

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
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MAYOR

Cllr Ruth Buckmaster

TOWN CLERK

Christopher Hunt Dip. CSMP®

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To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, Rattey, Rider, S Smith

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 16 October 2023**, at 7.30pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk

10 October 2023

AGENDA

- P 23/67** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 23/68** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 23/69** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 23/70** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 25 September 2023 (P07)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 23/71** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments.

P 23/72 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/23/1330/FUL &

3/23/1331/LBC

The Three Horseshoes, Spellbrook – Amendment

External building repairs including replacement of windows. Removal of extract system and install new extract system to the roof. Removal of shed. New external fridge and freezer storage units within the back of house yard area connected to the pub with a covered walkway and installation of a new door. Replacement fencing around yard area. Formalisation of eastern end of car park and renewal of part of existing car park surfacing in block paving and loose gravel, install 4 electric vehicle charging points. External landscaping including new hard surfacing, raised planting and planted beds. Install timber pergola, fixed internal seating areas and green oak timber arches and climbing plants.

3/23/1799/HH

Northern House, The Drive, CM21 9EP

Single storey rear extension incorporating two roof lanterns and change of pitched roof to flat roof. Partial garage conversion with alterations to fenestration.

3/23/1828/HH &

3/23/1829/LBC

19 Knight Street, CM21 9AT

Alterations to front garden brick wall

3/23/1875/HH

21 Coney Gree, CM21 0DA

Single storey first floor side extension including new front, rear and side first floor windows

P 23/73 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 13 October 2023

P 23/74 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/22/2638/FUL

35-37 Bell Street, CM21 9AR

Partial retention of ground floor commercial space to be used as physiotherapy service (same use class E), removal of ATM and replace with matching window on front elevation, removal of night safe, new window to side elevation, new door to side elevation

STC Comment: No objection. We support the establishment of a local business in this town

EHDC Decision: Granted

3/23/1199/HH

35 Barnard Road, CM21 9DY

Single storey side and rear extensions and first floor rear extension (part retrospective)

STC Comment: No objection however neighbours to be reassured acceptable building times be adhered to

EHDC Decision: Granted

3/23/1313/VAR White Cottage, London Road, CM23 4AU

Removal of condition 10 (Programme of archaeological work) of planning approval 3/17/2640/FUL – Demolition of house, erection of four bedroom replacement dwelling (Amendment to planning approval 3/16/2132/FUL – Removal of chimney to the flank elevation, bay window to the front elevation, canopy and window to the side elevation. Replacement of ground floor windows to kitchen/family room with bi-fold patio doors and first floor window with double casement window. Alterations to materials)

STC Comment: No objection

EHDC Decision: Granted

3/23/1342/ADV 35-37 Bell Street, CM21 9AR

One non-illuminated fascia, one non-illuminated hanging sign, and nine window vinyls

STC Comment: No objection

EHDC Decision: Granted

3/23/1578/HH 33 Wychford Drive, CM21 0HA

Proposed first floor side extension with hipped pitched roof (over the existing single storey side projection)

STC Comment: No objection

EHDC Decision: Refused. “The proposed development, by reason of its size, scale, and siting against the pavement edge, alongside its prominent location on a corner plot, would add considerable bulk and mass to the site and street scene that would add a dominating appearance to the street scene and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The proposal would thereby be contrary to Policies DES4 and HOU.”

P 23/75 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.