

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 13 September 2021** at 7.30pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad

Cllr Craig Chester
Cllr David Royle

(Ex-officio Cllr Rattey)

In attendance:

C Hunt – Town Clerk
L Dale - Planning Officer

P 21/37 APOLOGIES FOR ABSENCE

To receive any apologies for absence. Apologies received from Cllr Patel. Cllr Gray was absent.

P 21/38 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

P 21/39 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/40 MINUTES

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

- 26 July 2021 (P04) [*prop Cllr Parsad; secd Cllr Royle*]

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

P 21/41 DELEGATED POWERS

Report on comments made under delegated powers

3/21/1764/HH **21 Pishiobury Drive, CM21 0AD**

[Single storey rear extension](#)

STC Comment: No objection

3/21/1854/FUL **35 Bell Street, CM21 9AR**

[Change of use of first floor offices \(A1\) to create 1, 1 bed roomed dwelling. Insertion of door and alterations of fenestration](#)

STC Comment: Regret the loss of office space in the high street but appreciate the need for further homes and the continued occupation of this building. Welcome the retention of retail space at ground floor

3/21/1878/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

3/21/1887/HH **47 Cambridge Road, CM21 9JP**
[Construction of 4 loft dormer windows, with a Juliet balcony on the front elevation, insertion of rooflight at the first floor level](#)
STC Comment: No objection

3/21/1908/HH **High Trees, 8 Beech Drive, CM21 0AA**
[Part two storey and part first floor rear extension with 3 rooflights with pitched roofs – amended from previous application \(original 1 rooflight with flat roof\)](#)
STC Comment: No objection

P 21/42 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments - Response received from the Principal Planning Consultant regarding Wrenbridge:- “I have advised Wrenbridge that I will be writing my report shortly and recommending refusal based on the Highway objection and the design of the proposal in regard to design and setting of the nearby listed building. Wrenbridge may decide to withdraw the application before it is determined. I am aiming to have my report written in the next couple of weeks”.

The committee has requested that the Clerk formerly write to both Hatfield Broad Oak & Hatfield Heath Parish Clerks and request to be informed of any developments regarding the potentially proposed Hatfield Garden Community. Cllr Chester asked if we could be updated on the Central and Eastern river crossing for Harlow and Gilston Garden Villages – Clerk to contact Cllr E Buckmaster.

Cllr Royle reported a potential development of 84 new homes in Sheering & 14 new homes in Sheering Lower Road.

P 21/43 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/1546/HH **Orion, London Road, Spellbrook**
[Erection of a single storey rear extension, insertion of door to side and rear, insertion of windows to flank elevations and widening of window to rear, loft conversion incorporating front and rear rooflight windows and replacement of entrance gates](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Royle*]

3/21/2121/HH **Wyndene, Redricks Lane, CM21 0RL**
[Demolition of conservatory. Erection of a two storey rear extension and insertion of window to flank elevation](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Chester*]

3/21/2127/HH **3 Naseby Lodge, Cambridge Road, CM21 9BS**
[Single storey rear extension](#)

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

3/21/2147/HH **84 High Wych Road, CM21 0HQ**
[Removal of conservatory, rear projection, side projection and integrated car-port. Construction of single storey rear extension, detached timber-framed car-port, alteration and extension to rear first floor external wall with new flat roof and sash window](#)

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

3/21/2162/HH **7 School Lane, CM21 9FA**
[Roof space conversion with rear dormer window and 3 front roof windows](#)

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

3/21/2195/TEL **Land at Harlow Road, Bonks Hill**
[Proposed 5G telecoms installation: H3G Phase 8 20m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets](#)

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

3/21/2202/HH **4 Walnut Tree Avenue, CM21 9JR**
[First floor front extension over existing garage including 2 side dormer windows and a Juliet balcony](#)

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

P 21/44 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 September 2021.

