

SAWBRIDGECWORTH 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 20:15 on **Monday 26 October 2020**.

Those present

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

Cllr Craig Chester
Cllr Dinesh Patel

In attendance:
R Bowran – Town Clerk

L Dale – Planning Officer

P 20/66 APOLOGIES FOR ABSENCE

To receive any apologies for absence. No apologies received.

P 20/67 PUBLIC FORUM

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

P 20/68 DECLARATIONS OF PECUNIARY INTEREST

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

P 20/69 MINUTES

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

- 12 October 2020 (P08) [*prop Cllr Chester; secd Cllr Rattey*]

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.

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

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

3/20/1955/FUL **Farlea, Spellbrook Lane West, CM23 4AY**
[Erection of 1, 5 bedroomed dwelling and detached garage](#)
Applicant: Mr Greg McClelland
STC Comment: No objection [*prop Cllr Chester; secd Cllr Furnace*]

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
STC Comment: Objection. Overdevelopment of site, not inkeeping with street scene [*prop Cllr Gray; secd Cllr Rattey*]

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.

3/20/1962/HH **9 Northfield Road, CM21 9DR**
Two storey rear extension, ground floor front extension to include porch and roof light. A creation of new access with 2 parking spaces
Applicant: Mr A Sanford
STC Comment: No objection [*Cllr Rattey; secd Cllr Patel*]

3/20/2045/FUL **Craycombe, Parsonage Lane, CM21 0ND**
Conversion of office and outbuildings to two bedroom dwelling.
Applicant: Anthony O'Conner
STC Comment: No objection [*Cllr Chester; secd Cllr Patel*]

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

To receive Planning Decisions from EHDC.

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

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"

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

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

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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PLANNING APPEALS

To receive notification from EHDC of Planning Appeals.

29 Station Road, Sawbridgeworth, Hertfordshire, CM21 9JY
LPA Appeal Reference: 20/00100/REFUSE

68 Gilders, Sawbridgeworth, Hertfordshire, CM21 0EH
LPA Appeal Reference: 20/00099/REFUSE

Meeting Closed at 20:40