

SAWBRIDGECWORTH 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 19:00 on **Monday 9 November 2020**.

Those present

Cllr Angela Alder
Cllr Dinesh Patel

Cllr Craig Chester
Cllr Greg Rattey

(Ex-officio Cllr Furnace)

In attendance:

R Bowran – Town Clerk

L Dale – Planning Officer

- P 20/74 APOLOGIES FOR ABSENCE**
To receive any apologies for absence. No apologies received. Cllr Gray was absent
- P 20/75 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 20/76 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 20/77 MINUTES**
Resolved: To approve as a correct record minutes of the Meeting held on:
• 26 October 2020 (P09) [*prop Cllr Patel; secd Cllr Chester*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/78 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/20/2084/HH Mandevilles, Bonks Hill, CM21 9HS
[Demolition of existing outbuilding and erection of single storey detached garden room to provide gym and home office](#)
Applicant: Mr & Mrs Conroy
STC Comment: No objection [*prop Cllr Rattey; secd Cllr Furnace*]

3/20/2088/HH Sapsed House, 23 The Forebury, CM21 9BD

[Proposed single storey rear extension](#)

Applicant: Mr & Mrs David Ho

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

3/20/2100/PNHH 35 Barnard Road, CM21

[Single storey rear extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres. Single storey side extension: Depth 6.0 metres, Maximum height 3.3 metres, Eaves height 3.0 metres](#)

Applicant: Ozcan Hassan

STC Comment: No comment until sufficient information available [*prop Cllr Patel; secd Cllr Rattey*]

3/20/2135/HH Chalks Farm, Coney Gree, CM21 0DA

[Ground floor rear extension with roof lights and replacement of existing front bay windows with french doors](#)

Applicant: Mr & Mrs Ellis

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

P 20/79 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 6 November 2020.

3/20/2001/NMA 2 Pishiobury Drive, CM21 0AE

A non-material amendment to approval 3/11/1503/FP (Construction of single storey and two storey rear and side extensions and front porch extension following the demolition of the double garage and conservatory). Amendment to doors to first floor bedroom onto balcony. Repositioned glazed roof to conservatory, replaced with flat roof with roof light. Doors to conservatory amended and side windows omitted and replaced with doors. First floor bedroom windows replaced with doors and Juliet balcony. Roof light added to flat roof over living room.

Applicant: Mr Walters

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

P 20/80 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/20/1505/HH 5 Applegate, CM21 0DR

Erection of wooden car port to front of property

Applicant: Mr Peter Hehir

STC Comment: No objection.

EHDC Decision: Refused. "The proposed carport, by reason of its siting and design, would be out of keeping with and harmful to the character and appearance of the site and the street scene. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018"

3/20/1589/ADV **Dorringtons Ltd, Station Road, CM21 9JY**
1 non-illuminated fascia sign on pin spacers and 1 non illuminated projecting sign
Applicant: Dorringtons Ltd
STC Comment: No objection
EHDC Decision: Permission/Consent Unnecessary

3/20/1656/HH **43 Sayesbury Road, CM21 0EB**
Single storey front extension
Applicant: Mr Laurence Pateman
STC Comment: No objection
EHDC Decision: Application withdrawn by applicant/agent

3/20/1662/HH **4 Pishiobury Mews, CM21 0AP**
Single storey rear extension with alterations to canopy roof
Applicant: Dr Cyrus Fernandes
STC Comment: No objection
EHDC Decision: Granted

3/20/1674/HH **Inglis, Spellbrook Lane West, 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 replacement outbuilding for a single garage and games room at ground floor and office at first floor with dormers to the front and rear elevation
Applicant: Smithsplans
STC Comment: No objection
EHDC Decision: Refused. "The proposed development would constitute an extension or alterations, together with previous additions, that would result in disproportionate additions over and above the size of the original building. Therefore, the proposal equates to 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)." & "The proposed outbuilding, 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."

3/20/1688/HH **117 West Road, CM21 0BW**
Demolition of conservatory. Erection of a two storey rear extension and external alterations
Applicant: Mr & Mrs Taylor
STC Comment: No objection
EHDC Decision: Granted

3/30/1737/HH 14 The Crest, CM21 0ER

Single storey rear extension, two storey side extension and part garage conversion

Applicant: Mr and Mrs A Devine

STC Comment: No objection.

EHDC Decision: Refused. "The proposed development, by reason of its size, scale, design and siting, would add considerable bulk and mass to the site that would fail to appear subservient in scale to reflect the character and appearance of the existing dwelling and site. The proposal also fails to maintain a suitable separation distance in accordance with Policy HOU11, thus creating a visually terracing effect. The proposal would thereby be contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework".

P 20/81 PLANNING APPEALS

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

Due to technical difficulties, Cllrs Alder & Chester left the meeting at 19:20. The meeting remained quorate.

Meeting Closed at 19:25