

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
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MAYOR
Cllr Greg Rattey
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs Alder, Chester, Gray, Patel, Parsad and Royle (*Cllr Rattey*)

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 31 January 2022** following the meeting of council, at approximately 8.30pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk
25 January 2022

AGENDA

- P 21/103** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 21/104** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/105** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 21/106** **MINUTES**
[👏] To approve as a correct record the minutes of the Meeting held on:
 • 17 January 2022 (P11)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/107** **NEIGHBOURING DEVELOPMENTS**
 To report & receive updates on proposed neighbouring developments
- P 21/108** **PLANNING APPLICATIONS RECEIVED FROM EHDC**
 To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/22/0017/NMA (SAWB3) Land at Chalks Farm South of West Road
[A non-material amendment to 3/18/1523/FUL – To substitute the hard and soft landscaping plan relating to the allotment design](#)

3/22/0062/HH 2 Harvest Close, CM23 4RE
[Single storey rear extension. New ground floor side window and door](#)

3/22/0063/HH The Fuschias, 5 Rowan Walk, CM21 9EF
[Removal of conservatory. Construction of single storey side extension](#)

3/22/0093/HH 4 Bluebell Walk, CM21 0JQ
[Creation of a new rear two storey extension, open front porch and separate garden summerhouse](#)

3/22/0096/VAR 84 High Wych Road, CM21 0HQ
[Removal of conservatory, rear projection, side projection and integrated car-port. Construction of single storey rear extension, detached timber-framed car-port, alteration and extension to rear first floor external wall with new flat roof and sash window. Variation of conditions 2 \(approved plans\) and 3 \(external materials of construction\) of planning permission; 3/12/2147/HH – Exchange the external materials of the single storey rear extension from a pre-weathered zinc finish to a brick-masonry finish](#)

3/22/0109/COMPN 37 Bell Street, CM21 9AR
[Change of use from class E to class C3 \(Residential\) for 2 one bed apartments, with partial retention of existing ground floor commercial space](#)

P 21/109 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 28 January 2022

P 21/110 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/21/2658/HH 50 and 52 Bullfields, CM21 9DF
Demolition of outbuildings and erection of an integrated single storey rear extension
STC Comment: No objection
EHDC Decision: Granted

3/21/2720/FUL Land between 136 & 130 Sheering Mill Lane, CM21 9ND
Proposed new dwelling and associated landscaping
STC Comment: No objection.
EHDC Decision: Refused. "The proposed dwelling would incorporate an inappropriately bulky dormer, which would dominate the roof slope of the building. This dormer would appear visually incongruous and out of keeping in the street scene. As a result of this inappropriate design feature, the proposed dwelling would not represent a high standard of design. The proposed works to the front of the site would result in a cluttered and harsh appearance for the frontage. There would be an adverse impact upon the character and

appearance of the site, the street scene and the surrounding area. The approach to the Sawbridgeworth Conservation Area would be visually harmed, with the special interest of this heritage asset not preserved. The proposed scheme would be contrary to Policies DES3, DES4, HA1 and HA4 of the East Herts District Plan (2018)", "Insufficient information has been provided to demonstrate that the proposed dwelling would be adaptable to climate change, would be suitably efficient in terms of water usage and would be of sustainable construction. Therefore, the proposed scheme would fail to accord with Policies DES4, CC1, CC2 and WAT4 of the East Herts District Plan (2018)." & "The proposed new access would not provide satisfactory levels of visibility. Therefore, highways safety would be compromised. The proposed scheme would be contrary to Policy TRA2 of the East Herts District Plan (2018)."

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

EHDC Decision: Granted

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

EHDC Decision: Granted

P 21/111 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

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.