

# Sawbridgeworth Town Council



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

**MAYOR**  
Cllr Annelise Furnace

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**TOWN CLERK**  
Richard Bowran BSc.(Hons) PLSCC

To: Cllrs Alder, Chester, Gray, Patel and Rattey (*Cllr Furnace*)

## **PLANNING COMMITTEE MEETING**

You are invited to attend a **Zoom** meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on 26 October 2020, after the meeting of council, at about 20:00, at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, reading 'Richard Bowran', with a horizontal line underneath.

Town Clerk  
20 October 2020

## **AGENDA**

- P 20/66      APOLOGIES FOR ABSENCE**  
To receive any apologies for absence
- P 20/67      PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 20/68      DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members
- P 20/69      MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 12 October 2020 (P08)  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/70      PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/20/1951/FUL**      **30-34 London Road, CM21 9JS**  
[Roof extension to form 5, one bedroom flats including external rear staircase, roof dormers and bin/cycle store](#)  
**Applicant:** Mr Tindall

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**3/20/1955/FUL**      **Farlea, Spellbrook Lane West, CM23 4AY**  
[Erection of 1, 5 bedroomed dwelling and detached garage](#)  
**Applicant:** Mr Greg McClelland

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**3/20/1992/FUL**      **1 Bullfields, CM21 9DB**  
[Demolition of existing dwelling house, and erection of 3no. 1 bed flats and 3no. 2 bed flats, together with associated refuse and cycle storage provision, parking provision for 6 vehicles and associated outside amenity space](#)  
**Applicant:** Mr S Allan – Stallan Group

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**P 20/71**      **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 October 2020

**P 20/72**      **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/20/1229/FUL**      **27 Bell Street, CM21 9AR**  
Change of Use from A2 (Building Society) to use as a Cafe/Retail unit together with elevational alterations  
**Applicant:** Mr Peter Bennett  
**STC Comment:** No objection.  
**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/20/1262/FUL**      **Kecksys Farm, Cambridge Road**  
The erection of a building for ten breeding kennels, to include runs and outside dog exercise area  
**Applicant:** Mrs M Brunt  
**STC Comment:** No Planning Objection... as long as correct breeding licences have been obtained prior to granting permission.  
**EHDC Decision:** Refused. "The proposed development would constitute inappropriate development within the Green Belt as it would not preserve its openness and conflicts with the purposes of including land within it, encroaching into the countryside, to the detriment of the surrounding character and appearance. There would be other harm due to the loss of the openness of the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness and loss of openness. Consequently, the very special circumstances required to approve inappropriate development in the Green Belt do not exist. The proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2019)"

& “The application lacks sufficient information regarding the issue(s) of rural economy and highway safety/access and parking, as well as insufficient information submitted to assess the noise pollution impact upon future neighbouring occupants, to enable the Local Planning Authority, in connection with the Highways Authority and Environmental Health, to properly consider the planning merits or otherwise of the application. In the absence of the above mentioned information, the proposal is contrary to Policies ED2, TRA1, TRA2, TRA3, DES4 and EQ2 of the East Herts District Plan 2018”

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**3/20/1435/HH                      6 Newton Drive, CM21 9HE**

Demolition of conservatory and garage. Erection of a single storey side and rear extension

**Applicant:** Mr Dean Elliott

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/1524/HH                      18 Rowney Gardens, CM21 0AT**

Replacement of existing rear extension roof, together with single storey side/rear extensions and an alteration to the existing roof terrace enclosure

**Applicant:** Mr Halls

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/1543/HH                      19 Sayesbury Road, CM21 0EB**

Two storey front/side extension with open porch and insertion of window to flank elevation

**Applicant:** Mr Bloss

**STC Comment:** No objection.

**EHDC Decision:** Granted

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**P 20/73                      PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

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**29 Station Road, Sawbridgeworth, Hertfordshire, CM21 9JY**

**LPA Appeal Reference: 20/00100/REFUSE**

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**68 Gilders, Sawbridgeworth, Hertfordshire, CM21 0EH**

**LPA Appeal Reference: 20/00099/REFUSE**

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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.

Join Zoom Meeting

<https://us02web.zoom.us/j/83466289095?pwd=VHZlZjBzZElQd0ZtOUhrSVFzZXFzZFEUT09>

Meeting ID: 834 6628 9095

Passcode: 849482