

Sawbridgeworth Town Council

The **Minutes** of the **Town Council's Planning Committee Meeting**
held at 08.50 pm on Monday 01 September 2014
at Sayesbury Manor, Bell Street, Sawbridgeworth, Hertfordshire

Present

Councillor A Wincott (Chairman)
Councillor P Coysten
Councillor D Filler
Councillor B Hodges
Councillor W Mortimer
Councillor R Buckmaster

Mrs G E Abbott (Admin. Officer)
Mr R Bowran (Town Clerk)

- P 14/39** To record Apologies and Absences None.
- P 14/40** Public Forum - Members of the Public are given the opportunity to comment on forthcoming Planning Applications None.
- P 14/41** Declarations of Interest None.
- P 14/42** To confirm the Minutes of the Planning Committee Meeting held on 28 July 2014 pages 249-250. **RESOLVED** – to confirm as a true record.
- P 14/43** To confirm the comments made under delegated powers by the Town Clerk on various planning applications received during the August recess. **RESOLVED** – to make the following comments on the under mentioned applications.
- 3/14/1316/FP/SE: 25/07/14**
21 Stoneleigh
Demolish existing detached garage, erection of two storey side and single storey front extension - Mr Keith Brown The Town Council has **NO OBJECTION.**
- 3/14/1371/FP/SE: 01/08/14**
40 Church Walk
New front porch, single storey side extension and re-configure the existing single storey extensions to the rear into one with new flat roof to include alterations to existing rear decking The Town Council has **NO OBJECTION.**
- 3/14/1325/FP/FM**
Eden House, 21a Knight Street
Revised proposal for the erection of 1 no. 3 bedroom dwelling and detached garage approved under ref 3/13/1111/FP – Mr Andrew Passfield The Town Council has **NO OBJECTION.**
- 3/14/1367/FP/NM**
83 The Crest
Erection of first floor extension over existing garage - Mrs Kerry Edwards The Town Council has **NO OBJECTION.**
- P 14/44** To receive planning applications from East Hertfordshire Council. **RESOLVED** – to make the following comments on the under mentioned applications.

3/14/1496/FP/FM: 22/08/14

40 The Orchards

Two storey side extension & demolition of detached garage – Mr & Mrs D & C Clarke & Allum-Clarke

The Town Council **OBJECTS** to this application. The Committee feel that this proposal will be: (i) an over development of the site (ii) have a detrimental effect upon the amenities of the adjoining properties (41 and 42 The Orchards) by reason of its overbearing impact and the reduction in daylight and (iii) the Committee would like to bring the Case Officer's attention to the distance between the proposed extension and the boundary fence of 42 The Orchards. It appears therefore to be contrary to policies **ENV1 (d)** Design and Environmental Quality and **ENV5** Extensions to Dwellings.

3/14/1407/LB/SE: 22/08/14

120 Sheering Mill Lane

Regularisation of installation of new chimney flue liner with top bird cowl guard & fireplace register plate. Extension of hearth – Mr Russell Knight

NO COMMENT. The Town Council do not have the relevant expertise to make a comment on this application.

3/14/1412/FP/MP: 11/08/14

27 Station Road

Erection of single storey rear extension following demolition of existing – Mr Matt Dumphreys

The Town Council has **NO OBJECTION.**

3/14/1413/LB/MP: 08/08/14

27 Station Road

Erection of single storey rear extension following demolition of existing. Internal alterations incorporating a stud partition wall to create first floor bathroom. Insertion of window in the North elevation at first floor and reduction in height of the chimney – Mr Matt Dumphreys

NO COMMENT. The Town Council do not have the relevant expertise to make a comment on this application.

3/14/1449/FP/FM: 18/08/14

Challenge Active Fitness Centre, Brookside Industrial Estate, London Road, Spellbrook

Additional entrance door and ramp – Mr Wayne Till

The Town Council has **NO OBJECTION.**

3/14/1485/FP/NB: 22/08/14

26 Forebury Avenue

Replacement single storey rear extension – Mr Terry Sullivan

The Town Council has **NO OBJECTION.**

3/14/1505/FP/MP: 22/08/14

32 Brook Lane

Two storey rear extension & single storey rear/side extension. Demolition of existing conservatory and lean-to – Mr Daniel Cashmore

The Town Council has **NO OBJECTION.**

P 14/45 To receive any late Planning Applications received following the publication of this Agenda. None

P 14/46 To note Planning Decisions received from East Hertfordshire Council. **NOTED:** the report on planning application decisions now received.

3/12/1837/OP/FM

32 Bullfields

Outline planning permission - Erection of 3 no. dwellings with parking and access

**Granted
(No objection)**

3/14/1043/FP/NM

The Ancient Raj, Knight Street

Construction of 5 no. dwellings following demolition of former Indian restaurant & 3 no. garages/store

**WITHDRAWN
(Objected)**

3/14/1170/FP/SE

42 Sayesbury Road

Part two storey part single storey rear extension and new first floor flank window

**Refused
(No objection)**

3/14/1206/LB/SE

Bridgefoot House, Station Road

Internal alterations to include demolition of study wall. Reinstall studwork wall & provision of new shower room. New double doors & ramp to improve access to rear garden

**Granted
(No comment)**

3/14/1277/PH/MP

64 Pishiobury Drive

Single storey rear extension, depth 5.2m maximum height of 3.5m and eaves height 2.7m

**Prior approval is not required.
(No objection)**

P 14/47

PLANNING APPEALS

To receive notification and decisions from E.H.C. of Planning Appeal(s)

3/14/0679/FP/FM

Land R/O 36 West Road

Erection of 1no 3 bedroomed dwelling

Notification of an appeal to be determined by the written representations procedure.

The Meeting closed at 09.28 pm

Signed _____

Dated _____

COMMENTS MADE BY MEMBERS OF THE PUBLIC
PRIOR TO THE PLANNING COMMITTEE MEETING
HELD ON 01 SEPTEMBER 2014

Re: Agenda Item No. P 14/40 – PLANNING APPLICATIONS RECEIVED FROM EHC

3/14/1496/FP/FM: 22/08/14

40 The Orchards

Two storey side extension & demolition of detached garage – Mr & Mrs D & C Clarke & Allum-Clarke

Mr T J Oatham – 42 The Orchards – STRONGLY OBJECTS to the above proposal. He feels that:

- Similar proposal was submitted in 2001 and refused
- Structure will tower over his house and garden with considerable loss of daylight
- His outlook will be one of a large blank wall
- Design is not in keeping
- Concern that his garden slopes to the rear and on occasions it floods
- Plans show demolition of the existing garage with no further options for parking
- The parking situation in New Street and The Orchards is ready at its maximum
- If there were ever an emergency situation the emergency services would have great difficulty in negotiating parked vehicles