

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 28 February 2022** at 9.05pm.

Those present

Cllr Angela Alder
Cllr Nathan Parsad

Cllr Craig Chester
Cllr David Royle

(Ex officio Cllr Greg Rattey)

In attendance:

C Hunt - Town Clerk
L Dale – Planning Officer

Meeting Recorded

P 21/121 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. There were none.

P 21/122 PUBLIC FORUM

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

P 21/123 DECLARATIONS OF PECUNIARY INTEREST

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

P 21/124 MINUTES

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

- 14 February 2022 (P13) [*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 21/125 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. No further plans submitted to EHDC to date.

P 21/126 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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

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

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](#)

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

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. There were none.

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

To receive Planning Decisions from EHDC.

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."

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

P 21/129 **PLANNING APPEALS**

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

Meeting Closed at 9.10pm