3/21/2210/HH **11 Roseacres, CM21 0BU**
Single storey rear extension and cedral weatherboard cladding fitted to front elevation
STC Comment: No objection [*prop Cllr Royle; secd Cllr Chester*]

P 21/45 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

**3/21/0437/HH &
3/21/0438/LBC** **2 Cambridge Road, CM21 9BS**
First floor rear extension, new first floor side window opening and alterations to ground floor roof over the kitchen
STC Comment: No objection & No comment
EHDC Decision: Granted

3/21/0777/FUL 1 Bullfields, CM21 9DB

Demolition of dwelling house. Erection of 4no. 2 bed flats with dedicated refuse and cycle storage provision, parking provision for 4 vehicles and associated outside amenity space

STC Comment: Objection. Overdevelopment of site

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, form, siting, design and layout, would add considerable bulk and mass to the site that would not be of a high standard of design to reflect local distinctiveness, resulting in an unduly prominent development that would be of detriment to the character and appearance of the street scene and the adjacent Sawbridgeworth Conservation Area. Furthermore, the proposed development would represent a cramped form of development amounting to overdevelopment of the site which would fail to be in keeping with the existing grain of development. The proposal would therefore be contrary to Policies DES4, HOU2, HOU11 and HA4 of the East Herts District Plan 2018 and the National Planning Policy Framework"

3/21/0786/HH Mandevilles, Bonks Hill, CM21 9HS

Demolition of existing outbuilding and erection of garden room to provide gym and home office

STC Comment: No objection

EHDC Decision: Granted

3/21/0819/HH 18 Cambridge Road, CM21 9BS

Removal of conservatory. Construction of single storey rear extension, raising of roof height, 3 front dormers, first floor rear extension with 3 rear dormers, new front porch, garage conversion and alterations to fenestration

STC Comment: No objection

EHDC Decision: Granted

3/21/0949/VAR Farlea, Spellbrook Lane West, CM23 4AY

Variation of condition 2 (approved plans) of planning permission; 3/20/1955/FUL – Erection of 1, 5 bedroomed dwelling and detached garage, with the provision of a new access and an amended internal track

STC Comment: Deferred until next meeting. Additional information sought

EHDC Decision: Granted

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

EHDC Decision: Granted

3/21/1174/HH 35 Wychford Drive, CM21 0HA

Alterations to front single storey extension from flat roof to pitched roof

STC Comment: No objection

EHDC Decision: Granted

3/21/1347/HH 11 Walnut Tree Crescent, CM21 9EB

Replacement of access ramp

STC Comment: No objection

EHDC Decision: Granted

3/21/1467/HH 3 Redricks Lane, CM21 0RL

Partial demolition of extension and erection of single storey rear extension with replacement roof with roof lights to rear and side. Alterations to fenestration with additional window to side

STC Comment: No objection

EHDC Decision: Granted

3/21/1559/HH 13 Elmwood, CM21 9NL

First floor rear extension

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of its size, scale and design, would not achieve a high standard of design and would result in an unsympathetic form of development which fails to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the site and the surrounding area. Furthermore, the proposed extension would result in harm to the amenity of the occupiers of 11 Elmwood by way of loss of light, overbearing and impact on outlook. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

3/21/1591/HH 18 Rowney Gardens, CM21 0AT

Infill to existing porch and construction of new porch

STC Comment: No objection

EHDC Decision: Granted

3/21/1604/HH 3 Roman Rise, CM21 0EG

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/21/1625/FUL 29 Station Road, CM21 9JY

Change of use of outbuilding into annexe with alterations to doors and fenestration and insertion of 3 rooflights

STC Comment: No objection - however neighbours concerns regarding overlooking should be addressed

EHDC Decision: Refused. "The proposed development, by reason of its alterations, use and siting, would amount to a self-contained unit which would create backland/ tandem development that does not represent the character of development within this area, therefore constituting poor design and development that fails to reflect local distinctiveness. The setting of the listed building would not be preserved and the character or appearance of the Sawbridgeworth Conservation Area would not be preserved or enhanced. The proposal is therefore contrary to Policies DES4, HOU11, HA1, HA4 and HA7 of the East Herts District Plan 2018" & "The proposed annexe, by reason of its

access externally onto the car parking courtyard does not create a functional link to the main dwelling and would in effect amount to a self-contained unit. The proposal is therefore contrary to Policy HOU13 of the East Herts District Plan 2018 & “The proposed development would not provide internal living accommodation capable of providing a satisfactory standard of amenity for the occupiers of the proposed annexe, failing to meet the Technical Housing Standards - nationally described space standards.

3/21/1716/HH Greenways, The Drive, CM21 9EP

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/21/1740/HH &

3/21/1741/LBC

1 Fair Green, CM21 9AG

Rebuilding of damaged boundary wall

STC Comment: No objection & No comment

EHDC Decision: Granted

P 21/36 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. Noted

Planning Appeal: Farlea, Spellbrook Lane West

LPA Appeal Reference: 21/00034/REFUSE

Meeting Closed at 7.54pm