

# SAWBRIDGECWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 11 October 2021** at 7.30pm.

#### Those present

Cllr Angela Alder  
Cllr David Royle

Cllr Craig Chester

*(Ex-officio Cllr Rattey)*

In attendance:

C Hunt – Town Clerk  
J Sargant – Town Projects Manager  
L Dale – Planning Officer

#### **P 21/56 APOLOGIES FOR ABSENCE**

To receive any apologies for absence. Apologies received from Cllrs Parsad & Patel. Cllr Gray was absent.

#### **P 21/57 PUBLIC FORUM**

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

#### **P 21/58 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 21/59 MINUTES**

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

- 27 September 2021 (P06) [*prop Cllr Rattey; secd Cllr Royle*]

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

#### **P 21/60 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. Clerk contacted Comm Comm UK to request that Sawbridgeworth Town Council be included in any further consultations regarding Wrenbridge but has not yet received a response. Clerk to follow up.

#### **P 21/61 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/21/2342/FUL Land at Colvins, Parsonage Lane, CM21 0ND**

[Demolition of outbuildings and erection of 1,3 bedroomed dwelling, landscaping and associated works](#)

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

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**3/21/2382/HH**                    **Margray, London Road, Spellbrook**  
[Two storey side extension, part two, part single storey rear extension. Loft conversion including rear dormer window](#)  
**STC Comment:** Objection. Overdevelopment of site [*prop Cllr Chester; secd Cllr Royle*]

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**3/21/2417/HH**                    **76 White Post Field, CM21 0BY**  
[Replacement of conservatory roof](#)  
**STC Comment:** No objection [*prop Cllr Royle; secd Cllr Rattey*]

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**P 21/62**                    **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 8 October 2021.

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**3/21/2469/HH**                    **26 Brook Lane, CM21 0EL**  
Entrance canopy to front elevation. Erection of garage to side elevation  
**STC Comment:** No objection [*prop Cllr Rattey; secd Cllr Chester*]

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**P 21/63**                    **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/0872/FUL**                    **1 Rowney Wood, CM21 0HR**  
Demolition of garage/side extension. Construction of new 4 bedroom dwelling. Extensions to the existing dwelling to include a loft conversion with gable end and rear dormer, 2 skylights, single storey rear extension with 2 skylights, front porch and alterations to the fenestrations  
**STC Comment:** No comment  
**EHDC Decision:** Refused. “The proposed dwelling house would fail to promote local distinctiveness and would be out of keeping with the established pattern, character, density and grain of existing development. It would appear cramped on the site and unduly prominent in the street scene, it would also reduce the spacious character within this part of the locality and be harmful to the character and appearance of the surrounding area. The proposal would thereby be contrary to the aims and objectives of policy DES4 of the East Herts District Plan 2018” & “Insufficient information has been provided to demonstrate that the proposed development would minimise overheating in summer and reduce the need for heating in winter and demonstrate how carbon dioxide emissions will be minimised across the development site. The proposed development therefore fails to accord with Policies CC1 and CC2 of the East Herts District Plan 2018”

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**3/21/1642/HH**                    **28 Reedings Way, CM21 9DX**  
Single storey front/side and rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**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

**EHDC Decision:** Refused. "The proposed development, by reason of the dormer windows inappropriate size, scale and design, would add considerable bulk and mass to the site 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 the surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework" and "The proposed development, by reason of its size, scale, siting and design, would have a detrimental effect upon the residential amenity of the occupants at Nos.45, 49 and 51 Cambridge Road. The development would result in the loss of privacy and direct overlooking into the rear garden areas of which those occupiers ought reasonably to enjoy. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework."

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**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

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 21/64                      PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. Noted

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**Craycombe Parsonage Lane, Sawbridgeworth, Herts**  
**LPA Appeal Reference: 21/00041/REFUSE**

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Meeting Closed at 7.41pm