

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 7.30 pm on **Monday 15 January 2018**.

#### Those present

Cllr Ruth Buckmaster  
Cllr Don Hall

Cllr Pat Coysten  
*ex Officio Cllr Angela Alder*

In attendance  
Lisa Dale – Planning Officer

#### **P 17/78 APOLOGIES FOR ABSENCE**

Received from Cllr David Royle – unwell & Cllr Shaw – work commitments.

#### **P 17/79 PUBLIC FORUM**

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

#### **P 17/80 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 17/81 MINUTES**

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

- 27 November 2017 (P10)  
*[prop Cllr Buckmaster; secd Cllr Hall]*

There were no matters arising from these Minutes and not dealt with elsewhere on the Agenda.

#### **P 17/82 DELEGATED POWERS**

Report on comments made under delegated powers meeting held on 15 December 2017

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**3/17/1777/FUL**      **11, 13 & 15 London Road, CM21 9EH**  
[Two storey rear extensions and creation of window on flank elevation](#)

**Applicant:** Swayprime Ltd

**STC Comment:** Further to previous comments, committee has noted the significant public objection to this proposed development

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**3/17/2710/HH**                    **Grooms Cottage, 15a Bell Street, CM21 9AR**  
[Demolition of existing conservatory and erection of part two storey/part single storey addition](#)  
**Applicant:** Mr W Jenks  
**STC Comment:** No objection

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**3/17/2727/HH**                    **14 The Forebury, CM21 9BD**  
[Raise ridge height of roof, loft conversion with the insertion of roof lights in side roof elevations and rear dormer window](#)  
**Applicant:** Mrs Louise Johansen  
**STC Comment:** Objection. This proposal is incompatible with the street scene

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**3/17/2753/HH**                    **132 Cambridge Road, CM21 9BU**  
[Proposed single storey side extension, insert first floor rear roof light and alterations to fenestration](#)  
**Applicant:** Mr Tom Lee  
**STC Comment:** No objection

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**3/17/2758/HH**                    **41 School Lane, CM21 9FA**  
[Two storey side extension](#)  
**Applicant:** Ryan Wicks  
**STC Comment:** No objection

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**3/17/2768/HH**                    **30 Bell Street, CM21 9AN**  
[Demolition and replacement of single storey rear extension](#)  
**Applicant:** Mr Chris Page  
**STC Comment:** No objection

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**3/17/2791/FUL**                    **Spellbrook Farm, London Road, Spellbrook**  
[Demolition of barn and erection of 3 no. houses](#)  
**Applicant:** Mr Steve Allan  
**STC Comment:** No objection

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#### DECISIONS NOTED

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**3/17/2044/FUL**                    **Rear of 60 Station Road, CM21 9AZ**  
Change of use and internal alterations to create four office/workshop units  
**Applicant:** Titan Management  
**STC Comment:** No objection  
**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/17/2114/FUL**      **Land Rear of Westwood Park, London Road, Spellbrook**  
Erection of 2no. bungalows with garaging and access; revert land to garden of Westwoods  
**Applicant: Westwood Developments**  
**STC Comment:** *No objection*  
**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/17/2244/HH**      **42 School Lane, CM21 9FA**  
Single storey front extension linking house and garage and conversion of half of the garage into a habitable space with a new roof over with two dormers  
**Applicant: Mr C Warren**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**3/17/2254/HH**      **42A Bell Street, CM21 9AN**  
Replacement window and door to rear of property  
**Applicant: Miss Alexandra Barnes**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**3/17/2256/HH**      **22 Brook Lane, CM21 0EL**  
Erection of porch, conversion of garage to habitable room with new pitched roof above, part render and cladding and alterations to windows (amendments to permission 3/15/2354/HH)  
**Applicant: Mr Trevor Austin**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**3/17/2297/LBC**      **3 Duckling Lane, CM21 9QA**  
Internal alterations to facilitate change of use from office/shop to residential  
**Applicant: Mr G Sessions**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**3/17/2330/HH**      **Lavandou, Harlow Rd, CM21 0AJ**  
Demolition of existing conservatory and erection of two storey rear extension and part single storey rear extension  
**Applicant: Mr Robert Hallett**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**3/17/2484/FUL**      **Eden's Mount, CM21 9DU**  
Replacement of double glazed aluminium casement windows at the front, rear and both sides, to double glazed UPVC casement windows to match existing  
**Applicant: Circle South Anglia Housing**  
**STC Comment:** *No objection*  
**EHDC Decision:** Granted

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**P 17/83 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/17/2847/HH 42 School Lane, CM21 9FA**

