

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 19:30 on **Monday 13 January 2020**.

Those present

Cllr Angela Alder
Cllr Coysten

Cllr Craig Chester
Cllr Don Patel

Cllr John Burmicz (Ex-officio)

Cllr David Royle (Ex-officio)

In attendance:

R Bowran – Town Clerk
J Sargent – Town Projects Manager

L Dale – Planning Officer

2 Members of Public

- P 19/93 APOLOGIES FOR ABSENCE**
To receive any apologies for absence. No apologies received. Cllrs Gray and Richards were absent.
- P 19/94 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 19/95 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 19/96 MINUTES**
Resolved: To approve as a correct record the minutes of the Meeting on:
• 25 November 2019 (P11) [*prop Cllr Chester ; secd Cllr Patel*]
- P 19/97 DELEGATED POWERS**
To report on comments made under delegated powers on 20 December 2019

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)

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

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

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

3/19/2397/FUL &

3/19/2398/LBC 29 Station Road, 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

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

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

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

**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

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

**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

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

P 19/98 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

**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

STC Comment: No planning objection however objections from neighbouring properties concerning invasion of privacy and lack of sufficient parking noted.

P 19/99 LATE PLANNING APPLICATIONS

Planning Applications received from EHDC following the Publication of this Agenda and received before 10 January 2020. There were none.

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

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

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

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

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)

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

Single storey rear extension

Applicant: Mr Keith Willson

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)

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

Single storey rear extension

Applicant: Mr Keith Willson

STC Comment: No comment

EHDC Decision: Granted

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

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

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)

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

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

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

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

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

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: No objection

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

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

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

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

P 19/101 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals. There were none.

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.
Meeting date set – Monday 10 February 2020 at 19:00.

Meeting Closed at 19:55