

# 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 28 February 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  
22 February 2022

## AGENDA

- P 21/121**      **APOLOGIES FOR ABSENCE**  
[👏]              To receive and approve any apologies for absence
- P 21/122**      **PUBLIC FORUM**  
                    To receive representations from members of the public on matters within the remit of the Planning Committee
- P 21/123**      **DECLARATIONS OF PECUNIARY INTEREST**  
                    To receive any Declarations of Interest by Members
- P 21/124**      **MINUTES**  
[👏]              To approve as a correct record the minutes of the Meeting held on:  
                    • 14 February 2022 (P13)  
  
                    To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 21/125**      **NEIGHBOURING DEVELOPMENTS**  
                    To report & receive updates on proposed neighbouring developments.

**P 21/126 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/22/0280/FUL Land between 136 and 130 Sheering Mill Lane, CM21 9ND**  
[Proposed new dwelling](#)

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**3/22/0289/FUL Land off Spellbrook Lane West, CM23 4AY**  
[Erection of two detached four bedroom dwellings with detached 3 bay garages, driveways and landscaping](#)

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**P 21/127 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 February 2022

**P 21/128 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/21/3134/HH Rowney Bois, High Wych Road, CM21 0HH**

First floor front and rear extension to form crown roof with new dormers to the front, rear and both sides. Single storey front and rear infill extensions. Alterations to ground floor fenestration. Demolish part of the stable building

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development by reason of its size and scale, cumulatively with the building's 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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**3/22/0096/VAR 84 High Wych Road, CM21 0HQ**

Removal of conservatory, rear projection, side projection and integrated carport. Construction of single storey rear extension, detached timber-framed carport, alteration and extension of 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: 3/21/2147/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

**EHDC Decision:** Granted

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**P 21/129 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.

