

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 28 March 2022** at 8.20pm.

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
L Dale – Planning Officer

Meeting Recorded

P 21/139 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. There were none.

P 21/140 PUBLIC FORUM

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

P 21/141 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/142 MINUTES

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

- 14 March 2022 (P15) [*prop Cllr Royle; secd Cllr Parsad*]

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

P 21/143 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Committee requested to be included in any future meetings regarding the Wrenbridge Development.

P 21/144 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/2993/HH **2 Northfield Road, CM21 9DR**
[Proposed two storey side extension. Retrospective permission for single storey side extension/shed](#)
STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/22/0498/HH **77 The Crest, CM21 0ES**
[Removal of garage. Construction of single storey side and front extension. Two storey and part single storey rear extension, replacement attached garage, existing upvc cladding to be replaced, driveway enlarged and dropped kerb extended](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

3/22/0510/REM **Land At Bishop's Stortford South (BISH5) Off Whittington Way Bishop's Stortford**
[Approval of reserved matters for layout, scale, appearance and landscaping of 3/21/1749/VAR \(approved under outline planning 3/18/2253/OUT\) for E\(g\)\(ii\), E\(g\)\(iii\), B2 and B8 uses including servicing, landscaping, means of enclosure and associated works and infrastructure](#)
STC Comment: Committee appreciates a more sympathetic design and the addition of greener areas. Committee agreed that Cllr Parsad draft a response regarding objection to use [*prop Cllr Chester; secd Cllr Royle*]

3/22/0546/HH **2 The Crest, CM21 0ER**
[Creation of pitched roof to front, relocation of doorway and creation of external steps. Conversion of garage to habitable room. Single storey side extension, external insulation to North elevation](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Rattey*]

3/22/0565/HH **30 Sayesbury Avenue, CM21 0ED**
[Demolition of existing rear extension and erection of single storey rear extension. Alterations to existing porch and window arrangements on front elevation and external alterations](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

P 21/145 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 March 2022.

3/22/0576/HH **6 Chalks Avenue, CM21 0BX**
Demolition of garage and erection of single storey front extension
STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/22/0581/VAR **38 Bell Street, CM21 9AN**
Regularisation for the erection of canopy and erection of 3 lights. Variation of condition 3 (Use of Canopy) of planning permission 3/21/1323/FUL. Requesting the removal of condition 3
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

3/22/0606/ASDPN Highbank, London Road, Spellbrook

Construction of an additional storey, to increase the height of the dwelling from 5.3 metres to 7.9 metres

STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

P 21/146 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2485/LBC Green Man House, 123 Sheering Mill Lane, CM21 9ND

Installation of internal secondary glazing to 3 ground floor windows and 5 first floor windows

STC Comment: No objection

EHDC Decision: Granted

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 provided Highways are content with access arrangements

EHDC Decision: Granted

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 window

STC Comment: Objection due to size and impact on neighbouring properties

EHDC Decision: Refused. "The proposed rear extension, by reason of its inappropriate size, scale and siting, would result in overbearing impacts, losses of light and overshadowing affecting 129 West Road. The amenity and living conditions of 129 West Road would be harmed. Therefore, the proposed scheme would be contrary to Policy DES4 of the East Herts District Plan (2018)"

3/22/0062/HH 2 Harvest Close, Spellbrook, CM23 4RE

Single storey rear extension. New ground floor side window and door

STC Comment: No objection

EHDC Decision: Granted

3/22/0063/HH The Fuschias, 5 Rowan Walk, CM21 9EF

Removal of conservatory. Construction of single storey extension. Conversion of garage to habitable room incorporating two windows to side elevation (part retrospective)

STC Comment: No objection

EHDC Decision: Granted

3/22/0109/COMPEN 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: Regret loss of retail at ground level

EHDC Decision: Prior Approval is Required and Refused. Adequate levels of natural light would not reach all of the habitable rooms delivered through the proposed development. Therefore, the proposal would be contrary to Sections 11 and 12 of the National Planning Policy Framework (2021)

P 21/147 PLANNING APPEALS

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

Meeting Closed at 8.38pm