

# Sawbridgeworth Town Council



Sayesbury Manor, Bell Street, Sawbridgeworth  
Hertfordshire CM21 9AN  
Tel: 01279 724537

**MAYOR**  
Cllr Angela Alder

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**TOWN CLERK**  
Richard Bowran BSc.(Hons) MILCM

To: Cllrs R Buckmaster, Coysten, Hall, Riches, Royle and Shaw

## PLANNING COMMITTEE MEETING

You are invited to attend a meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on **Monday 11 June 2018** at 19:30 at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, reading "Richard Bowran", written over a horizontal line.

Town Clerk  
5 June 2018

## AGENDA

- P 18/01 ELECTION OF COMMITTEE CHAIR**  
To elect a chairman of the Planning Committee for the civic year 2018/19
- P 18/02 ELECTION OF COMMITTEE VICE-CHAIR**  
To elect a vice-chair of the Planning Committee for the civic year 2018/19
- P 18/03 APOLOGIES FOR ABSENCE**  
To receive any apologies for absence
- P 18/04 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 18/05 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members
- P 18/06 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 14 May 2018 (P19)
- To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

P 18/07

**PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/17/1778/FUL**      **11, 13 and 15 London Rd, CM21**

[Crossover and driveway](#)

**Applicant:** Swayprime Limited

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**3/18/0548/HH**      **Dawn, 1 Walnut Tree Avenue, CM21 9JR**

[Single storey rear extension](#)

**Applicant:** Mrs V Graney

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**3/18/0786/ADV**      **17 High Wych Road, CM21 0AY**

[Replacement non-illuminated timber fascia and replacement free standing non illuminated swinging sign](#)

**Applicant:** Darren Grover

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**3/18/0791/LBC**      **17 High Wych Road, CM21 0AY**

[Replacement non-illuminated timber fascia and removal of amenity boards](#)

**Applicant:** Darren Grover

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**3/18/0978/FUL**      **Farlea, Spellbrook Lane West, Spellbrook**

[Change of use of stable block to C3 – 1no 3 bedroomed dwelling](#)

**Applicant:** Mr Peter Bada

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**3/18/1023FUL**      **Pishiobury House, Pishiobury Drive**

[Conversion of ground floor to create 2no. 2 bedroom ground floor apartments \(associated with LPA 3/14/1748/FP for conversion from office to form 6 residential units\)](#)

**Applicant:** M&D Developments

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**3/18/1024/LBC**      **Pishiobury House, Pishiobury Drive**

[Alterations to approved ground floor & basement layout to create 2no. 2 bedroom apartments in lieu of 1no. 3 bedroom apartment with new external sunken area & glazed doors](#)

**Applicant:** M&D Developments

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**3/18/1038/HH**      **7 Reedings Way, CM21 9DX**

[Two storey rear, single storey front extensions and insertion of roof light to front elevation](#)

**Applicant:** Mrs Ayse Casey

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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 K Fuller

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**3/18/1127/HH            6 The Forebury, CM21 9BD**

[Two storey side extension](#)

**Applicant:** Mr & Mrs Smith

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**3/18/1130/HH            8 Sayesbury Avenue, CM21 0ED**

[Proposed single storey rear extension and alterations to ground floor fenestration](#)

**Applicant:** Mr & Mrs Bowler

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**3/18/1133/PNHH        21 Roseacres, CM21**

[Single storey rear extension with pitched roof and 3 no. rooflights – maximum depth 3.6 metres, maximum height 3.5 metres and maximum eaves height of 2.6 metres](#)

**Applicant:** Mr Richard Whisker

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**3/18/1182/HH            Boxley, Bonks Hill, CM21 9HU**

[Single storey side/rear extension](#)

**Applicant:** Mr & Mrs Harmack

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**P 18/08            LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 8 June 2018

**P 18/09            PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

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**3/15/1028/FUL            Rivers Hospital, High Wych Road, CM21 0AB**

Erection of cancer care unit with associated car

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/18/0462/FUL            2 Church Street, CM21 9AB**

Change of use from A1 to a Beauty Salon (Sui Generis)

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/18/0518/HH            Penrhyn, London Road, Spellbrook, CM23 4BA**

Proposed two storey front extension and first side extension. First floor balconies to front, side and rear of dwelling with new first floor front external doors

**STC Comment:** No objection.

**EHDC Decision:** Refused. Overdevelopment. Out of keeping and harmful to the character and appearance of existing building and surrounding area. Inappropriate development in Green Belt. Loss of privacy to occupants of “Badencourt” & “Brambles”

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**3/18/0603/HH            11 Bell Mead, CM21 9ES**

Rear single storey extension: Front single storey porch: Alter existing Upvc cladding to brick slips

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The proposed developments, by reason of the materials proposed, fails to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The developments would therefore be harmful to the character and appearance of the existing dwelling, adjoining row of terraces and surrounding area, contrary to Policy ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007"

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**3/18/0608/HH            9 Lowfield, CM21 9HL**

Two storey side extension, single storey front extension, single storey rear extension, new ground floor side door and window

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/18/0623/LBC            4 Potters Mews, Bell Street, CM21 9GY**

Replace side window in attic with new softwood single glazed heritage casement window. Re-insert ground floor east flank window into an existing opening that had been plaster boarded up.

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/18/0626/HH            50 Sayesbury Road, CM21 0EB**

Single storey rear extension

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The proposed single storey rear extension would result in a prominent addition to the building which would be detrimental to the character and appearance of the existing building, the street scene and that of the surrounding area. The extension would create a poor relationship with the neighbouring property at No.48 Sayesbury and be detrimental to the amenity of its occupiers. The proposal would thereby be contrary to Policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework"

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**3/18/0630/FUL            Italstyle Buildings, Harlow Road, Sawbridgeworth, CM20 2HE**

Construction of 2no. B2 general industrial units.

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The site is situated within a flood plain and the proposed development would build within 8 metres of the River Stort without providing an adequate buffer. The proposed development would impede the flow of floodwater and reduce the capacity of the flood plain, consequently increasing the risk of flooding elsewhere and to property and people. The proposed development would thereby be contrary to Policy ENV19 of the East Herts Local Plan Second Review April 2007 and Section 10 of the National Planning Policy Framework."

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**3/18/0665/HH            Burton House, Burtons Mill Lane, CM21 9PL**

Replace part fence/part conifer hedge border with a 1.98 metre close boarded timber fence and gate.

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The proposed development by reason of its size, design and siting, together with the loss of existing hedgerow would appear unduly prominent and conspicuous within the street scene and would be out of keeping with and detrimental to the character and appearance of the site, the street scene and the Sawbridgeworth Conservation Area. The proposal would thereby be contrary to policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007"

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**3/18/0745/HH            17 Burnside, CM21 0EP**

Garage conversion to habitable accommodation, roof lights added on the rear roof, part two storey and part first floor side extension, new ground floor side window openings, front hanging tiles replaced with horizontal painted cladding.

**STC Comment:** No objection although concern raised about appropriate distant between properties (ie no overhang of guttering etc) being maintained

**EHDC Decision:** Granted.

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**3/18/0775/PNHH        21 Roseacres, CM21 0BU**

Single storey rear extension: Depth 3.3 metres, Maximum height 3.6 metres, Eaves height 2.6 metres

**STC Comment:** No objection.

**EHDC Decision:** Application withdrawn by Applicant/Agent

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**P 18/10            PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

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**18/00009/REFUSE    Land Adj Alston Oak, Harlow Road, Sawbridgeworth**

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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.