

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

Of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, and Sawbridgeworth at 19:30 on **Monday 14 January 2019**.

#### Those present

Cllr Ruth Buckmaster  
Cllr Pat Coysten

Cllr David Royle  
Cllr Heather Riches

*Ex officio Cllr Angela Alder*

In attendance:  
Richard Bowran – Town Clerk  
Lisa Dale – Planning Officer

- P 18/93 APOLOGIES FOR ABSENCE**  
To receive any apologies for absence. Apologies received from Cllrs Hall and Shaw.
- P 18/94 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 18/95 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 18/96 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 26 November 2018 (P10) [*prop Cllr Royle; secd Cllr Riches*]  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 18/97 DELEGATED POWERS**  
Report on comments made under delegated powers meeting held on 17 December 2018 and Decisions reviewed

#### Applications

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**3/18/2096/HH 2 Lancaster Gate, Chaseways**  
Conversion of garage to habitable accommodation with associated elevational alterations and loft conversion to garage roof with the insertion of a roof dormer, single storey link extension from garage to main dwelling, two storey rear extension with Juliette balcony at first floor level, insertion of 1 no. first floor flank elevation window and fenestrations alterations  
**Applicant: Mr Simon Weeks**  
**STC Comment:** We support this application

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**3/18/2514/FUL**      **43 Bell Street, CM21 9AR**  
A change of use of building from D1 use class to Sui Generis for beauty salon  
**Applicant: Mr Gary Cook**  
**STC Comment:** We support this application

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**3/18/2534/HH**      **2 Lowfield, CM21 9HL**  
Demolition to conservatory. Double storey side extension and single storey rear extension  
**Applicant: Mr Mark Simpkins**  
**STC Comment:** We support this application

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**3/18/2557/HH**      **5 The Forebury, CM21 9BD**  
Proposed roof extension and raising the roof height to create first floor accommodation, incorporating a frontal dormer window, single storey rear extension and associated internal alterations. Alteration to fenestration  
**Applicant: Mr & Mrs Westrop**  
**STC Comment:** No Objection..... but neighbour's comments are noted and should be considered.

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**3/18/2558/FUL**      **Flat 4, Hillcrest, London Rd, Spellbrook**  
Replacement of ground floor elevation window with a new door and access ramp for provision of wheelchair access ramp to Flat 4  
**Applicant: Mr J Earley**  
**STC Comment:** We support this application

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**3/18/2572/HH**      **40 Sayesbury Road, CM21 0EB**  
Removal of rear extension. Erection of part single part two storey rear extension and single storey side extension. Extension to front bay roof to form porch  
**Applicant: Mr J Hart**  
**STC Comment:** We support this application

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**3/18/2577/FUL**      **Birch House, London Rd, Spellbrook**  
Replacement of ground floor elevation window with a new door for provision of wheelchair access ramp; infil side window to existing door on north elevation  
**Applicant: Mr J Earley**  
**STC Comment:** We support this application

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**3/18/2602/HH**      **3 Walnut Tree Crescent, CM21 9EB**  
Proposed gable end roof to either side of the property, proposed dormer window to the rear, addition of frontal velux roof lights and demolition of chimney  
**Applicant: Ms J Ellis & Mr K Mascal**  
**STC Comment:** We support this application

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**3/18/2627/HH**      **23 High Wych Road, CM21 0HE**  
First floor rear extension and changes to fenestration  
**Applicant: Mrs Ann Thomas & Michelle Cayle**  
**STC Comment:** We support this application

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**3/18/2628/LBC**      **23 High Wych Road, CM21 0HE**

First floor rear extension. Internal alterations at ground floor by provision of an internal partition and door to create smaller W/C and breakfast room together with the provision of an internal partition and door to create a new bathroom and hallway at first floor level with an increase in size to bedroom 2

**Applicant: Mrs Ann Thomas & Michelle Cayle**

**STC Comment:** No comment

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**3/18/2636/HH**      **1 Rowney Cottages, Harlow Rd, CM21 0AJ**

Rear conservatory

**Applicant: Mr Deniz Mustafa**

**STC Comment:** We support this application

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**3/18/2693/HH**      **19 West Road, CM21 0BJ**

Single storey side and rear extension, alterations to roof at first floor and insertion of dormer windows to front and rear

**Applicant: Mr Adrian Hibbert**

**STC Comment:** Objection. The extent and design of the proposed alterations, massing and appearance, would appear to be contrary to Policies HOU11(a) and HOU11(d) of the District Plan 2018.

