

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth by Zoom at 18:00 on **Monday 14 September 2020**.

Those present

Cllr Angela Alder
Cllr Greg Rattey
Cllr Annelise Furnace (Ex-officio)

Cllr Craig Chester

In attendance:

R Bowran – Town Clerk

L Dale – Planning Officer

P 20/42 APOLOGIES FOR ABSENCE

To receive any apologies for absence. No apologies received. Cllrs Gray and Patel were absent.

P 20/43 PUBLIC FORUM

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

P 20/44 DECLARATIONS OF PECUNIARY INTEREST

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

P 20/45 MINUTES

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

- 27 July 2020 (P05) [*prop Cllr Chester; secd Cllr Furnace*]

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

P 20/46 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/20/1262/FUL Kecksys Farm, Cambridge Road

[The erection of ten breeding kennels, runs and outside dog exercise area and removal of existing shed/kennels](#)

Applicant: Mrs M Brunt

STC Comment: No objection to planning application. Members raised concerns regarding appropriate operational licencing and welfare of the animals. [*prop Cllr Chester; secd Cllr Furnace*]

3/20/1369/HH 10 Knight Street, CM21 9AT

[2 new roof lights to rear single storey flat roof extension](#)

Applicant: Mr & Mrs Brown

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

3/20/1435/HH **6 Newton Drive, CM21 9HE**
[Demolition of conservatory and garage. Erection of a single storey side and rear extension](#)

Applicant: Mr D Elliott

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

3/20/1505/HH **5 Applegate, CM21 0DR**
[Erection of wooden car port to front of property](#)

Applicant: Mr P Hehir

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

3/20/1508/VAR **The Leventhorpe School, CM21 9BX**
[Variation of condition 2 \(approved plans\) of planning permission: 3/20/0413/FUL \(Demolition of existing science building and the erection of a new 2-storey teaching block \[Use D1\] with associated landscaping and the installation of an additional block of interim temporary classrooms during construction \[Approximately 1068 m2 GEA\] alongside the retention of temporary units approved under planning consent 3/18/2098/FUL\) – Revisions to the siting of the additional temporary classrooms located on the tennis courts](#)

Applicant: Bowmer & Kirkland

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

3/20/1524/HH **18 Rowney Gardens, CM21 0AT**
[Demolition and replacement single storey side/rear extension with roof terrace](#)

Applicant: Mr Halls

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

3/20/1543/HH **19 Sayesbury Road, CM21 0EB**
[Two storey, front/side extension with open porch and insertion of window to flank elevation](#)

Applicant: Bloss

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

3/20/1589/ADV **Dorringtons Ltd, Station Road, CM21 9JY**
[1 non illuminated fascia sign on pin spacer and 1 non illuminated projecting sign](#)

Applicant: Dorringtons

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

3/20/1621/PNHH **35 Barnard Road, CM21**
[Single storey rear extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres, and a single storey side extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres](#)

Applicant: Ozan Hassan

STC Comment: No comment.

3/20/1656/HH 43 Sayesbury Road, CM21 0EB

[Single storey front extension](#)

Applicant: Mr Pateman

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

3/20/1662/HH 4 Pishiobury Mews, Pishiobury Drive, CM21 0AP

[Single storey rear extension with alterations to canopy roof](#)

Applicant: Dr Fernandes

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

3/20/1674/HH Inglis, Spellbrook Lane West, Spellbrook

[Erection of ground floor front extension to create porch and changes to fenestration.](#)

[Demolition of double garage and replacement of single storey garage with dormer windows to front and rear elevations](#)

Applicant: Mr Richard Smith

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

3/20/1688/HH 117 West Road, CM21 0BW

[Demolition of conservatory. Erection of a two storey rear extension and external alteration](#)

Applicant: Mr & Mrs Taylor

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

P 20/47 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 September 2020. There were none.

P 20/48 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/20/0537/HH 10 Rushfield, CM21 9NF

Single storey rear extension and insertion of window to flank elevation

Applicant: Mrs Emily Unthank

STC Comment: No objection

EHDC Decision: Granted

3/20/0838/HH 68 Gilders, CM21 0EH

Raising of roof and addition of 2 dormers to create first floor accommodation. Creation of a new vehicular cross over to accommodate two cars

Applicant: Mr D Davison

STC Comment: Objection. The development by reason of its dominance of the street scene still remains contrary to Policies HOU11 and DES4.

EHDC Decision: Refused. "The development, by reason of its size, scale and design would be harmful to the character and appearance of the dwelling and would appear out of keeping and unduly prominent in the street scene; failing to respect or promote local distinctiveness. The proposal is thereby contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018."

3/20/0854/HH Penrhyn, London Road, Spellbrook, CM23 4BA

Retention of garage

Applicant: Mr I Hussain

STC Comment: Objection. Due attention should be made to neighbours objection that the roof now overhangs upon their boundary

EHDC Decision: Refused. "The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, not have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework"

3/20/0855/HH 1 Forebury Avenue, CM21 9BG

Single storey side and rear extension

Applicant: Mrs Ann Ramsay

STC Comment: No objection

EHDC Decision: Granted

3/20/0879/HH Inglis, Spellbrook Lane West, Spellbrook CM23 4AY

Demolition of existing double garage. Erection of a single storey side/front extension with an extended hipped roof, a front porch and a new car port, together with associated elevational alterations and the provision of a new driveway access and layout

Applicant: Mr Bill Edwards

STC Comment: No objection

EHDC Decision: Refused. "The proposed car port, by reason of its size, scale and siting, would harm the character and appearance of the existing dwelling and surrounding street scene by way of being unduly prominent. Furthermore, the proposed car port would detract from the building line along Spellbrook Lane West, thus impacting upon local distinctiveness. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework." & "The application lacks sufficient information regarding the issue(s) of highway safety/access to enable the Local Planning Authority, in connection with the Highways Authority, to properly consider the planning merits or otherwise of the application. In the absence of the above mentioned information, the proposal is contrary to Policy TRA2 of the East Herts District Plan 2018".

