

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 7.30pm on **Monday 12 March 2018**.

Those present

Cllr Pat Coysten
Cllr Ruth Buckmaster

Cllr Don Hall
Cllr Mike Shaw

In attendance
Lisa Dale - Planning Officer

P 17/111 APOLOGIES FOR ABSENCE

Apologies received from Cllr Royle – prior commitment

P 17/112 PUBLIC FORUM

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

P 17/113 DECLARATIONS OF PECUNIARY INTEREST

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

P 17/114 MINUTES

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

- 26 February 2018 (P14)
[prop Cllr Buckmaster; secd Cllr Hall]

There were no matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 17/115 PLANNING APPLICATIONS RECEIVED FROM EHDC

To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/18/0370/HH 45 Vantorts Road, CM21 9NB

[Side and rear extensions, roof alterations, permeable drive and conversion of garage to form annex](#)

Applicant: Mr & Mrs Stuart Nixon

STC Comment: No objection

3/18/0472/HH **25 Wychford Drive, CM21 0HA**
[Two outbuildings - Retrospective](#)
Applicant: Mr J Haley
STC Comment: No objection

P 17/116 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 9 March 2018

3/18/0383/HH **Penrhyn, London Road, Spellbrook**
[Balcony to bedroom at rear of the dwelling](#)
Applicant: Mr & Mrs Imdad Hussein
STC Comment: No objection

P 17/117 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

3/17/1298/HH **Garden Cottage, Bullfields, CM21 9DD**
Erection of log cabin
Applicant: Mr and Mrs Jon Leonard and Sarah Gregg
STC Comment: No objection
EHDC Decision: Granted

3/17/2908/LBC **42A Bell Street, CM21 9AN**
Replacement of window and door to rear
Applicant: Miss Alexandra Barnes
STC Comment: No objection
EHDC Decision: Granted

3/18/0018/VAR **The Ancient Raj, Knight Street, CM21 9AX**
Variation of condition 2 (Approved plans) of planning permission 3/16/1507/FUL – Demolition of restaurant and 3no garages/stores. Erection of 2no two bedroomed dwellings and 2no 3 bedroomed dwellings with associated landscaping and parking – To allow for bedrooms within the loft space of plots 1, 2 and 3 with no1 velux windows to the front slope of each property and 2no velux windows to the rear roof slope of each property
Applicant: Eden Rock Construction
STC Comment: Objection. Added dormer windows overlook the adjacent school. This is contrary to Local Adopted Plan 2007, Policy ENV1(d)
EHDC Decision: Granted

3/18/0187/OUT **Land Adj. To Alston Oak, Harlow Road, CM21 0AJ**
Outline application for the erection of 4 no. dwellings with all matters reserved

Applicant: Mr Azam Mirza

STC Comment: Neighbours objections noted. Overdevelopment of site. Infringing on greenbelt. This is contrary to Local Adopted Plan 2007, Policy ENV1(a) and GBC1 in that there are no “very special circumstances” where it should be permitted

EHDC Decision: Refused. “The proposal constitutes inappropriate development within the Green Belt and is, by definition, harmful to it. The proposal would be detrimental to the visual amenity of the nearby neighbours. The proposal is contrary to Policy GBC1 of the East Herts Local Plan Second Review April 2007, national planning guidance in Paragraphs 87, 88 and 89 of the National Planning Policy Framework and Policy GBR1 of the Draft East Herts District Plan 2016.”

P 17/118 **PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals
None received.

Meeting Closed at 19:45