

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 17 January 2022** at 7.30pm.

#### **Those present**

Cllr Angela Alder  
Cllr Nathan Parsad

Cllr Craig Chester  
Cllr David Royle

*(Ex officio Cllr Greg Rattey)*

In attendance:  
C Hunt – Town Clerk  
J Sargent – Town Projects Manager

#### ***Meeting Recorded***

#### **P 21/93 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies from Cllr Patel received and approved [*prop Cllr Parsad; secd Cllr Royle*] Cllr Gray was absent.

#### **P 21/94 PUBLIC FORUM**

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

#### **P 21/95 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 21/96 MINUTES**

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

- 29 November 2021 (P10) [*prop Cllr Chester; secd Cllr Royle*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

#### **P 21/97 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. Cllr Royle to share recent documents regarding revised plans for the Wrenbridge development. Committee to review the new design when the latest plans are submitted to EHDC

#### **P 21/98 DELEGATED POWERS**

Report on comments made under delegated powers

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**3/21/2658/HH**            **50 & 52 Bullfields, CM21 9DF**  
[Demolition of outbuildings and erection of an integrated single storey rear extension](#)  
**STC Comment:** No objection

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**3/21/2786/FUL**            **6 Springhall Road, CM21 9ET**  
[Erection of two four bedroom detached dwellings with new vehicular access way](#)  
**STC Comment:** No objection as long as East Herts highways are content with access arrangements

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**3/21/2832/OUT**            **Cermencita Cattery & Kennels, Highbank, Spellbrook Lane West**  
[Outline planning for the demolition of four buildings and erection of four dwellings with associated access way and parking, all matters reserved](#)  
**STC Comment:** No objection

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**3/21/2847/HH**            **The Lodge, Hyde Hall, Hallingbury Road**  
[Construction of two storey side extension. New gable on first floor rear elevation with new first floor rear and side window openings. Alterations to fenestration. Demolition of outhouses and construction of replacement outbuilding consisting of garage, store and home office](#)  
**STC Comment:** No objection

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**3/21/2903/COMP**        **35 Bell Street, CM21 9AR**  
[Change of use from Class E to Class C3 for one 1-bed apartment with partial retention of existing ground floor commercial space](#)  
**STC Comment:** Regret the loss of Class E at first floor, we welcome the retention at ground floor

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**3/21/2950/HH**            **Dower House, 17A Knight Street, CM21 9AT**  
[Demolition of existing roof. Raising roof and chimney height through loft conversion and extension, incorporating four roof lights. Insertion of three dormers to front elevation and two dormers to rear elevation. Insertion of window to first floor rear elevation. Front single storey car lodge and outbuilding. Alterations to fenestration](#)  
**STC Comment:** No objection as long as neighbour concerns are assessed in terms of daylight/privacy impact

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**3/21/2993/HH**            **2 Northfield Road, CM21 9DR**  
[Two storey side extension](#)  
**STC Comment:** No objection

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**3/21/3024/HH**            **24 Pishiobury Drive, CM21 0AE**  
[Single storey rear extension. New rear patio and external steps. New front porch with relocated front door. Alterations to ground floor fenestration. Change the exterior walls and roof of the rear conservatory](#)  
**STC Comment:** No objection

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**3/21/3028/HH Hill View, London Road, Spellbrook**  
[Single storey side extension and raising roof height](#)  
**STC Comment:** No objection

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**3/21/3071/HH 42 Pishiobury Drive, CM21 0AE**  
[Two storey front extension and rear ground floor infill extension. Insertion of first floor window to side elevation. Alterations to fenestration and external alterations](#)  
**STC Comment:** No objection

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**3/21/3113/HH 30 Newton Drive, CM21 9HE**  
[Demolition of lean-to, garage and porch. Erection of two storey side and rear extension incorporating a first floor rear Juliet balcony, single storey front and rear extensions, replacement windows and alteration to external materials](#)  
**STC Comment:** No material objection, however neighbour privacy and amenity will to be considered

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**P 21/99 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/21/2975/FUL The Knightons, 6 Spellbrook Lane East, Spellbrook**  
[Sitting of portacabin for the use of beauty treatments](#)  
**STC Comment:** No objection [prop Cllr Parsad; secd Cllr Royle]

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**3/21/3127/HH Highbank, London Road, Spellbrook**  
[Demolition of single storey side extension. Construction of single storey rear extension. New roof at a raised height with new chimney, loft conversion with 3 rear dormer windows, 1 front dormer window and 2 front rooflight windows](#)  
**STC Comment:** No objection [prop Cllr Chester; secd Cllr Parsad]

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**3/21/3134/HH Rowney Bois, High Wych Road, CM21 0HH**  
[First floor front and rear extension to form crown roof with new dormers to the front, rear and both sides. Single storey front and rear infill extension. Alterations to ground floor fenestration. Demolish part of the stable building](#)  
**STC Comment:** No objection [prop Cllr Parsad; secd Cllr Chester]

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**3/21/3140/HH 34 The Orchards, CM21 9BB**  
[Demolition of garage. Erection of two storey side extension and single storey rear extension. New dormer windows to front and replacement windows](#)  
**STC Comment:** No objection [prop Cllr Royle; secd Cllr Parsad]

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**3/21/3160/HH 26 West Road, CM21 0BL**  
[Single storey rear extension and alterations to roof to create new gable with loft conversion](#)  
**STC Comment:** No objection [prop Cllr Parsad; secd Cllr Rattey]

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**P 21/100 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 January 2022.