3/20/1056/HH Parkside, 7 Beech Drive, CM21 0AA

Two storey rear extension, single storey side extension (WC) and provision of pitched roof at ground floor rear

Applicant: Mr Neil Cook

STC Comment: No objection

EHDC Decision: Granted

3/20/1065/HH 10 Falconers Park, CM21 0AU

Single storey rear extension and insertion of ground floor flank window.

Applicant: Amalga

STC Comment: No objection

EHDC Decision: Granted

3/20/1081/FUL 29 Station Road, CM21 9JY

Proposed single storey extension and change of use of existing barn outbuilding into 1 self-contained residential unit, alterations to fenestration and associated development

Applicant: Mr Colin Hardy

STC Comment: No Objection. Neighbours concerns having been overcome.

EHDC Decision: Refused. "The proposed development, by reason of its siting and enlargement, would create backland/tandem development that does not represent the grain of development within this area therefore constituting poor design and development that fails to reflect local distinctiveness. The proposal is therefore contrary to Policy DES4 of the East Herts District Plan 2018"

3/20/1082/LBC 29 Station Road, C21 9JY

Proposed single storey extension and change of use of existing barn outbuilding into 1 self-contained residential unit, alterations to fenestration and associated development

Applicant: Mr Colin Hardy

STC Comment: LBC – No comment

EHDC Decision: Granted

3/20/1083/HH 3 Fair Green, CM21 9AG

Removal of existing rear lean-to structure. Construction of single storey rear extension. Insertion of new rear gate.

Applicant: Mrs Sonja Dahl

STC Comment: Note should be made of the allegation that the application is based upon inaccurate plans. If this proves to be unfounded subsequent to a site visit then there is no objection.

EHDC Decision: Refused. "The proposed development, by reason of its design, would cause harm to the character and appearance of the historic dwelling, the site and the surrounding Sawbridgeworth Conservation Area. The harm to the Listed Building and/or the Sawbridgeworth Conservation Area is not outweighed by any public benefits. The proposal would thereby be contrary to Policies HOU11, DES4, HA1, HA4 and HA7 of the East Herts District Plan 2018."

3/20/1084/LBC 3 Fair Green, CM21 9AG

Removal of existing rear lean-to structure. Construction of single storey rear extension. Insertion of new rear gate.

Applicant: Mrs Sonja Dahl

STC Comment: LBC – No comment

EHDC Decision: Refused. “The proposed development would cause less than substantial harm to the special interest of the Grade II Listed Building and the Sawbridgeworth Conservation Area. It has not been demonstrated that there are any public benefits that would outweigh this identified harm and the proposed works would thereby be contrary to Policies HA1, HA4 and HA7 of the East Herts District Plan 2018 and Section 16 of the National Planning Policy Framework.”

3/20/1152/HH Parsonage Farm, Parsonage Lane, CM21 0ND

Two storey rear extension

Applicant: Mr Paul Avontuur

STC Comment: No objection

EHDC Decision: Granted

3/20/1165/HH 3 The Orchards, CM21 9BB

[Two storey side and rear extension incorporating dormer windows. Single storey front and rear extension. Garage conversion](#)

Applicant: Mr Paul James

STC Comment: Objection. Contrary to policies DES4 & HOU11

EHDC Decision: Refused. “The proposed development, by reason of its inappropriate size, scale and design, would add considerable bulk and mass to the site that would fail to appear subservient in scale 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 site and the surrounding area. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework” & “The proposed development, by reason of its size, scale, siting and design, would have a detrimental effect upon the amenities of the occupants at No.4 The Orchards by reason of its overbearing impact and loss of light. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 of the National Planning Policy Framework”.

3/20/1251/PNHH 35 Barnard Road, CM21 9DY

Single storey rear extension – Depth 4.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres. Single storey side extension – Depth 4.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres

Applicant: Expert Planning & Design Consultancy Limited

STC Comment: Insufficient information given to make a comment

EHDC Decision: Prior Approval is Required and Refused. “The proposed development would not fall within the scope of Schedule 2, Part 1, Class A (j) and (ja) and also fails to meet Condition A.3. (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, the proposed single storey side extension does not fall within the scope of this application. Planning permission is therefore required.

3/20/1319/HH 12 Southbrook, CM21 9NS

Proposed first floor rear extension with replacement rear window. Insertion of side window

Applicant: New World Architectural

STC Comment: No objection

EHDC Decision: Granted

3/20/1368/PNHH 47 Wychford Drive, CM21 0HA

Single storey rear extension: Depth 5.0 metres, Maximum height 3.9 metres, Eaves height 2.6 metres

Applicant: Ms C Ikeh

STC Comment: No comment

EHDC Decision: Prior approval is required and granted.

P 20/49 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals.

20/00099/REFUSE 68 Gilders, Sawbridgeworth, CM21 0EH

Meeting Closed at 18:40