

# Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth  
Hertfordshire CM21 9AN  
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MAYOR

Cllr Greg Rattey  
TOWN CLERK

Christopher Hunt Dip. CSMP®

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To: Cllrs Alder, Chester, 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 14 February 2022** at 7.30pm, to transact the business as set out in the agenda below.

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

Town Clerk  
08 February 2022

## AGENDA

- P 21/112**      **APOLOGIES FOR ABSENCE**  
[👏]              To receive and approve any apologies for absence
- P 21/113**      **PUBLIC FORUM**  
                    To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/114**      **DECLARATIONS OF PECUNIARY INTEREST**  
                    To receive any Declarations of Interest by Members
- P 21/115**      **MINUTES**  
[👏]              To approve as a correct record the minutes of the Meeting held on:  
                    • 31 January 2022 (P12)  
  
                    To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/116**      **NEIGHBOURING DEVELOPMENTS**  
[📄]              To report & receive updates on proposed neighbouring developments. Bishops's Stortford Climate Group Response to Wrenbridge Proposals attached.

**P 21/117 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/21/2244/FUL 17 Bell Street, CM21**

[Change of use of existing detached garage with first floor bedsit room above to A1 use class to use as a shop with first floor staff amenity and storage space. Alterations to South elevation to remove the 2 garage doors and replace with a window and door](#)

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**3/22/0211/FUL 25 Vantorts Road, CM21 9NA**

[Erection of 1, 4 bedroom dwelling. Creation of vehicle access and driveway and erection of cycle shed](#)

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**3/22/0213/HH 10 Forebury Avenue, CM21 9BG**

[Erection of open porch, erection of gabled roof to front bay window, part raising of roof ridge, cladding of external walls](#)

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**3/22/0244/REM 4 High Wych Road, CM21 0AZ**

[Approval of reserved matters relating to appearance and scale for planning approval 3/21/0926/OUT \(Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout\)](#)

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**P 21/118 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 February 2022

**P 21/119 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/1358/HH Roselands, Bell Street, CM21 9AN**

Replacement windows

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/1727/VAR Orion, London Road, CM23 4AX**

Erection of 1 detached dwelling with integrated annexe and new vehicular access onto London Road. Variation of condition 2 (Approved plans) of planning approval 3/20/2213/FUL. Changes to window detail

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2627/HH 10 Falconers Park, CM21 0AU**

Single storey rear extension and insertion of window to side elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/21/2715/HH                    Inglis, Spellbrook Lane West, Spellbrook, CM23 4AY**  
Front porch and side extension with external alterations. Addition of 2 rear patio doors as well as bi-folding doors. Extension to garage with part demolition  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposed development would constitute inappropriate development within the Green Belt and additional harm would result from loss of openness. The harm by reason of its inappropriateness and loss of openness is not clearly outweighed by other considerations, nor have very special circumstances been demonstrated. The proposal is therefore contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework 2021".

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**3/21/2903/COMPN    35 Bell Street, CM21 9AR**  
Change of use from Class E to Class C3 for one 1-bed apartment with partial retention of existing ground floor commercial space  
**STC Comment:** Regret the loss of Class E at first floor, we welcome the retention at ground floor  
**EHDC Decision:** Prior Approval is Required and Granted Subject to Conditions

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**3/21/3028/HH                    Hill View, London Road, Spellbrook, CM23 4AU**  
Single storey side extension and raising roof height  
**STC Comment:** No objection  
**EHDC Decision:** Refused. "The proposed development by reason of its size and scale, cumulatively with buildings previous extensions, would result in a disproportionate addition to the original building and would amount to inappropriate development in the Green Belt. The proposal would also result in further harm by loss of openness. Very special circumstances have not been identified that would clearly outweigh the harm by reason of inappropriateness, and other harm. The proposal would therefore be contrary to Policy GBR1 of the East Herts District Plan 2018 and the National Planning Policy Framework."

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**3/21/3017/HH                    42 Pishiobury Drive, CM21 0AE**  
Two storey front extension and rear ground floor infill extension. Insertion of first floor window to side elevation. Alterations to fenestration and external alterations  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**P 21/120                    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.