

Sawbridgeworth Town Council

The **Minutes** of the **Town Council's Planning Committee Meeting**
held at 07.30 pm on Monday 10 March 2014
at Sayesbury Manor, Bell Street, Sawbridgeworth, Hertfordshire

Present

Councillor A Wincott (Chairman)
Councillor A Alder
Councillor D Filler
Councillor B Hodges
Councillor W Mortimer

Mrs G E Abbott (Admin. Officer)
Mr R Bowran (Town Clerk)

- P 13/125** To record Apologies and Absences Councillor Coysten - absent
- P 13/126** Public Forum - Members of the Public are given the opportunity to comment on forthcoming Planning Applications See page 248.
- P 13/127** Declarations of Interest None.
- P 13/128** To confirm the Minutes of the Planning Committee Meeting held on 24 February 2014 page 233. **RESOLVED** – to confirm as a true record.
- P 13/129** To receive planning applications from East Hertfordshire Council. **RESOLVED** – to make the following comments on the under mentioned applications.

3/14/0308/FP/MP: 21/02/14

Eversley, London Road

Sub division of existing building in to 2 no. 3 bedroomed houses and the erection of 2 no. 4 bedroomed dwellings with associated landscaping and access – Mr Guy Baker (Mantle Estates)

The Town Council have no objection to the proposed conversion of Eversley House but **OBJECT** to the erection of 2no. 4 bedroomed dwellings. The Committee would like to draw the Case Officer's attention to the fact that the Site Location Plan is out of date. This does not show the extensions to Beechwood or Oakroyd properties and that Acorn Cottage does not exist. The north west elevation plan shows that the positioning of the 2 new dwellings as being down the hill from Eversley but that the ridge line will be higher and that the design would be out of keeping with the street scene. The application is contrary to policies **ENV1 (l) (d) Design and Environmental Quality** and **ENV5 Extensions to Dwellings**. The proposed new access onto the already congested London Road would be on a crest of a hill, within a very short distance from pedestrian traffic lights and therefore contrary of policy **TR2 Access to New Developments** of the Adopted Local Plan Second Review April 2007.

3/14/0016/FP/SE: 19/02/14

5 Bluebell Walk

Erection of residential annexe (building previously approved as garage under ref. 3/10/1997/FP) – Mr S Grayston

The Town Council **STRONGLY OBJECTS** to this application. The Committee feels that this application should NOT be permitted but tough planning conditions or a legal agreement be sought under **ENV8 Residential Annexes (III)** needs to be imposed to ensure that the occupation of this annexe remains tied to the main dwelling.

3/14/0200/FP/MP: 19/02/14

52 Cambridge Road

Extensions & alterations to create additional dwelling – Mr Luke Jones

The Town Council **OBJECTS** to this application. Referring to Policies **ENV1 Design and Environmental Quality** paragraphs (a), (b), (c) and (d), **HSG7 Replacement Dwellings and Infill Housing Development** paragraphs (a) and (c), **TR2 Access to New Developments** of the Adopted Plan April 2007 they feel this application contravenes all of the above policies. The Committee draws the officer's attention to potential peak time car parking problems due to the site having no turning circle within the curtilage which would enable forward access onto the A1184.

3/14/0223/FP/FM: 27/02/14

12 Crofters

Two storey side and single storey rear extensions – Mr Mark Green

The Town Council has no planning objections to this application. The Committee draws the officer's attention to the footway only access to properties 30-37 Highfields. The occupants of these properties use wheelchairs and walking frames to get to and from their bungalows and it is paramount that the footway is clear at all times during construction.

3/14/0260/FP/HI: 19/02/14

Jacobs Centre, Capio Rivers Hospital, High Wych Road

Ground floor 10 bed ward extension and replacement parking – Ramsay Health Care UK Ltd

The Town Council has **NO OBJECTION**.

3/14/0268/AD/FM: 17/02/14

121 London Road

2 no. non-illuminated fascia signs – Mr Gary Benskin

The Town Council has **NO OBJECTION**.

3/14/0311/FP/MP: 21/02/14

Central Surgery, Bell Street

Alterations to the existing surgery building and a new build two storey extension. Works include the reconfiguration of the existing internal layout, alterations to windows and doors, reorganisation of the site boundary, works of hard landscape and reconfiguration of the existing car park – Mrs Deborah Kearns (Central Surgery)

The Town Council has **NO OBJECTION**.

3/14/0312/FP/KH: 21/02/14

4 Wisemans Gardens

Proposed single storey rear extension and rear dormer window – Mr R Collins

The Town Council has **NO OBJECTION**

P 13/130 To receive any late Planning Applications None received following the publication of this Agenda.

P 13/131 To note Planning Decisions received from East Hertfordshire Council. **NOTED:** the report on planning application decisions now received.

3/14/0021/FP
19 Sayesbury Road
Replacement single storey rear extension

Granted
(No Objection)

The Meeting closed at 08.40 pm

Signed _____

Dated _____

COMMENTS MADE BY MEMBERS OF THE PUBLIC
PRIOR TO THE PLANNING COMMITTEE MEETING
HELD ON 10 MARCH 2014

Re: Agenda Item No. P 13/126 – PLANNING APPLICATIONS RECEIVED FROM EHC

3/14/0308/FP/MP: 21/02/14

Eversley, London Road

Sub division of existing building in to 2 no. 3 bedroomed houses and the erection of 2 no. 4 bedroomed dwellings with associated landscaping and access – Mr Guy Baker (Mantle Estates)

Mr & Mrs Nicolls and Mrs E Griffiths – STRONGLY OBJECT to the above proposal. They feel that:

- the Site Location Plan is out of date. This does not show the extensions to Beechwood or Oakroyd properties and that Acorn Cottage does not exist.
- the design would be out of keeping with the street scene
- the access onto the already congested London Road would be on a crest of a hill and within a very short distance from pedestrian traffic lights
- the new houses are 3 floors high and needs reducing
- the surgery takes a lot of Eversley garden to use land for their own extension
- The ingress/egress to House 1 would not allow vehicles to turn within the curtilage. The vehicles would have to reverse out onto the main road which is contrary to the Highway Code.