

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 26 September 2022** at 9.24pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad
Cllr Angus Wyatt

Cllr Craig Chester
Cllr Greg Rattey

In attendance:

C Hunt – Town Clerk
L Dale – Planning Officer

- P 22/49 APOLOGIES FOR ABSENCE**
To receive and approve any apologies for absence. Apologies received from Cllr Parr & approved [*prop Cllr Parsad; secd Cllr Wyatt*]
- P 22/50 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 22/51 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 22/52 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting held on:
 - 25 July 2022 (P04)
 - 12 September 2022 (P05) [*prop Cllr Alder; secd Cllr Rattey*]To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 22/53 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments.

3/22/1497/FUL **4 Bluebell Walk, CM21 0JQ**
[Retrospective application to change the use of land rear of 4 Bluebell Walk to residential garden](#)
STC Comment: No objection

3/22/1513/TEL **Land Adjacent to the A1184, London Road, Spellbrook**
[Installation of a new monopole 15 metre in height together with 3 equipment cabinets at the base of the column and ancillary development](#)
STC Comment: Note the objections from residents, but recognise the need for digitisation and would encourage district to ensure the applicant have submitted the right drawings

3/22/1537/HH **23 Rowney Wood, CM21 0HR**
[Conversion of garage to habitable space. Removal of parapet and roof and addition of lean to roof with three roof lights. Alteration to fenestration](#)
STC Comment: No objection

3/22/1541/HH **5 Falconers Park, CM21 0AU**
[Removal of garage. Construction of two storey extension incorporating a first floor rear Juliet balcony and part single storey rear extension. Erection of front entrance porch. Alterations to first floor rear windows](#)
STC Comment: No objection

3/22/1566/HH **10 Greenstead, CM21 9NY**
[Single storey rear extension, removal of chimney, erection of new flue, install solar panels on front roof, insert new ground floor side windows, replacement and alterations to existing windows. Alteration to detached garage to include removal of external stairs, install new external stairs, rear dormer extension, new first floor side windows and reduce the width of garage door](#)
STC Comment: No objection

3/22/1580/FUL **Redricks, Hampton Gardens, CM21 0AN**
[Demolition of existing dwelling and erection of two detached dwellings](#)
STC Comment: No objection

3/22/1607/HH **19 Wheatley Close, CM21 0HS**
[Part demolition of garage and conservatory. Hip to gable roof to create first floor, conversion of garage to habitable room with alterations to roof and insertion of two roof lanterns, single storey rear extension, insertion of seven rooflights](#)
STC Comment: No objection

3/22/1672/VAR **6 Springhall Road, CM21 9ET**
[Erection of two four bedroom detached dwellings with new vehicular access way. Variation of Condition 2 \(approved plans\) of planning ref: 3/21/2786/FUL; Plot 1: revised parking and addition of garden store, revised chimney, addition of 2 high level obscure glazed windows; Plot 2; new vehicular access, revised roof to garage, alterations to fenestration; revised boundary between gardens to both plots](#)
STC Comment: No objection

3/22/1693/HH **Squirrels, 115 High Wych Road, CM21 0HH**
[Removal of existing single storey garage, Conservatory, Utility, WC and side access together with single storey entrance lobby to front. Erection of single storey front extension, two storey side extension and single storey rear extension. Internal alterations](#)
STC Comment: No objection

3/22/1694/HH **Squirrels, 115 High Wych Road, CM21 0HH**
[Proposed triple garage with single bedroom annexe over](#)
STC Comment: No objection

P 22/55 **PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/22/1689/HH **19 Lawrence Avenue, CM21 9DN**
[Erection of a two storey side extension](#)
STC Comment: No objection [*prop Cllr Chester; secd Cllr Wyatt*]

3/22/1699/HH **17 Rowney Gardens, CM21 0AT**
[Proposed single storey rear extension](#)
STC Comment: No objection [*prop Cllr Wyatt; secd Cllr Chester*]

3/22-1744/HH **15 Rochester Avenue, CM21 0FN**
[Erection of rear out-building](#)
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Alder*]

3/22/1764/FUL **Rowney Bois, High Wych Road, CM21 0HH**
[Demolition of existing dwelling and erection of 4 bedroom dwelling.](#)
STC Comment: No objection [*prop Cllr Chester; secd Cllr Wyatt*]

3/22/1855/LBC **Groves House, 36 London Road, CM21 9JN**
[Demolition of rear lean-to and erection of single storey side and rear extensions with new opening from kitchen to side extension; conversion of garage and installation of door above to loft space; refurbishment of windows; alteration to partition wall and door removed on the first floor to allow for installation of new shower.](#)
STC Comment: LBC – No comment

P 22/56 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 September 2022. There were none.