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**3/21/3038/FUL Eden House, 21A Knight Street, CM21 9AT**

Conversion of garage/outbuilding to one 1 bedroom detached two-storey dwelling with two addition car-parking spaces, alterations to fenestration and opening, the addition of roof lights and new windows and installation of air source heat pump

**STC Comment:** No objection.

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**3/22/0050/HH 131 West Road, CM21 0BW**

Demolition of rear conservatory. Construction of two storey and part single storey rear extension, single storey front porch extension and new first floor side

**STC Comment:** Objection. Impact on neighbours to be considered [*prop Cllr Parsad; secd Cllr Rattey*]

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**P 21/101 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/0893/FUL 7 Pishiobury Drive, CM21 0AD**

Demolition of existing house. Construction of one 2 storey detached house with basement, 2 rear dormer windows and 2 balconies to rear first floor, together with the erection of a detached garage

**STC Comment:** Objection. Overdevelopment of site & loss of openness. Objections from neighbours noted

**EHDC Decision:** Granted

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**3/21/1097/HH &**

**3/21/1098/LBC Falconers, 15 High Wych Road, CM21 0AY**

Single storey front extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1157/FUL 15 Bullfields, CM21 9DE**

Demolition of garage and erection of one 2 bedroom attached dwelling with associated car parking and landscaping

**STC Comment:** Objection – overdevelopment of site

**EHDC Decision:** Granted

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**3/21/1323/FUL 38 Bell Street, CM21 9AN**

Regularisation for erection of canopy and erection of 3 lights

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1567/HH**                      **33 The Forebury, CM21 9BD**

Installation of electric gates

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1620/HH**                      **2 Springhall Road, CM21 9ET**

Erection of cladding to first floor front elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1688/HH**                      **28 Hampton Gardens, CM21 0AN**

Erection of a workshop/shed and a summerhouse with storage to rear garden

**STC Comment:** Objection. Inappropriate development - height, bulk, mass & position of the proposed buildings would have detrimental impact on neighbours amenities.

Neighbours concerns supported.

**EHDC Decision:** Granted

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**3/21/1782/HH**                      **4 Rowney Wood, CM21 0HR**

Demolition of garage. Part single, part two storey side extension incorporating Juliet balcony to the rear. Single storey rear extension with roof lanterns and alterations to fenestration

**STC Comment:** As previously submitted - No objection - Neighbours concerns re loss of light noted. Urge that daylight/sunlight assessment be carried out

**EHDC Decision:** Granted

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**3/21/1861/FUL**                      **The Chestnuts, Redricks Lane, CM21 0RL**

Creation of new dwelling through separation of the existing Residential Annex called Rose Cottage from the dwelling through sub division of the plot

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2147/HH**                      **84 High Wych Road, CM21 0HQ**

Removal of conservatory, rear projection, side projection and integrated carport. Construction of single storey rear extension, detached timber-framed carport, alteration and extension to rear first floor external wall with new flat roof and sash window

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2162/HH**                      **7 School Lane, CM21 9FA**

Roof space conversion with rear dormer window and 3 front roof windows

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2210/HH**                      **11 Roseacres, CM21 0BU**

Single storey rear extension and cedar weatherboard cladding fitted to front elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2287/HH                    26 East Park, CM21 9EX**

Two storey side and two storey rear extension. Single storey front and single storey side extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2407/HH                    6 Chalks Avenue, CM21 0BX**

Demolition of existing garage and erection of single storey front extension. Levelling of land to provide new drive and front steps

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed extension by way of its size and design 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 an unduly prominent addition that would be harmful to the character and appearance of the site and surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

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**3/21/2469/HH                    26 Brook Lane, CM21 0EL**

Entrance canopy to front elevation. Erection of garage to side elevation.

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2506/HH                    82 White Post Field, CM21 0BY**

Demolition of conservatory. Erection of a two storey rear extension, first floor side extension, enlargement of existing porch, alterations to fenestration

**STC Comment:** Neighbours concerns/comments noted. Urge that daylight/sunlight assessment be carried out

**EHDC Decision:** Granted

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**3/21/2576/LBC                    25 Bell Street, CM21 9AR**

Redecorate the façade of the building

**STC Comment:** LBC - Support this application

**EHDC Decision:** Refused. "The proposed works would result in less than substantial harm to the special interest and significance of the historic fabric and would be detrimental to the character and appearance of the Listed Building. This harm is not outweighed by any public benefits and therefore the proposal would be contrary to Policies HA1 and HA7 of the East Herts District Plan 2018 and the National Planning Policy Framework 2021."

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**3/21/2587/COMP                37 Bell Street, CM21 9AR**

Change of use from class E to class C3 (Residential) for 2 one bed apartments, with partial retention of existing ground floor commercial space

**STC Comment:** Support first floor change of use to residential. Objection to change of use from office/retail to residential at ground floor level Urge retention of commercial use.

**EHDC Decision:** Refused. "The proposed development involves works that would go beyond the provisions of Schedule 2, Part 3, Class MA of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). These works would be required to be implemented, in order to provide adequate levels of natural light for the intended occupiers of the proposed residential units."

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**3/21/2589/HH                    6 Hampton Gardens, CM21 0AN**

First floor extension above the garage

**STC Comment:** No objection - comments on previous application noted

**EHDC Decision:** Refused. "The proposed development, by reason of its size, scale and design, would add considerable bulk and mass to the site that would result in a cramped form of development 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."

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**3/21/2667/HH                    15 Hoestock Road, CM21 0DZ**

Single storey front extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2699/HH                    25 Knight Street, CM21 9AT**

Single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2723/HH                    2 Redricks Lane, CM21 9RL**

Loft conversion with rear dormer and two roof lights to front

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 21/102                    PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 7.53pm