

# Sawbridgeworth Town Council



Sayesbury Manor, Bell Street, Sawbridgeworth  
Hertfordshire CM21 9AN  
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**MAYOR**  
Cllr Dr John Stefan Burmicz

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**TOWN CLERK**  
Richard Bowran BSc.(Hons) PLSCC

To: Cllrs Alder, Chester, Coysten, Gray, Patel and Richards

## **PLANNING COMMITTEE MEETING**

You are invited to attend a meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on 13 January 2020 at 19:30 at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, appearing to read 'Richard Bowran', written over a horizontal line.

Town Clerk  
7 January 2020

## **AGENDA**

- P 19/93 APOLOGIES FOR ABSENCE**  
To receive any apologies for absence
- P 19/94 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 19/95 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members
- P 19/96 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 25 November 2019 (P11)  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 19/97 DELEGATED POWERS**  
To report on comments made under delegated powers on 20 December 2019

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**3/18/2735/FUL (SAWB4) Land a Cambridge Road)**

[Hybrid planning application comprising; Full planning permission for 85 dwellings along with a new access into Cambridge Road, provision of new spine road, landscaping, associated infrastructure and the demolition of existing dwelling; and Outline planning permission for 99 dwellings with associated open space, landscape and infrastructure with all matters reserved except access](#)

**Applicant:** Countryside Properties

**STC Comment:** Deferred. To be discussed at a separate meeting – date to be confirmed (please refer to Agenda point P 19/102)

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**3/19/1859/HH 40 Bullfields, CM21**

[Single storey side extension. Insertion of rooflight window and removal of chimney](#)

**Applicant:** Mr Steve Andrews

**STC Comment:** No objection to amended application

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**3/19/2258/HH &**

**3/19/2259LBC 1 Fair Green**

[Single storey extensions, internal alterations, fenestration alterations and the restoration/alteration of the existing outbuilding together with the provision of first floor accommodation above the existing garage/store](#)

**Applicant:** Mrs Dumphries

**STC Comment:** No objection & No comment

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**3/19/2289/HH Penrhyn, London Road, Spellbrook**

[Erection of a balcony to bedroom at rear of the dwelling \(resubmission of application 3/19/0307/HH\)](#)

**Applicant:** Mr Phil Neal

**STC Comment:** No objection

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**3/19/2397/FUL &**

**3/19/2398/LBC 29 Station Road, CM21 9JY Bell Street, CM21 9JY**

[Conversion of barn outbuilding into a self-contained residential unit and associated development to include 2 rear roof lights](#)

**Applicant:** Mr Colin Hardy

**STC Comment:** No objection & No comment

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**3/19/2432/LBC 91 London Road, CM21 9JJ**

[Replacement ground floor roof to rear extension and insertion of double doors. Internal alterations to include; removal of ground floor arch within kitchen and widening of archway at entry from lounge to kitchen. To remove and fill in small window and the replacement of other to ground floor bathroom](#)

**Applicant:** Mr Keith Burnand

**STC Comment:** No comment

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**3/19/2439/HH Meadow Cottage, 34 Vantorts Road, CM21 9NB**

[Installation of dormer window to front elevation. Conversion of garage to form studio/games room](#)

**Applicant:** A Taylor

**STC Comment:** No objection

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**3/19/2474/HH**            **8 Kingsmead, CM21 9EY**  
[Demolition of extension and erection of single storey rear extension](#)  
**Applicant:** Mr Andrew Brighton  
**STC Comment:** No objection

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**3/19/2503/HH &**  
**3/19/2504/LBC**            **Bonks Hill House, High Wych Rd**  
[Conversion of coach house to annexe](#)  
**Applicant:** Mr Oliver Hookway  
**STC Comment:** No objection & No comment

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**3/19/2535/HH**            **28 Rowney Gardens, CM21 0AT**  
[Demolition of side garage and removal of chimney stacks. Erection of single storey front, side, rear and two storey side and rear extensions. New vehicle access onto Rowney Gardens and proposed access gates and front boundary wall.](#)  
**Applicant:** Mr K Hawkins  
**STC Comment:** Objection. On further consideration this appears to be overdevelopment of site

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**3/19/2544/FUL &**  
**3/19/2545/LBC**            **136 Sheering Mill Lane, CM21 9ND**  
[Erection of 1, two bedroom dwelling to include a front Juliet balcony, 2 parking spaces and associated landscaping](#)  
**Applicant:** Mrs J Reilly  
**STC Comment:** No objection but concerns regarding suitability of vehicular access onto highway on dangerous bend

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**3/19/2577/ODPN**        **39 London Road, CM21 9EH**  
[Change of use of first and second floor from B1 Office to C3 Residential to create 1 dwelling](#)  
**Applicant:** A Evans  
**STC Comment:** No objection

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**P 19/98**            **PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/19/2397/FUL (Amended) &**  
**3/19/2398/LBC**            **29 Station Road, CM21 9JY Bell Street, CM21 9JY**  
[Conversion of barn outbuilding into a self-contained residential unit and associated development to include 2 rear roof lights](#)  
**Applicant:** Mr Colin Hardy

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**P 19/99      LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 January 2020

**P 19/100      PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/19/0848/HH      Kecksys Farm, Cambridge Road**

Erection of balcony and access bridge, extension of existing roof and provision of rain screen to basement stairs

**Applicant:** Mrs M Brunt

**STC Comment:** No objection

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

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**3/19/1525/FUL      Parsonage Farm Boarding Kennels, Parsonage Lane**

Demolition of kennels and cattery and the erection of 1 no. 3 bedroomed dwelling (Amended scheme to planning approval 3/18/1223/FUL)

**Applicant:** Mrs Paula Harding

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/19/1641/LBC      91 London Road, CM21 9JJ**

Redevelopment of single storey rear extension to include raising roof ridge. Internal works to include removal of kitchen wall.