[Single storey front extension linking house and garage and conversion of half of the garage into a habitable space with a new roof over with two dormers \(Amended scheme to 3/17/2244/HH\)](#)

**Applicant:** Mrs Nazanin Warren

**STC Comment:** No objection

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**3/17/2869/HH 47 Burnside, CM21 0EP**

Demolition of garage replaced with a two storey side extension, single storey rear extension and single storey front infill porch extension

**Applicant:** Mr David Ashton

**STC Comment:** No objection

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**3/17/2912/HH Hill Cottage, 37 London Road, CM21 9EH**

Refurbishment to existing annex building for residential use. Installation of wood burning stove with flue. Alterations to fenestration

**Applicant:** Johnson

**STC Comment:** No objection

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**3/17/2985/HH 13 Burnside, CM21 0EP**

Demolition of garage and erection of a two storey side extension

**Applicant:** Mrs Sharon Jobson

**STC Comment:** No objection

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**P 17/84 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 January 2018  
None received.

**P 17/85 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

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**3/17/1777/FUL 11, 13 & 15 London Road, CM21 9EH**

Two storey rear extensions and creation of window on flank elevation

**Applicant:** Swayprime Ltd

**STC Comment:** Further to previous comments, committee has noted the significant public objection to this proposed development

**EHDC Decision:** Granted

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**3/17/1923/VAR      The Ancient Raj, Knight Street, CM21 9AX**

Variation of Condition 5 (Withdrawal of Permitted Development Part 1 Class A) of planning permission 3/16/1507/FUL – Demolition of restaurant and 3no garages/stores. Erection of 2no. two bedroomed dwellings and 2no 3 bedroomed dwellings with associated landscaping and parking – condition 5 be amended to allow for bedrooms within the loft space of plots 1 2 and 3 with 1no velux window to the front slope of each property and 2no velux windows to the rear roof slope of each property

**Applicant:** Eden Rock Construction

**STC Comment:** No objection

**EHDC Decision:** Application Withdrawn by Applicant/Agent

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**3/17/2435/FUL      34D London Road, CM21 9JS**

Re-location of front entrance door from the Northern side elevation to the Eastern rear elevation, by extending an existing window opening to the ground. Existing door opening to be blocked up, rendered and painted to match the existing. Renewing and re-locating 2no. gas meter cupboards on Eastern rear elevation (Retrospective)

**Applicant:** Adam Tindall

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/17/2461/HH      Penrhyn, London Road, CM23 4BA**

New garage in rear garden (Retrospective amendment to previous approval 3/16/0331/HH)

**Applicant:** Mr I Hussain

**STC Comment:** No objection

**EHDC Decision:** Permission/Consent Unnecessary – within General Permitted Development

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**3/17/2479/HH      27 Gilders, CM21 0EE**

Porch extension, conversion of garage to habitable accommodation with pitched roof and new window to side elevation

**Applicant:** Mr D Lee

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/17/2490/HH      6 Rowney Gardens, CM21 0AT**

First floor rear extension

**Applicant:** Mr & Mrs Medhurst

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/17/2562/HH      26 Newton Drive, CM21 9HE**

Two storey side extension with attached garage, open porch to the front door

**Applicant:** Mr Andy Labbett

**STC Comment:** Objection. Committee's opinion is that this is overdevelopment of the site. Out of keeping with street scene and contrary to Policy ENV1

**EHDC Decision:** Granted

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**3/17/2572/HH Lower Hamptons, 92A Station Road, CM21 9JY**  
Single storey rear and two storey side extension. Moving and creating new retaining wall.  
Change of ground floor door to window on the west elevation and creating a new terrace  
**Applicant:** Mr & Mrs Kent Thirley  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/17/2593/HH Gable Cottage, Three Mile Pond Farm, CM21 9BZ**  
Erection of replacement porch, front first floor window, replacement garage and rear  
vehicle access  
**Applicant:** Mr David George  
**STC Comment:** Objection. Committee's opinion is that by reason of the height of the  
proposed garage the development would be inconsistent with the street scene and  
contrary to Policy ENV1.  
**EHDC Decision:** Refused

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**3/17/2656/PNHH 23 Roseacres, CM21 0BU**  
Single storey rear extension: Depth 3.335 metres, Maximum height 3.615 metres, Eaves  
height 2.80 metres  
**Applicant:** Mr Greg Payne  
**STC Comment:** No objection.  
**EHDC Decision:** Prior Approval is not required

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**P 17/86 PLANNING APPEALS**  
To receive notification from EHDC of Planning Appeals  
None received

Meeting Closed at 19:52