P 22/57 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2865/HH White Cottage, London Road, Spellbrook, CM23 4AU

New garage

STC Comment: No objection

EHDC Decision: Granted

3/21/3038/FUL Eden House, 21A Knight Street, CM21 9AT

Conversion of garage/ outbuilding to one 1 bedroom detached two-storey dwelling with two additional car-parking spaces, alterations to fenestration and openings, the addition of roof lights and new windows and installation of air source heat pump. | Eden House 21A Knight Street Sawbridgeworth Hertfordshire CM21 9AT

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by virtue of the uncharacteristic narrow plot width, siting of the dwelling on the plot, and the scale, layout and appearance of the dwelling, would represent a cramped and inappropriate form of development. The proposed development would appear as a wholly incongruous addition in the streetscene and would fail to preserve or enhance the character and appearance of the Conservation Area and the wider surrounding area. This falls contrary to policies HOU2, DES4 and HA4 of the East Herts District Plan (2018), the aims and objectives of the National Planning Policy Framework and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990", "Due to the positioning of windows at ground floor and rooflights at first floor level, and the proximity of these to neighbouring boundaries, the proposed development would result in a direct and perceived overlooking relationship over the private amenity gardens areas of 33 The Forebury, 21 Knight Street and The Coach House Knight Street. This falls contrary to policy DES4 of the East Herts District Plan (2018), and the aims and objectives of the National Planning Policy Framework", "The proposal would provide unacceptably poor living conditions for future occupants of the proposed dwelling. This is due to the provision of poor outlook and natural light levels for the habitable rooms of this dwelling and the provision of no private amenity space for the property. This falls contrary to policy DES4 of the East Herts District Plan (2018) and the aims and objectives of the National Planning Policy Framework", "Due to the discrepancies in the submitted drawing it is difficult to assess whether or not the proposal results in the loss of all parking for 21a Knight Street and access to the car parking space This falls contrary to policy TRA2 and 3 of the East Herts District Plan (2018), Vehicle Parking Provision at New Development SPD (2008) as updated by District Plan Appendix, and the aims and objectives of the National Planning Policy Framework", "Insufficient information has been provided to demonstrate that the proposal is acceptable with regards to climate change and biodiversity. As such the proposal falls contrary to policies CC1, CC2, NE2 and NE3 of the East Herts District Plan (2018)".

3/21/3127/HH Highbank, London Road, Spellbrook, CM23 4AX

Demolition of single storey side extension. Construction of single storey rear extension. New roof at a raised height with new chimney, loft conversion with 3 rear dormer windows, 1 front dormer window and 2 front rooflight windows

STC Comment: No objection

EHDC Decision: Granted

3/22/0966/HH 31 Gilders, CM21 0EE

Front porch extension and garage conversion with new pitched roof above. Replace garage door with new front window. Cedar weatherboard cladding added to front elevation. Alter 2 doors into windows on side elevation. Replace door with bi-fold doors to rear elevation. Light render added to rear elevation

STC Comment: No objection

EHDC Decision: Granted

3/22/1118/HH 35 Forebury Avenue, CM21 9BG

Garage conversion, replace garage door with new front window and infill brick wall. New bifold doors on rear elevation and insertion of 4 rooflight windows to side/rear

STC Comment: No objection

EHDC Decision: Granted

3/22/1177/HH 9 Kingsmead, CM21 9EY

Construction of side and rear part two story, part single storey extension. Conversion of garage to habitable space. Construction of garage. Construction of front porch. Alterations to fenestration

STC Comment: Objection. Overdevelopment of site

EHDC Decision: Refused. "The proposed development, by reason of its size, siting, height, scale and design, would add considerable massing to the existing dwelling that would fail to appear subservient and would fail to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the application dwelling and the surrounding area. The development would therefore result in an unsympathetic form of development that would be harmful to the general character and appearance of the locality and impact on the amenity of adjoining neighbours, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

3/22/1263/FUL 11 Cambridge Road, CM21 9JP

Addition of 4 roof windows on existing roof

STC Comment: No objection

EHDC Decision: Granted

3/22/1310/HH 21 Walnut Tree Crescent, CM21 9EB

Loft conversion with three dormers and four rooflights to rear. Construction of two storey front extension with dormer. Conversion of garage to habitable space. Alterations to fenestration. Demolition of outbuilding.

STC Comment: No objection

EHDC Decision: Granted

P 22/58 PLANNING APPEALS

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

Meeting Closed at 9.40pm