

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth by Zoom at 19:30 on **Monday 28 September 2020**.

Those present

Cllr Angela Alder
Cllr Peter Gray
(*Ex-officio Cllr Furnace*)

Cllr Craig Chester
Cllr Greg Rattey

In attendance:
R Bowran – Town Clerk

L Dale – Planning Officer

P 20/50 APOLOGIES FOR ABSENCE

To receive any apologies for absence. Apologies received from Cllr Patel

P 20/51 PUBLIC FORUM

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

P 20/52 DECLARATIONS OF PECUNIARY INTEREST

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

P 20/53 MINUTES

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

- 14 September 2020 (P06) [*prop Cllr Rattey; secd Cllr Chester*]

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

P 20/54 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/20/1262/FUL Kecksys Farm, Cambridge Road

[The erection of ten breeding kennels, runs and outside dog exercise area and removal of existing shed/kennels](#)

Applicant: Mrs M Brunt

STC Comment: No objection to planning application. Members raised concerns regarding appropriate operational licencing and welfare of the animals. [*prop Cllr Gray; secd Cllr Rattey*]

3/20/1737/HH 14 The Crest, CM21 0ER

[Single storey rear extension, two storey side extension and part garage conversion](#)

Applicant: Mr & Mrs Devine

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

P 20/55 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 September 2020.

3/20/1692/HH 27a Springhall Road, CM21 9ET

Two storey side and rear extension, part demolition of garage. Extension of existing dropped kerb and removal of garden wall

Applicant:

STC Comment:

P 20/56 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/20/0778/VAR (SAWB2) Land North of West Road

Variation of conditions 13 (vehicular access); 15 (improvements to the public highway; 18 (accessible and adaptable homes) of planning permission 3/18/1760/FUL (development of 140 dwellings, including vehicular and pedestrian accesses, associated infrastructure, car parking, open space, landscaping, green infrastructure, sustainable drainage system and associated works and provision of land, to facilitate the expansion of Mandeville Primary School) – to amend the wording of the conditions

Applicant: Taylor Wimpey North Thames

STC Comment: Objection because of relaxation of obligation to improve highways before commencement of construction.

EHDC Decision: Granted

**3/20/1329/HH &
3/20/1330/LBC 21 Vantorts Road, CM21 9AH**

Demolition of detached garage and hard standing. Erection of single storey extension with glazed link. New parallel parking bay; pedestrian access to rear, with associated works to existing boundaries and garden area.

Applicant: Mr & Mrs Rhodes

STC Comment: No objection & No comment

EHDC Decision: Granted

3/20/1369/HH 10 Knight Street, CM21 9AT

2 new roof lights to rear single storey flat roof extension

Applicant: Mr & Mrs Brown

STC Comment: No objection

EHDC Decision: Granted

3/20/1379/HH 47 Vantorts Road, CM21 9NB

Front two storey extension and insertion of 2 front roof lights

Applicant: Mr Rick Purse

STC Comment: No comment submitted

EHDC Comment: Refused. "The proposed development, by reason of its size, scale, design and siting, would add considerable bulk and mass to the site and 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 street scene. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework" & "The proposed development, by reason of its size, scale, siting and design, would have a detrimental effect upon the amenities of the occupants at No.45 Vantorts Road by reason of creating a detrimental overbearing, overshadowing and loss of light impact. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework".

3/20/1464/PNHH 40 School Lane, CM21 9FA

Single storey rear extension: Depth 4.0 metres, Maximum height 4.0 metres, Eaves height 2.5 metres

Applicant: Alliance Design and Build Ltd

STC Comment: No comment

EHDC Decision: Prior approval is not required

P 20/57 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 19:47