Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth Hertfordshire CM21 9AN Tel: 01279 724537



MAYOR
Cllr Greg Rattey
TOWN CLERK
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To: Cllrs Alder, Chester, Parr, Parsad, Rattey and Wyatt

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 31 October 2022**, following the meeting of council, at approximately 8.30pm, to transact the business as set out in the agenda below.

Town Clerk 25 October 2022

AGENDA

P 22/68 [[®]]	To receive and approve any apologies for absence
P 22/69	PUBLIC FORUM To receive representations from members of the public on matters within the remit of the Planning Committee
P 22/70	DECLARATIONS OF PECUNIARY INTEREST To receive any Declarations of Interest by Members

P 22/71 MINUTES

[💖]

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

• 17 October 2022 (P07)

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

P 22/72 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

P 22/73

PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/22/1580/FUL Redrick House, Hampton Gardens

<u>Demolition of dwelling</u>. <u>Erection of 2 dwelling with associated parking and landscaping</u> and relocation of dropped kerb

3/22/2159/FUL Eden House, 21a Knight Street, CM21 9AT

Garage conversion to 1 bedroom detached two storey dwelling. Insertion of ground floor windows. Installation of air source heat pump and photovoltaic roof panels

3/22/2170/HH Garage Site on Fair Green, CM21 9AH

Replacement of garage with two storey garage, incorporating two side box dormer windows to first floor

P 22/74 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 28 October 2022

P 22/75 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/22/0718/FUL Land at Primrose Cottage, High Wych, CM21 0HH

Change of use of land to provide 6 pitches for the Travelling community to reside on the land

STC Comment: Strong objection. Unacceptable development of green belt land. Lack of information provided. Access & highway concerns. Impact on wildlife and loss of green space. No ecological study completed. Support the objections of neighbours **EHDC Decision:** Refused. "The application site is located within the Metropolitan Green Belt where the proposed development is inappropriate by definition. In addition to the harm by inappropriateness, other harm is identified in relation to loss of openness. The harm by inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposed development would be contrary to Policies GBR1 and HOU9 of the East Herts District Plan 2018, Section 13 of the National Planning Policy Framework, and the Planning Policy for Traveller Sites 2015." & "Insufficient information has been provided to demonstrate that the proposal would not have an unacceptable impact upon neighbouring amenity regarding noise and light disturbance contrary to policies DES4, EQ2, EQ3 and HOU9 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework", "Insufficient information has been provided to demonstrate that the proposal would provide acceptable living conditions for future occupiers with regards to insufficient bin storage and waste collection, contrary to policies DES4 and HOU9 of the East Herts District Plan (2018) and the and the aims and objectives of the National Planning Policy Framework" & "Insufficient information has been provided to demonstrate that there would not be an unacceptable impact upon existing trees on site, to demonstrate a net biodiversity gain on site, or to demonstrate compliance with policies on climate change. This falls contrary to policies DES2, DES3, NE2, NE3, CC1 and CC2 of the East Herts District Plan 2018 and the aims and objectives of the National Planning

Policy Framework."

3/22/0017/NMA (SAWB3) Land at Chalks Farm, South of West Road

A non-material amendment to 3/18/1523/FUL - To substitute the hard and soft

landscaping plan relating to the allotment design

STC Comment: No objection

EHDC Decision: Grant Non-material Minor Amendment

P 22/76 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

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.