

Sawbridgeworth Town Council



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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 09 November 2020, at 19:00, at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, appearing to read 'Richard Bowran', written over a horizontal line.

Town Clerk
03 November 2020

AGENDA

- P 20/74 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 20/75 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 20/76 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 20/77 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 26 October 2020 (P09)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/78 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/20/2084/HH **Mandevilles, Bonks Hill, CM21 9HS**
[Demolition of existing outbuilding and erection of single storey detached garden room to provide gym and home office](#)
Applicant: Mr & Mrs Conroy

3/20/2088/HH **Sapsed House, 23 The Forebury, CM21 9BD**
[Proposed single storey rear extension](#)
Applicant: Mr & Mrs David Ho

3/20/2100/PNHH **35 Barnard Road, CM21**
[Single storey rear extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres. Single storey side extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres](#)
Applicant: Ozcan Hassan

3/20/2135/HH **Chalks Farm, Coney Gree, CM21 0DA**
[Ground floor rear extension with roof lights and replacement of existing front bay windows with french doors](#)
Applicant: Mr & Mrs Ellis

P 20/79 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 06 November 2020

P 20/80 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/20/1505/HH **5 Applegate, CM21 0DR**
Erection of wooden car port to front of property
Applicant: Mr Peter Hehir
STC Comment: No objection.
EHDC Decision: Refused. "The proposed carport, by reason of its siting and design, would be out of keeping with and harmful to the character and appearance of the site and the street scene. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

3/20/1589/ADV **Dorringtons Ltd, Station Road, CM21 9JY**
1 non-illuminated fascia sign on pin spacers and 1 non illuminated projecting sign
Applicant: Dorringtons Ltd
STC Comment: No objection
EHDC Decision: Permission/Consent Unnecessary

3/20/1656/HH 43 Sayesbury Road, CM21 0EB

Single storey front extension

Applicant: Mr Laurence Pateman

STC Comment: No objection

EHDC Decision: Application withdrawn by applicant/agent

3/20/1662/HH 4 Pishiobury Mews, CM21 0AP

Single storey rear extension with alterations to canopy roof

Applicant: Dr Cyrus Fernandes

STC Comment: No objection

EHDC Decision: Granted

3/20/1674/HH Inglis, Spellbrook Lane West, CM23 4AY

Demolition of existing double garage. Erection of a single storey side/front extension with an extended hipped roof, a front porch and a new replacement outbuilding for a single garage and games room at ground floor and office at first floor with dormers to the front and rear elevation

Applicant: Smithsplans

STC Comment: No objection

EHDC Decision: Refused. "The proposed development would constitute an extension or alterations, together with previous additions, that would result in disproportionate additions over and above the size of the original building. Therefore, the proposal equates to inappropriate development in the Green Belt. 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 proposed outbuilding, by reason of its 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. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework."

3/20/1688/HH 117 West Road, CM21 0BW

Demolition of conservatory. Erection of a two storey rear extension and external alterations

Applicant: Mr & Mrs Taylor

STC Comment: No objection

EHDC Decision: Granted

3/30/1737/HH 14 The Crest, CM21 0ER

Single storey rear extension, two storey side extension and part garage conversion

Applicant: Mr and Mrs A Devine

STC Comment: No objection.

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, design and siting, would add considerable bulk and mass to the site that would fail to appear subservient in scale to reflect the character and appearance of the existing dwelling and site. The proposal also fails to maintain a suitable separation distance in accordance with Policy HOU11, thus creating a visually terracing effect. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework".

P 20/81 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.

Zoom Link:

<https://us02web.zoom.us/j/88631477501?pwd=OEhBb21VTmlqbVhxQUVZajNwZVhvUT09>

ID: 886 3147 7501 Passcode: 440313