

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 19:30 pm on **Monday 10 September 2018**.

#### Those present

Cllr Ruth Buckmaster  
Cllr Don Hall  
Cllr David Royle

Cllr Pat Coysten  
Cllr Heather Riches

In attendance:  
Richard Bowran – Town Clerk  
Cllr Eric Buckmaster

- P 18/33 APOLOGIES FOR ABSENCE**  
No apologies received. Cllr Shaw absent
- P 18/34 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 18/35 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 18/36 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 23 July 2018 (P04) [*prop Cllr Alder ; secd Cllr Riches*]  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 18/37 DELEGATED POWERS**  
Report on comments made under delegated powers meeting held on 17 August 2018

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**3/18/1508/FUL 1-10 Bells Walk, London Road, CM21 9JG**

External refurbishment works to the property and enclosing walkway to the front elevation

**Applicant:** IMLY Developments

**STC Comment:** Objection. Despite the previous history of this site and the undoubted improvement to the look of the area, the proposal appears to be contrary to Policy BH5, extensions and alterations to unlisted buildings in the Sawbridgeworth conservation area.

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**3/18/1652/HH**            **39 Pishiobury Drive, CM21 0AD**  
Erection of single storey front extension and first floor rear extension  
**Applicant:** Mr K Lababedi  
**STC Comment:** No objection

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**3/18/1654/HH**            **63 The Crest, CM21 0ES**  
Garage conversion and first floor extension with 2no rooflights to front and rear elevations  
**Applicant:** Mrs Claire Swain  
**STC Comment:** Objection. Proposal does not appear to complement the existing street pattern and is thus contrary to Policy ENV1 1 (b) and the first floor extension because of its proximity to the common curtilage of the neighbouring property appears contrary to Policy ENV6 (b)

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**3/18/1658/HH**            **39 Wychford Drive, CM21 0HA**  
Garage conversion with pitched roof and single storey rear extension with 3no rooflights and windows to side  
**Applicant:** Mrs K Emery  
**STC Comment:** No objection

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P 18/38

**PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/18/1348/HH**            **The Farmhouse, Three Mile Pond, Cambridge Road**  
Erection of a new boundary wall to north of site to create a separate pedestrian access to Farm Cottage; and creation of a new vehicular access with new boundary walls and gates to the south of the site  
**Applicant:** Mr M Brace  
**STC Comment:** No objection.

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**3/18/1523/FUL**            **(SAWB3) Land at Chalks Farm, South of West Road**  
Development of 200 homes with associated access, landscaping, parking, private amenity space, public open space and allotments  
**Applicant:** Barratt David Wilson Homes North Thames

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**3/18/1752/FUL**            **72-74 Cambridge Road, CM21 9BU**  
Two storey rear extensions and insertion of a first floor flank elevation window at No.74  
**Applicant:** Mr & Mrs Frid  
**STC Comment:** No objection.

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KOB

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**3/18/1760/FUL (SAWB2) Land North of West Road**  
Development of 135 dwellings including vehicular and pedestrian accesses, associated infrastructure, car parking, open space, landscaping, green infrastructure, sustainable drainage system, and associated works; and provision of land to facilitate the expansion of Mandeville Primary School  
**Applicant:** Taylor Wimpey (North Thames)

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**3/18/1773/FUL Fairswell, 25 Vantorts Road, CM21 9NA**  
Demolition of existing dwelling and erection of 3no. dwellings with associated car parking and landscaping  
**Applicant:** Mr David Needham  
**STC Comment:** No objection.

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**3/18/1781/HH Burton House, Burtons Mill Lane**  
Replacement of hedge and gate  
**Applicant:** Miss Marie Heath  
**STC Comment:** No objection.

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**3/18/1838/HH Spinney House, Rowneybury, Harlow Road**  
Erection of detached garage and store  
**Applicant:** Unknown  
**STC Comment:** No objection.

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**3/18/1863/HH 29 Station Road, CM21 9JY**  
Conversion and alterations of existing outbuilding including installation of 2 windows and insertion of 4 roof lights  
**Applicant:** Mr Colin Hardy  
**STC Comment:** No objection.

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**3/18/1907/CUAPN Tednambury Farm, Tednambury, Spellbrook, CM23 4BD**  
Change of use from agricultural to a flexible use under B1/B8 office/storage use  
**Applicant:** Sworders  
**STC Comment:** No objection.

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**3/18/1934/FUL Jacobs Neurological Centre, Capio Rivers Hospital**  
Erection of Two Storey (20x Bed) Ward Extension and associated car parking  
**Applicant:** Ramsay Health Care UK Ltd  
**STC Comment:** No objection.

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**3/18/1935/FUL Jacobs Neurological Centre, Capio Rivers Hospital**  
Installation of 2no. two storey portacabins with external staircase  
**Applicant:** Ramsay Health Care UK Ltd  
**STC Comment:** No objection.

