

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 31 January 2022** at 8.45pm.

Those present

Cllr Nathan Parsad

Cllr David Royle

(Ex officio Cllr Greg Rattey)

In attendance:

C Hunt - Town Clerk

L Dale – Planning Officer

Meeting Recorded

P 21/103 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies from Cllr Alder (unwell), Cllr Chester (unwell) & Cllr Patel received and approved [prop Cllr Parsad; secd Cllr Royle] Cllr Gray was absent.

P 21/104 PUBLIC FORUM

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

P 21/105 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/106 MINUTES

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

- 17 January 2022 (P11) [prop Cllr Royle; secd Cllr Parsad]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 21/107 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Cllr Royle to share Bishop's Stortford Climate Group's response to Wrenbridge Proposals. No further plans submitted to EHDC to date. Town Clerk to approach Cllr Buckmaster to request a briefing regarding proposed West Road/double roundabout development.

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](#)

STC Comment: Objection to reduction in commitment made by developer regarding allotment land [prop Cllr Parsad; secd Cllr Rattey]

3/22/0062/HH 2 Harvest Close, CM23 4RE

[Single storey rear extension. New ground floor side window and door](#)

STC Comment: No objection [prop Cllr Parsad; secd Cllr Rattey]

3/22/0063/HH The Fuschias, 5 Rowan Walk, CM21 9EF

[Removal of conservatory. Construction of single storey side extension](#)

STC Comment: No objection [prop Cllr Royle; secd Cllr Parsad]

3/22/0093/HH 4 Bluebell Walk, CM21 0JQ

[Creation of a new rear two storey extension, open front porch and separate garden summerhouse](#)

STC Comment: No objection [prop Cllr Parsad; secd Cllr Royle]

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](#)

STC Comment: No objection [prop Cllr Royle; secd Cllr Parsad]

3/22/0109/COMP 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](#)

STC Comment: Regret loss of retail at ground level [prop Cllr Parsad; secd Cllr Royle]

P 21/100 LATE PLANNING APPLICATIONS

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

3/22/0160/HH 30 East Park, CM21 9EX

Single storey side extension and two storey rear extension. Alterations to fenestration

STC Comment: No objection [prop Cllr Parsad; secd Cllr Royle]

3/22/0171/HH 47 Cambridge Road, CM21 9JP

Construction of 3 crown roof dormers. Insertion of 4 roof light windows to side elevations.

STC Comment: No objection provided neighbours previous concerns are overcome.
[prop Cllr Royle; secd Cllr Parsad]

3/22/0180/HH 7 Brook Road, CM21 9HA

Single storey front extension

STC Comment: No objection *[prop Cllr Royle; secd Cllr Parsad]*

P 21/101 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 21/102 PLANNING APPEALS

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

Meeting Closed at 9.03pm