**Applicant:** Mr Keith Burnand

**STC Comment:** No comment

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

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**3/19/1656/LBC      19 Knight Street, CM21 9AT**

Replacement staircase. Alterations to glazing specifications

**Applicant:** Mr & Mrs Clement

**STC Comment:** No comment

**EHDC Decision:** Granted

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**3/19/1812/FUL      9 Riverside Business Park, Harlow Road, CM20 2HE**

Change of use of unit from B1 (business), B2 (general industry) and B8 (storage and distribution) to D2 (Assembly and Leisure)

**Applicant:** Body Active Ltd

**STC Comment:** No objection

**EHDC Decision:** Refused – Contrary to Policies ED1, TRA1, TRA2, TRA3 and WAT1 of the East Herts District Plan (2018)

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**3/19/1839/HH            130 West Road, CM21 0BW**

Single storey rear extension

**Applicant:** Mr Keith Willsdon

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development constitutes inappropriate development in the Green Belt and addition harm would result from loss of openness. There are no very special circumstances associated with the proposed development that would clearly outweigh the harm by reason of inappropriateness and loss of openness. The proposal would therefore be contrary to Policy GBR1 of the adopted East Herts District Plan (2018) and the National Planning Policy Framework (2019)

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**3/19/1840/LBC            130 West Road, CM21 0BW**

Single storey rear extension

**Applicant:** Mr Keith Willson

**STC Comment:** No comment

**EHDC Decision:** Granted

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**3/19/1894/ODPN        34A London Road, CM21 9JS**

Change of use from Class B1 (a) offices to Class C3 residential, to create 1 no. dwelling

**Applicant:** White Ivy Homes Ltd

**STC Comment:** No comment

**EHDC Decision:** Prior approval is not required

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**3/19/1919/LBC            91 London Road, CM21 9JJ**

Replacement of PVC windows to rear and fill of window to ground floor

**Applicant:** Mr Keith Burnand

**STC Comment:** No comment

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

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**3/19/1952/HH            79 West Road, CM21 0BN**

Single storey side and front extension, to create family annexe

**Applicant:** Mr K Green

**STC Comment:** No objection

**EHDC Decision:** Refused – Contrary to Policies DES4 and HOU11 of the East Herts District Plan (2018)

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**3/19/1973/HH            45 Vantorts Road, CM21 9NB**

Demolition of existing conservatory, kitchen and utility to rear. Erection of a two storey rear extension, hip to gable roof alteration, to include 5 dormer windows and 4 rooflights, erection of pitched roof front porch, fenestration alterations, alterations to widen driveway, new gates and walls

**Applicant:** Mr and Mrs S Nixon

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/19/1999/PNHH 11 Chaseways, CM21 0AS**

Single storey rear extension, Depth 6.585 metres; maximum height 2.8 metres; height at the eaves 2.8 metres

**Applicant:** Mr and Mrs Jemmett

**STC Comment:** No objection

**EHDC Decision:** Prior Approval is required and refused

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**3/19/2104/HH 23 Elmwood, CM21 9NN**

Single storey front extension

**Applicant:** Mr L Gardner

**STC Comment:** Objection. Not in-keeping with street scene

**EHDC Decision:** Granted

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**3/19/2127/FUL 1 The Square, CM21 9AE**

Change of use from A1 use (shops) to sui generis – ice-cream, desserts and coffee shop

**Applicant:** Miss Carlin Monson

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/19/2192/LBC 91 London Road, CM21 9JJ**

Internal reinstatement of wall and ceiling finishes

**Applicant:** Mr Keith Burnand

**STC Comment:** No comment

**EHDC Decision:** Granted

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**3/19/2202/FUL Kecksys Farm, Cambridge Road, CM21 9BZ**

Retention of agricultural dwelling for use by owner of land; erection of balcony and access bridge; extension of existing roof and provision of rain screen to stair to agricultural store in basement

**Applicant:** Mrs M Brunt

**STC Comment:**

**EHDC Decision:** Refused. "Contrary to Policies GBR1, HOU5, DES4 and GBR1 of the East Herts District Plan 2018"

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**3/19/2258/HH &**

**3/19/2259LBC 1 Fair Green**

Single storey extensions, internal alterations, fenestration alterations and the restoration/alteration of the existing outbuilding together with the provision of first floor accommodation above the existing garage/store

**Applicant:** Mrs Dumphries

**STC Comment:** No objection & No comment

**EHDC Decision:** Granted

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**3/19/2267/PNHH 47 Barnard Road, CM21 9DY**

Ground floor rear extension: Depth 4 metres; Maximum height 3 metres; Eaves height 2.85 metres

**Applicant:** Mr Simon Cartwright

**STC Comment:** No objection

**EHDC Decision:** Prior approval is required and granted

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**3/19/2324/HH**            **11 Chaseways, CM21 0AS**  
Single storey rear extension, to include roof lantern  
**Applicant:** Mr & Mrs Jemmett  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**P 19/101**            **PLANNING APPEALS**  
To receive notification from EHDC of Planning Appeals

**P 19/102**            **MEETING DATE TO BE SET**  
To consider date for extra meeting to discuss Planning  
Application 3/19/2735/FUL (SAWB4) Land at Cambridge Road,  
Sawbridgeworth

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.