

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 20:30 on **Monday 14 May 2018**.

Those present

Cllr Ruth Buckmaster
Cllr Don Hall
Cllr Mike Shaw

Cllr Pat Coysten
Cllr David Royle

In attendance
Richard Bowran – Town Clerk

P 17/143 APOLOGIES FOR ABSENCE

To receive any apologies for absence

P 17/144 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee

P 17/145 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members

P 17/146 MINUTES

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

- 30 April 2018 (P18)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 17/147 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/18/0945/FUL 1 Duckling Lane, CM21 9QA

[Change of use from offices to a single dwelling](#)

Applicant: Unknown

STC Comment: No objection

3/18/0958/HH 38 Sayesbury Road, CM21 0EB

[Removal of existing rear extension. Erection of single storey rear and side extension, enlarged first floor side window opening and replace first floor front and rear windows. Internal alterations to first and second floors.](#)

Applicant: Unknown

STC Comment: No objection

3/18/0959/FUL **Land off Spellbrook Lane West, Spellbrook**
[Erection of 5 no. dwellings with associated garages, access roads and landscaping](#)
Applicant: Unknown
STC Comment: No objection

3/18/0971/FUL **Spellbrook Farm, London Road, Spellbrook**
[Demolition of existing barn. Construction of 3no detached houses with associated access road](#)
Applicant: Unknown
STC Comment: No objection

P 17/148 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 May 2018

3/18/0990/HH **19 West Road**
[Single storey side and rear extension, alterations to roof at first floor and insertiion of dormer windoews to front and rear](#)
Applicant: Unknown
STC Comment: Objection. The proposal would render the property out of keeping with the street scene.

3/18/1053/PNHH **17 Honeymeade**
[Demolition of existing barn. Construction of 3no detached houses with associated access road](#)
Applicant: Mr J Haste
STC Comment: No comment

P 17/149 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

3/18/0485/HH **21 Wychford Drive, CM21 0HA**
Hip to gable roof, insertion of rooflights and alterations to fenestration on single storey front extension. Rendering of property.
STC Comment: No objection.
EHDC Decision: Granted.

3/18/0512/HH **68 Gilders, CM21 0EH**
Raising of roof ridge to create first floor and alterations to fenestration. Creation of vehicular cross over
STC Comment: No objection.
EHDC Decision: Refused. "The height and massing of the proposed development would not relate well to the adjacent dwellings and would be unduly prominent in the street scene. It would therefore be out of keeping with the established pattern, character, and

grain of existing development in the surrounding area and would thereby be contrary to the aims and objectives of policy ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007”.

3/18/0574/PNHH 17 Honeymeade, CM21 0AR

Single storey rear extension: Depth 6.0 metres, Maximum height 3.3 metres. Eaves height 3.3 metres

STC Comment: No comment

EHDC Decision: Application Withdrawn by Applicant/Agent. “The proposed development as shown in drawings received on 13th March 2018 would have eaves which are greater in height than 3 metres within 2 metres of the curtilage of the boundary of the dwellinghouse. The proposal fails to comply with Schedule 2, Part 1, Class A criteria A.1. (i) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is therefore required”.

3/18/0685/PNHH 5 Bell Mead, CM21 9ES

Single storey rear extension – maximum height of 3.5 metres, eaves height 2.55 metres, and depth of 4 metres

STC Comment: No comment. Concerns of neighbours noted.

EHDC Decision: Granted.

P 17/150 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals
None received.

Meeting Closed at 19:55