

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 29 November 2021** at 8.50pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad

Cllr Craig Chester
Cllr David Royle

(Ex officio Cllr Greg Rattey)

In attendance:

C Hunt – Town Clerk
J Sargant – Town Projects Manager
L Dale – Planning Officer

P 21/84 APOLOGIES FOR ABSENCE

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

P 21/85 PUBLIC FORUM

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

P 21/86 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/87 MINUTES

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

- 15 November 2021 (P09) [*prop Cllr Rattey; secd Cllr Chester*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 21/88 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Signed petition from residents opposing proposed Hatfield Broad Oak development sent to EHDC. Cllr Parsad to draft response once Wrenbridge proposed plans resubmitted.

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](#)

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

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

3/21/2865/HH **White Cottage, London Road, Spellbrook**
[New garage](#)
STC Comment: No objection [*prop Cllr Parsad; secd Cllr Rattey*]

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

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.

3/21/1782/HH **4 Rowney Wood, CM21**
Demolition of garage. Part single, part two storey extension incorporating Juliet balcony to the rear. Single storey rear extension with roof lanterns and alterations to fenestration
STC Comment: No objection. Urge an assessment of light be carried out [*prop Cllr Parsad; secd Cllr Royle*]

3/21/2942/HH **46 Newton Drive, CM21 9HE**
Insertion of dormer and glass balcony to the rear. Replacing first floor window on side elevation with juliette balcony
STC Comment: No objection [*prop Cllr Chester; secd Cllr Parsad*]

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

Meeting Closed at 9.03pm