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**3/18/2716/HH**      **19 West Road, CM21 0BJ**

Single storey side and rear extension

**Applicant: Mr Adrian Hibbert**

**STC Comment:** We support this application

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## Decisions

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**3/18/1583/ADV**      **1 Forelands Place, CM21 9QD**

Retrospective application for 1no. non-illuminated Fascia sign

**Applicant:**

**STC Comment:**

**EHDC Decision:** Refused. The advertisements, by reason of their materials, design and appearance, would have an adverse impact upon the character and appearance of the area. The proposal fails to preserve or enhance the character and local distinctiveness of the Sawbridgeworth Conversation Area contrary to Policies HA6, HA4 and DES6 of the East Herts District Plan 2018 and the National Planning Policy Framework

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**3/18/2098/FUL**      **The Leventhorpe School, Cambridge Rd, CM21 9BY**

Provision of 8 single storey temporary general teaching classrooms on an existing area of hard play surface

**Applicant:** Leventhorpe School

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/18/2124/HH            16 Walnut Tree Crescent, CM21 9EB**

Raising of roof to create first floor, single storey front and side extension. Changes to ground floor fenestration

**Applicant:** Mr Stephen Grayston

**STC Comment:** Objection. Overdevelopment of site. Contrary to Policy ENV1.

**EHDC Decision:** Granted

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**3/18/2138/FUL            Orion (Garden of) London Rd, Spellbrook**

Residential development comprising 4 no. detached houses within part of the garden of the existing house (Orion)

**Applicant:** SPELLBROOK No1 LTD

**STC Comment:** Does not appear to be contrary to Policy VILL2 of the EHDP 2018. But cannot support application until comments made by Hertfordshire Highways relating to access and HF&R service are taken into account.

**EHDC Decision:** Refused. 1. "The entire development site is not within the village boundary, therefore the proposal constitutes inappropriate development in the Metropolitan Green Belt and other harm is identified in respect of adverse impact on openness and adverse impact on the character of the area. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and the other identified harm. The proposal would therefore be contrary to Policies GBR1 and VILL2 of the East Herts District Plan and the National Planning Policy Framework. 2. The proposal is a cramped form of development with a poor layout and design that is not reflective of the character of the surrounding area. As such it is likely to create a detrimental impact on adjoining and nearby neighbours and provide poor living conditions for the future occupants; contrary to Policies DES3, DES4, VILL2 of East Herts District Plan.

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**3/18/2173/HH            71 West Road, CM21 0BN**

Addition of single-storey Glass Canopy to rear elevation of property

**Applicant:** Mr & Mrs Rees

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/18/2258/HH            42 School Lane, CM21 9FA**

Erection of garage

**Applicant:** Ms N Warren

**STC Comment:** Objection. Overdevelopment of site.

**EHDC Decision:** Refused. "The proposal, by reason of its size, scale, siting and design would, together with the previously extended garage and single storey infill front extension be unduly intrusive and detrimental to the character and appearance of the existing dwelling, and the surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018".

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**3/18/2266/HH            22 Hoestock Road, CM21 0DZ**

Loft conversion. Insertion of 9 no. rooflights

**Applicant:** Miss Elizabeth Scurfield

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/18/2426/HH**      **16 Sayesbury Road, CM21 0EB**  
Single storey rear extension and alterations to rear fenestration  
**Applicant:** Mrs M Shipman  
**STC Comment:** We support this application  
**EHDC Decision:** Granted

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**3/18/1934/FUL**      **Jacobs Neurological Centre, Capio Rivers Hospital**  
Erection of Two Storey (20x Bed) Ward Extension and associated car parking  
**Applicant:** Ramsey Health Card UK Ltd  
**STC Comment:** We support this application  
**EHDC Decision:** Granted

