

Sawbridgeworth Town Council

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MAYOR
Cllr Annelise Furnace

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

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held via the video conference service **Zoom** on **Monday 01 March 2021**, at 7pm, to transact the business as set out in the agenda below.

Simon Crocker
Town Clerk
23 February 2021

AGENDA

- P 20/113 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 20/114 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 20/115 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 20/116 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 15 February 2021 (P14)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/117 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/21/0311/HH 25 Vantorts Road, CM21
[Alterations and raising of roof. Two storey side extension and changes to fenestration](#)

3/21/0334/HH **4 The Limes, CM21 9FB**
[First floor front extension above garage to link up to main dwelling, with dormer windows and roof light windows](#)

3/21/0416/HH **Old Meade, London Road, Spellbrook**
[Formation of dormer to rear roof and installation of rooflight to front roof](#)

P 20/118 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 February 2021

P 20/119 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/20/1508/VAR **The Leventhorpe School, CM21**

Variation of condition 2 (approved plans) of planning permission: 3/20/0413/FUL (Demolition of existing science building and the erection of a new 2-storey teaching block [Use Class D1] with associated landscaping and the installation of an additional block of interim temporary classrooms during construction [Approximately 1068 m2 GEA] alongside the retention of temporary units approved under planning consent 3/18/2098/FUL) – Revisions to elevations of the proposed teaching block

STC Comment: No objection

EHDC Decision: Granted

3/20/2084/HH **Mandevilles, Bonks Hill, CM21**

Demolition of outbuilding and erection of single storey detached garden room to provide gym and home office

STC Comment: No objection

EHDC Decision: Refused. "The proposed development would constitute development that amounts to disproportionate additions over that of the original dwelling as well as a materially larger building than that of the previous building. Therefore, the proposal equates to inappropriate development in the Green Belt. There would be other harm due to the loss of 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)"

3/20/2211/FUL **The Meadows, London Road, Spellbrook**

Extension to outbuilding and the change of use to a dwelling

STC Comment: This application was withdrawn (*P11 Minutes 201130*) – STC not reconsulted

EHDC Decision: Refused. "The proposed scheme would re-use a building of permanent and substantial construction. However, the intensification of the site, any additional boundary treatment and the incorporation of associated domestic paraphernalia would result in adverse impact on the openness of the Green Belt and encroachment into the

countryside. Furthermore, the proposed extension would result in an addition over and above the size of the original building, result in a disproportionate addition. Therefore, the proposal represents inappropriate development in the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness, and any other harm. 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 development, by reason of the siting of the proposed dwelling outside of the Group 2 Village boundary of Spellbrook, would fail to accord with the District Plan’s hierarchy to direct development towards sustainable locations, and would not represent infill development. The proposal is therefore contrary to Policies DPS2 and VILL2 of the East Herts District Plan 2018”

3/20/2451/HH 17 Walnut Tree Crescent, CM21 9EB

Ground floor side and rear extension

STC Comment: No objection

EHDC Decision: Granted

3/20/2559/HH 7 Newton Drive, CM21 9HE

Demolition of conservatory and garage. Erection of two storey side extension and single storey front and rear elevations

STC Comment: No objection

EHDC Decision: Granted

3/20/2560/HH 14 The Crest, CM21 0ER

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

STC Comment: No objection

EHDC Decision: Granted

3/20/2591/HH 3 Rowney Wood, CM21 0HR

Construction of new porch with lean to roof and render to existing house

STC Comment: No comment

EHDC Decision: Granted

3/20/2626/HH 16 Church Walk, CM21 9BJ

Two storey side and rear extension with roof lights

STC Comment: No comment

EHDC Decision: Granted

P 20/120 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/81748875946?pwd=T0h2cVZpVzdvRWWhUMEFScWJtVTdCQT09>

Meeting ID: 817 4887 5946

Passcode: 445320