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**P 18/39 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 7 September 2018.  
There were none.

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**P 18/40 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

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**3/18/0548/HH Dawn, 1 Walnut Tree Ave, CM21 9JR**  
Single storey rear extension  
**Applicant:** Mrs Victoria Graney  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/0945/FUL 1 Duckling Lane, CM21 9QA**  
Change of use from offices to a single dwelling  
**Applicant:** Mr Graham Sessions  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/0959/FUL Land off Spellbrook Lane West, Spellbrook**  
Erection of 5 no. dwellings with associated garages, access roads and landscaping  
**Applicant:** Mr A Poulton  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposal constitutes inappropriate development in the Metropolitan Green Belt and other harm is identified in respect of adverse impact on openness and adverse impact on the character of the area. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and the other identified harm. The proposal would therefore be contrary to Policies GBC1, OSV3 and ENV1 of the East Herts Local Plan Second Review April 2007, Policies GBR1, VILL2 and DES4 of the emerging East Herts District Plan and the National Planning Policy Framework"

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**3/18/1049/HH 16 Walnut Tree Crescent, CM21 9EB**  
Conversion of single storey bungalow to two storey dwelling with single storey garage extension and open canopy  
**Applicant:** Mr Karl Fuller  
**STC Comment:** Objection. Overdevelopment of site. Contrary to Policy ENV1.  
**EHDC Decision:** Granted

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**3/18/1205/LBC 118 Sheering Mill Lane, CM21 9ND**  
Removal of 2 windows and installation of 1 set of painted timber bi-fold doors to rear elevation  
**Applicant:** Mr Tayler  
**STC Comment:** No comment  
**EHDC Decision:** Granted

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**3/18/1223/FUL**      **Parsonage Farm Boarding Kennels, CM21 0ND**  
Demolition of kennels and cattery and the erection of 1 no.3 bedroomed dwelling  
(Amended scheme to planning application ref: 3/18/0299)  
**Applicant:** Mrs Paula Harding  
**STC Comment:** No objection to 3/18/0299  
**EHDC Decision:** Granted

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**3/18/1236/FUL**      **47 Bell Street, CM21 9AR**  
Change of use of ground floor unit from Retail (A1) to Non-residential institution (D1)  
(Physiotherapy)  
**Applicant:** Choice Physio  
**STC Comment:** Objection. The proposal for change of use from A1 to other than A1  
appears to be contrary to Policy STC4 (II)  
**EHDC Decision:** Granted

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**3/18/1262/HH**      **66 High Wych Road, CM21 0HG**  
Change flat roof canopy to pitched roof to front elevation  
**Applicant:** Mr & Mrs Moretti  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1279/HH**      **9 Rowney Gardens, CM21 0AT**  
First floor side extension over existing garage and alterations to fenestration  
**Applicant:** Mr Lincoln Atkins  
**STC Comment:** Plans do not correctly represent application. Encroachment beyond  
original front footprint and pitch roof to front.  
**EHDC Decision:** Granted

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**3/18/1296/HH**      **8 Knight Street, CM21 9AT**  
Loft conversion with rear dormer and replacement front dormer  
**Applicant:** Dr Steen Terp  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1322/FUL**      **Land Adjacent to Sevens Spellbrook, CM23 4AY**  
Proposed detached 4 bedroom dwelling  
**Applicant:** Mr & Mrs David Mowbray  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1341/FUL**      **13 Rowney Wood, CM21 0HR**  
Sub-division of the existing detached two-bedroom bungalow into two semi-detached two-  
bedroom bungalows, removal of the conservatory and single garage to the right hand side  
and extend the properties to the rear and right hand side. Provision of three parking  
spaces  
**Applicant:** Mr Mike Allen  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1400/HH**      **23 Elmwood, CM21 9NN**  
Single storey rear extension  
**Applicant:** Mr Lee Gardner  
**STC Comment:** No objection to amended plan  
**EHDC Decision:** Granted

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**3/18/1415/HH**      **10 Stoneleigh, CM21 0BT**  
Removal of conservatory. Proposed part two storey/part single storey side extension  
**Applicant:** Mr & Mrs Kozan Ali  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1428/HH**      **10 Brook Road, CM21 9HA**  
Single storey rear extension and associated internal alterations.  
**Applicant:** Mr Simon Taylor  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/1516/PNHH**      **11 East Drive, CM21 9EU**  
Single storey rear extension. Depth 8 metres, Maximum height 3 metres, Eaves height 3 metres  
**Applicant:** Mr Robert Montague  
**STC Comment:** Objection. Overdevelopment of site.  
**EHDC Decision:** The proposed single storey rear extension would not fall within the scope of Schedule 2, Part 1, Class A (j)(iii) of the Town and Country Planning (General Permitted Development)(England) order 2015 (as amended). Planning permission is therefore required

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**P 18/41      PLANNING APPEALS**

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

Meeting Closed at 20:05

*Robaugh*  
*24-9-18*