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**P 18/98**      **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/18/1760/FUL**      **(SAWB2) Land North of West Road, CM21**  
Development of 140 dwellings including vehicular and pedestrian accesses, associated infrastructure, car parking, open space, landscaping, green infrastructure, sustainable drainage system, and associated works; and provision of land to facilitate the expansion of Mandeville Primary School  
**Applicant:** Taylor Wimpey  
**STC Comment:** Objection. Comments made in addition to those submitted relating to the original application, which comments remain valid.  
1. The additional dwellings will add to the potential for flooding in the undersized culverts mentioned previously.  
2. The additional dwelling will further add to problems of inadequate parking provision already identified.  
3. Any additional housing must be identified for social use to maintain the housing mix.  
4. There is still no commitment for bench-marking to ensure the quality of building meets the expectation of exceeding standards.  
5. There is still no commitment to efficiency of construction and sustainability.  
6. Any monitoring of the development by any organisation independent from the Local Planning Authority, as has been indicated, must include representatives from the town council who have the relevant local knowledge.

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**3/18/2363/FUL**      **13 Riverside Business Park, Harlow Rd, CM20 2HE**  
Retention of change of use from B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) to D2 (Assembly and Leisure) Boxing Academy  
**Applicant:** Unknown  
**STC Comment:** We support this application

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**3/18/2749/HH**      **46 Bullfields, CM21 9DF**  
Proposed two storey side extension  
**Applicant:** Mr Sharaz Aslam  
**STC Comment:** Objection. The extent and design of the proposed alterations, massing and appearance, would appear to be contrary to Policy HOU11(a)

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**3/18/2786/HH**      **Chalks Farm, Coney Gree, CM21 0DA**  
Two storey rear extension with addition of second floor side window  
**Applicant:** Mr & Mrs B Ellis  
**STC Comment:** We support this application

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**P 18/99**      **LATE PLANNING APPLICATIONS**  
To deal with Planning Applications received from EHDC following the  
Publication of this Agenda and received before 11 January 2019.

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**3/19/0022/HH**      **27 Cambridge Road, CM21 9JP**  
Demolition of existing lean-to and construction of two storey rear extension  
**Applicant:** Mr C Hammond  
**STC Comment:** We support this application

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**P 18/100**      **PLANNING DECISIONS MADE BY EHDC**  
To receive Planning Decisions from EHDC

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**3/18/0978/FUL**      **Farlea, Spellbrook Lane West, CM23 4AY**  
Change of use of stables block to C3 – 1no 3 bedroomed dwelling  
**Applicant:** Mr Peter Bada  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/18/2096/HH**      **2 Lancaster Gate, Chaseway**  
Conversion of garage to habitable accommodation with associated elevational alterations and loft  
conversion to garage roof with the insertion of a roof dormer, single storey link extension from  
garage to main dwelling, two storey rear extension with Juliette balcony at first floor level,  
insertion of 1 no. first floor flank elevation window and fenestrations alterations  
**Applicant:** Mr Simon Weeks  
**STC Comment:** We support this application  
**EHDC Decision:** Granted

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**3/18/2374/HH**      **50 The Crest, CM21 0ES**  
Single storey rear extension, first floor side extension and alteration to front fenestration  
**Applicant:** Mr & Mrs Clucas  
**STC Comment:** We support this application  
**EHDC Decision:** Granted

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**3/18/2404/HH**      **27 Cambridge Rd, CM21 9JP**  
Removal of lean-to structure with erection of ground and first floor rear extension.  
**Applicant:** Mr Chris Hammond  
**STC Comment:** We support this application.  
**EHDC Decision:** Application withdrawn by Applicant/Agent

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**3/18/2443/FUL 24 Pishiobury Drive, CM21 0AE**

Demolition of dwelling. Erection of 2 no. detached 4 bedroom dwellings

**Applicant:** Mr S Mortimer

**STC Comment:** We support this application

**EHDC Decision:** Refused. "The proposed development by reason of its scale, form and design would be out of keeping with and harmful to the character and appearance of the streetscene. The proposal is therefore contrary to Policies DES4 of the East Herts District Plan 2018"

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**P 18/101 PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals.

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**Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire**

**LPA Appeal Reference: 18/00046/REFUSE**

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**Pishiobury House, Pishiobury Drive, Sawbridgeworth, Hertfordshire**

**LPA Appeal Reference: 18/00047/REFUSE**

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**Land off Spellbrook Lane West, Spellbrook**

**LPA Appeal Reference: 18/00131/REFUSE**

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Meeting Closed at 20:00

28-1-19  
R.O. Sault