

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
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MAYOR
Cllr Greg Rattey
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs Alder, Chester, Gray, Patel, Parsad and Royle (*Cllr Rattey*)

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 29 November 2021**, following the meeting of council, at approximately 8.30pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk
23 November 2021

AGENDA

- P 21/84** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 21/85** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/86** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 21/87** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 15 November 2021 (P09)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/88** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments

P 21/89 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/21/2699/HH 25 Knight Street, CM21 9AT
[Single storey rear extension](#)

3/21/2715/HH Inglis, Spellbrook Lane West, Spellbrook
[Front porch and side extension with external alteration. Addition of 2 rear patio doors as well as bi-folding doors. Extension to garage with part demolition](#)

3/21/2865/HH White Cottage, London Road, Spellbrook
[New garage](#)

3/21/2885/HH 49 Sayesbury Road, CM21 0EB
[Demolition of conservatory and replacement single storey rear extension. Pitched roof to front porch. Insertion of two windows to side elevation. Cladding to front and alterations to fenestration](#)

P 21/90 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 November 2021

P 21/91 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2303/HH 13 Elmwood, CM21 9NL
First floor rear extension and insertion of window to first floor flank elevation
STC Comment: No objection
EHDC Decision: Granted

3/21/2382/HH Margray, London Road, Spellbrook, CM23 4BA
Two storey side extension, part two and part single storey rear extension. Loft conversion including rear dormer window
STC Comment: Objection. Overdevelopment of site
EHDC Decision: Refused. "The proposed development by reason of its size and scale would result in a disproportionate addition to the original building and would amount to inappropriate development in the Green Belt. The proposal would also result in further harm by loss of openness. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and other harm. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework." & "The proposed development, by reason of its size, scale, bulk, siting and design fails to demonstrate a sufficient degree of subservience to the host dwelling and would unbalance the pair of semi-detached properties of which it is a part and would be harmful to the character and appearance of the dwelling and the street scene. The proposal is thereby contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018.

3/21/2417/HH **76 White Post Field, CM21 0BY**
Replacement of conservatory roof
STC Comment: No objection
EHDC Decision: Granted

P 21/92 **PLANNING APPEALS**
To receive notification from EHDC of Planning Appeals

27 Bell Street, Sawbridgeworth, Hertfordshire, CM21 9AR
LPA Appeal Reference: 21/00069/NONDET

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.