

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 14 June 2021**.

Those present

Cllr Angela Alder
Cllr Dinesh Patel
Cllr David Royle

Cllr Craig Chester
Cllr Nathan Parsad

(Ex-officio Cllr Rattey)

In attendance:

J Sargant – Interim Town Clerk

L Dale – Planning Officer

One member of public

P 21/01 ELECTION OF CHAIRMAN

To elect a chairman of the committee for the year 2021/22. Cllr Angela Alder was elected chairman of the committee for the year 2021/22. *[prop Cllr Parsad; secd Cllr Royle]*

P 21/02 ELECTION OF DEPUTY CHAIRMAN

To elect a deputy chairman of the committee for the year 2021/22. Cllr Parsad was elected deputy chairman of the committee for the year 2021/22. *[prop Cllr Patel; secd Cllr Rattey]*

P 21/03 APOLOGIES FOR ABSENCE

To receive any apologies for absence. No apologies received – Cllr Gray was absent.

P 21/04 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Member of public raised the following “I would like to raise concerns about the logistics centre planned for Bishop's Stortford South. I understand that the Wrenbridge Employment Zone will be raised in June or July as a Reserved Matters application. It is a B8 planning class development for warehousing and distribution with heavy truck movements in and lighter vans movements out operating on a 24x7 basis. This would have major impact on local traffic and surrounding residential areas. I am very concerned that HGVs and associated traffic will travel through Sawbridgeworth to access the new J7A junction for the M11, when we already have traffic problems on the A1184 and an AQMA due to poor air quality.” It was agreed to add this item to the next Full Council meeting Agenda.

P 21/05 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. There were none.

P 21/06 MINUTES

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

- 24 May 2021 (P20) [*prop Cllr Patel; secd Cllr Rattey*]

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

P 21/07 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/1097/HH Falconers, 15 High Wych Road, CM21 0AY

[Single storey front extension](#)

STC Comment: No objection [*prop Cllr Patel; secd Cllr Parsad*]

3/21/1064/HH 103 High Wych Road, CM21 0HH

[Single storey rear extension, conversion of loft, insertion of 2 side dormer windows and 1 rear dormer window incorporating Juliet balcony and rooflight to front elevation](#)

STC Comment: No objection [*prop Cllr Parsad; secd Cllr Chester*]

3/21/1323/FUL 38 Bell Street, CM21 9AN

[Regularisation for the erection of canopy and erection of 3 lights](#)

STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/21/1339/HH Highbank, London Road, Spellbrook

[Demolition of rear extension. Single storey side and rear extension; raising of roof to create first floor extension with roof lights to front; dormer windows with Juliet balconies to rear and side; and alterations to fenestration](#)

STC Comment: No objection [*prop Cllr Royle; secd Cllr Patel*]

3/21/1342/HH 11 Rushfield, CM21 9NF

[First floor rear extension incorporating Juliet balcony, part garage conversion with new pitched roof to garage and porch, insertion of windows to flank elevations and rooflight to side](#)

STC Comment: No objection [*prop Cllr Chester; secd Cllr Rattey*]

3/21/1344/HH 13 Honeymeade, CM21 0AR

[Demolition of conservatory and erection of a single storey rear extension with roof lantern](#)

STC Comment: No objection [*prop Cllr Parsad; secd Cllr Patel*]

3/21/1347/HH **11 Walnut Tree Crescent, CM21 9EB**
[Replacement of access ramp](#)
STC Comment: No objection [*prop Cllr Patel; secd Cllr Chester*]

3/21/1381/HH **35 Barnard Road, CM21 9DY**
[Single storey side and rear extension](#)
STC Comment: No objection although concerns over impact on neighbouring properties [*prop Cllr Chester; secd Cllr Patel*]

3/21/1397/FUL **39 London Road, CM21 9EH**
[Single storey side extension, new shop window glass façade and entrance door](#)
STC Comment: No objection [*prop Cllr Patel; secd Cllr Parsad*]

P 21/08 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 June 2021.

3/21/1448/HH **6 Elmwood, CM21 9NL**
Single storey front and rear extensions
STC Comment: No objection however we support the neighbour's request for extended time to respond.

P 21/09 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/21/0416/HH **Old Meade, London Road, Spellbrook**
Formation of dormer to rear roof and installation of rooflight to front roof
STC Comment: No objection.
EHDC Decision: Refused. "The proposed development would constitute an extension, together with previous additions, that would result in disproportionate additions over and above the size of the original building. Therefore, the proposal would be inappropriate development in the Green Belt. There would be other harm due to the loss of the openness of the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness and loss of openness. Consequently, the very special circumstances required to approve inappropriate development in the Green Belt do not exist. The proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2019)"

3/21/0664/HH 100 Cambridge Road, CM21 9BU

Demolition of conservatory, construction of two storey rear and side extensions, single storey rear extension, single storey front infill extension, new side porch and door opening

STC Comment: No objection

EHDC Decision: Granted

3/21/0833/HH 4 Rowney Wood, CM21 0HR

Demolition of garage. Two storey side extension incorporating Juliet balcony and single storey rear extension with roof lanterns

STC Comment: No objection

EHDC Decision: Granted

3/21/0879/HH 10 Knight Street, CM21 9AT

Insertion of roof lantern to rear extension

STC Comment: No objection

EHDC Decision: Granted

P 21/10 PLANNING APPEALS

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

Meeting Closed at 8.10pm