

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
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MAYOR
Cllr Greg Rattey
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs Alder, Chester, Parr, Parsad, Rattey and Wyatt

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 17 April 2023** at 7.30pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk
11 April 2023

AGENDA

- P 22/149** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 22/150** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 22/151** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 22/152** **MINUTES**
[👏] To approve as a correct record the minutes of the Meeting held on:
 • 27 March 2023 (P16)
- To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 22/153** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments.

P 22/154 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/22/1330/VAR 7 Pishiobury Drive, CM21

[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. Variation of condition 2 \(approved plans\) of planning permission: 3/21/0893/FUL - Removal of external steps to basement. Increase size of front porch. Amendments to windows and doors. New windows and doors. Removal of handrail from balcony railing to become frameless glazed balcony. Alterations to garage.](#)

3/23/0569/FUL Rose Cottage, Redricks Lane, CM21 ORL

[Proposed extension to create an additional two bedroom dwelling, and alterations to include new window to south elevation, rooflight windows, EV charger and solar panels](#)

3/23/0474/HH 9 Rushfield, CM21

[Single storey rear extension incorporating 2no. rooflights, garage conversion, replace garage door with front window and brickwork, 1 new ground floor side door. Infilling of doorway](#)

3/23/0612/ARPN Barn to the North of Redricks Lane, Opposite Redricks Farm

[Change of use of an agricultural building to use class C3 for 1 dwelling with external alterations](#)

3/23/0635/HH 16 Blenheim Close, CM21 0BE

[Single storey rear infill extension, garage conversion and replace garage doors with windows and brick wall, new canopy entrance roof, alteration to the rear dormer and addition of 1 rear dormer window, changes to elevations and ground floor fenestration](#)

3/23/0655/HH 3 Burnside, CM21 0EP

[Garage conversion with insertion window to replace garage door, raised roof line and insertion of 2 roof light windows](#)

P 22/155 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 April 2023

P 22/156 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/22/0244/REM 4 High Wych Road, CM21 0AZ

Approval of reserved matters relating to appearance and scale for planning approval 3/21/0926/OUT (Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout)

STC Comment: No objection.

EHDC Decision: Granted Approval of Details.

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. The effect of the proposed change will alter the wording of condition 3 from – There shall be no use of the canopy area hereby approved after 23:00 hours on anyday, and there shall be no live or recorded entertainment permitted in the rear garden area said area after 21:00 hours on any day – To: There shall be no use of the canopy area hereby approved after 23:00 hours on any day, and there shall be no live or recorded entertainment permitted in the rear garden area said area after 23:00 hours on any day

STC Comment: No objection.

EHDC Decision: Refused. “The proposal fails to address, consider or minimise the cumulative impact of noise on the surrounding environment contrary to Policy EQ2 of the East Herts District Plan 2018.” & “The nature of playing music in the garden of the premises, which is situated in a built up area, without providing any acoustic mitigation is detrimental to the residential amenity of occupiers of neighbouring properties and therefore contrary to Policies DES3 and EQ3 of the East Herts District Plan 2018.”

3/23/0104/HH 12 East Drive, CM21 9EU

Removal of chimney. Demolition of rear extension. Erection of single storey rear extension. Raising of roof pitch for loft conversion. Installation of a rear dormer, front and rear rooflights. Alterations to front and side elevations

STC Comment: No objection.

EHDC Decision: Granted.

3/23/0128/HH Corner House, 19 Vantorts Road, CM21 9AH

Replacement of garage with two storey garage, incorporating window to front

STC Comment: No objection.

EHDC Decision: Refused. “The proposed development by reason of its mass, bulk, scale and design fails to enhance or preserve the significance of Sawbridgeworth Conservation Area; and due to its location amongst a cluster of Grade II Listed Buildings will have a harmful impact on the character and appearance of the locality. The proposal therefore will not comply with Policies DES4, HA1 and HA7 of East Herts District Plan 2018 and the Sawbridgeworth Conservation Area Appraisal and fails to respect their requirements.” & “Insufficient information has been provided to demonstrate that the proposals will not have an adverse impact on highway safety in accordance with policy TRA2 of the East Herts District Plan 2018.

3/23/0137/HH 51 Sayesbury Road, CM21 0EB

Demolition of existing garage, porch and side lean-to. Erection of porch, part single storey and part two storey side extension, 1st floor rear extension, two storey rear extension. Insertion rooflights and velux rooflights to main roof. Juliet balcony to rear

STC Comment: No objection.

EHDC Decision: Granted.

3/23/0141/HH Inglis, Spellbrook Lane West, Spellbrook, CM23 4AY

Erection of single storey side extension, part front infill extension and hipped door canopy. Alterations to fenestration and installation of 8 sun tunnels to roof

STC Comment: No objection.

EHDC Decision: Refused. “The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of

openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, nor have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework 2021.”

3/23/0198/HH 2 Parkway, CM21 9NR

Change of garage roof structure from flat to sloping and cement board cladding to areas of front elevation

STC Comment: No objection.

EHDC Decision: Granted.

3/23/0254/ASDPN 5A Bluebell Walk, CM21 0JQ

Addition of one storey to dwelling

STC Comment: We urge EHDC to consider objection from neighbouring property to ensure scale of this proposed development is acceptable

EHDC Decision: Prior Approval is Required and Refused

3/23/0318/CUAPN Redricks Farm, Redricks Lane, CM21 0RL

Change of use of an agricultural building to Class e(g)(i) office use

STC Comment: No objection.

EHDC Decision: Prior Approval is Required and Granted subject to conditions

P 22/157 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.