

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 19:35 on **Monday 10 February 2020**.

#### Those present

Cllr Angela Alder

Cllr Craig Chester

*Cllr John Burmicz (Ex-officio)*

*Cllr David Royle (Ex-officio)*

In attendance:

R Bowran – Town Clerk

L Dale – Planning Officer

J Sargant – Projects Manager

4 Members of Public

- P 19/111 APOLOGIES FOR ABSENCE**  
To receive any apologies for absence. Apologies received from Cllr Richards. Cllrs Coysten, Gray and Patel were absent.
- P 19/112 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 19/113 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 19/114 MINUTES**  
**Resolved:** To approve as a correct record the minutes of the Meeting on:  
• 27 January 2020 (P13) [*prop Cllr Chester; secd Cllr Burmicz*]
- P 19/115 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

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**3/18/2735/FUL (SAWB4) Land at Cambridge Road, Sawbridgeworth**  
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 until the next Full Town Council meeting being held on 24 February 2020

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**3/20/0140/LBC**      **38 Knight Street, CM21 9AX**  
Removal of render panels to rear gable and fitting weatherboarding over timber frame  
**Applicant:** Mrs Shipman  
**STC Comment:** No comment

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**3/20/0142/FUL**      **The Elms, 4 Bell Street, CM21 9AN**  
Retention of portacabin and cladding and replacement of fencing between No.2 and No.4  
**Applicant:** Asquith Nurseries Limited  
**STC Comment:** *Objection. Proposal to convert existing Portacabin into a kitchen makes no adequate provision for a fire escape. Replacing fencing in the current location leaves waste bin storage on and adjacent to the footway, unacceptable from a highways and hygiene point of view. Adequate space is available on site for bin storage and the provision for opening gates rather than a solid fence would resolve both these issues.*

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**3/20/0163/HH**      **22 Vantorts Road, CM21 9NB**  
Creation of first floor accommodation to form a two storey dwelling together with the erection of a side canopy  
**Applicant:** Mr Donald Mackinnon  
**STC Comment:** No objection [*prop Cllr Chester; secd Cllr Royle*]

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**P 19/116**      **LATE PLANNING APPLICATIONS**  
Planning Applications received from EHDC following the  
Publication of this Agenda and received before 7 February 2020.

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**3/20/0212/HH**      **8 Newton Drive, CM21 9HE**  
Demolition of conservatory. Erection of single storey side and rear extensions  
**Applicant:** Mr & Mrs Paterson  
**STC Comment:** No objection [*prop Cllr Burmiez; secd Cllr Chester*]

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**P 19/117**      **PLANNING DECISIONS MADE BY EHDC**  
To receive Planning Decisions from EHDC

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**3/19/2129/LBC**      **Sawbridgeworth Congregational Church, London Road**  
Installation of large flat panel tv in front of unused organ pipes. A flat panel tv screen mounted on front balcony. Two vertical lighting bars for stage light mounted behind roof trusses. Along with two small video cameras to the rear of the church and wall mounted loud speakers.  
**Applicant:** Mr Tim Rossiter  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/19/2289/HH**            **Penrhyn, London Road, Spellbrook, CM23 4BA**  
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  
**EHDC Decision:** Refused. "The proposed development, cumulatively with the previous additions, would constitute inappropriate development within the Green Belt. The harm by reason of its appropriateness 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" and "The proposed balcony by reason of its siting and design relates poorly to the existing dwelling and fails to maintain the character and appearance of the dwelling. The proposal is therefore contrary to Policies HOU11 and DES4 of the East Herts District Plan 2018"

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**3/19/2397/FUL**            **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 planning objection however objections from neighbouring properties concerning invasion of privacy and lack of sufficient parking noted.  
**EHDC Decision:** Refused. "The proposed development would not provide internal living accommodation capable of providing a satisfactory standard of amenity for the occupiers of the proposed self-contained dwelling. Additionally, the provision of a self-contained dwelling in this location fails to have regard to the local distinctiveness of the site. The proposal therefore constitutes poor design and development that fails to reflect local distinctiveness of the site; contrary to Policies DES4 and HOU7 of the East Herts District Plan 2018"

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**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 comment  
**EHDC Decision:** Granted

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**3/19/2474/HH**            **8 Kingsmead, CM21 9EY**  
Demolition of existing extension and erection of single storey side extension  
**Applicant:** Mr Andrew Brighton  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**3/19/2503/HH**

**& 3/19/2504/LBC Bonks Hill House, High Wych Road, CM21 9HT**

Conversion of coach house to annex together with associated elevational alterations including erection of chimney, reconstruction of roof with roof light

**Applicant:** Mr Oliver Hookway

**STC Comment:** No objection & No comment

**EHDC Decision:** Granted

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**P 19/118 PLANNING APPEALS**

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

Meeting Closed at 19:57

*Apex App  
24th Feb 2020*