Herts Local Plan Second Review (2007), and national planning policy guidance set out in section 12 of the National Planning Policy Framework"

3/17/1357/HH **The Old Manse, Fair Green, CM21 9AG**
[Demolition and replacement of timber outbuilding and new pergola to rear of garden](#)
Applicant: Mr Ashley Grisdale
STC Comment: No objection
EHDC Decision: Granted

3/17/1365/FUL **19 Bell Street, CM21 9AR**
[Demolition of outbuilding. Erection of single storey and one and a half storey extensions](#)
Applicant: Mr Bertie Napier
STC Comment: No objection
EHDC Decision: Granted

3/17/1406/HH **92 White Post Field, CM21 0BY**
[Replace conservatory roof with a solid tiled roof and extend walls to join new roof](#)
Applicant: Mrs Callie Dennis
STC Comment: No objection
EHDC Decision: Granted

3/17/1432/HH **Rushmead, London Road, Spellbrook, CM23 4AU**
[Retrospective application for single storey rear extension](#)
Applicant: Mr K Chauhan
STC Comment: Objection. This development increases the footprint of the property by a significant amount. It is located in the Metropolitan Green Belt and there are no special circumstances why consent should be granted. It remains contrary to Policies GBC1 and ENV5 of the 2007 Local Adopted Plan
EHDC Decision: Granted

3/17/1447/HH **48 The Crest, CM21 0ES**
[First floor side extension](#)
Applicant: Mr & Mrs G Coe
STC Comment: No objection
EHDC Decision: Granted

3/17/1508/FUL **17A Bell Street, CM21 9AR**
[Change of use from shop \(A1\) to hot food takeaway \(A5\)](#)
Applicant: Mr W Cunliffe
STC Comment: No objection
EHDC Decision: Granted

3/17/1509/HH **18 Newton Drive, CM21 9HE**
[Single storey rear extension and side/rear extension to garage](#)
Applicant: Mr Collins
STC Comment: No objection
EHDC Decision: Granted

3/17/1517/LBC **Pishiobury House, Pishiobury Drive**
[Installation of two small opening dormer windows within internal atrium roof](#)
Applicant: M & D Developments
STC Comment: No objection
EHDC Decision: Granted

3/17/1651/PNHH 4 Sayesbury Road, CM21 0EB
Single storey rear extension: Depth 5.04 metres, Maximum height 3.0 metres, Eaves height 3.0 metres
Applicant: Mrs Claire Johnson
STC Comment: No objection
EHDC Decision: Prior approval not required

P 17/37 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals
There had been none received

Clerk reviewed the arrangements for informing and displaying planning applications for the committee. These are currently hypertext links forwarded to all Members with their agendas, and at the committee meetings location images displayed in the chamber plus paper copies of applications downloaded from the EHDC website.

It was agreed that for a trial period the issuing of the hypertext links would continue for pre-meeting research by Members but that at the committee meetings images, location plans and key proposal documents would be formed into a PowerPoint presentation to facilitate debate by Members.

Meeting Closed at 20:15