

SAWBRIDGEGWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

Of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, and Sawbridgeworth at 19:30 on **Monday 11 March 2019**

Those present

Cllr Ruth Buckmaster
Cllr Pat Coysten
Cllr Don Hall

Cllr Heather Riches
Cllr David Royle

In attendance:
1 member of public
Richard Bowran – Town Clerk

Lisa Dale – Planning Officer

- P 18/131 APOLOGIES FOR ABSENCE**
To receive any apologies for absence. No apologies received. Cllr Shaw was absent.
- P 18/132 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 18/133 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members. There were none.
- P 18/134 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 04 March 2019 (P14A) [*prop Cllr Riches; secd Cllr Hall*]

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

SAWB3 application will be determined at the meeting of the Development management Committee on 20 March. Clerk presented a draft response which was approved by members. This is attached as an appendix to these minutes. Presentation to be made by one of the Ward members.
- P 18/135 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/19/0208/HH 102 Cambridge Road, CM21
Part two storey, part single storey rear/side extension to include the insertion of a flue
Applicant: Mr Chris Hughes
STC Comment: No objection

3/19/0284/FUL **Flat 1, Pishiobury House, Pishiobury Drive, CM21 0AF**
Subdivision of bedroom (in ground floor Flat 1) with part glazed partitions to create two bedrooms
Applicant: M&D Developments
STC Comment: No objection

3/19/0301/LBC **91 London Road, CM21 9JJ**
Replacement of window to front elevation
Applicant: Mr K Burnard
STC Comment: No objection

3/19/0360/FUL **1-10 Bells Walk, London Road, CM21 9JG**
Front extension of shop involving enclosure of walkway and provision of new shop front
Applicant: IMLY Developments
STC Comment: Objection. The proposed changes appear to be contrary to District Plan Policy HA4 in that they do not enhance the appearance of the property within the Conservation Area. They do not however appear to be contrary to Policy RTC4 relating to supporting the vitality of the town centre

3/19/0377/FUL **Tanit, Spellbrook Lane East, Spellbrook**
Change of use from Use Class C4 to Large House of Multiple Occupation (HMO) with 7 bedrooms
Applicant: Mr M Gostelow
STC Comment: Objection. Appears to be overcrowding of property with no proper means of emergency escape.

P 18/136 **LATE PLANNING APPLICATIONS**
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 08 March 2019.

3/19/2507/HH **11 Stoneleigh, CM21**
Two storey side extension, erection of porch, conversion to garage and replacement of tiles. Insertion of door and window to flank elevation and alterations to fenestration
Applicant: Mr Navin Sood
STC Comment: No objection

3/19/0344/ADV **48-52 Bell Street, CM21 9AN**
New signage to the front elevation
Applicant: Mrs Joelle Persico
STC Comment: No objection

3/19/0444/HH **5 Bell Mead, CM21 9ES**
Single storey rear extension with insertion of 2 roof lanterns and garage conversion to create habitable 1 no. bedroom
Applicant: Mr Adam De'ath
STC Comment: Objection to rear extension – overdevelopment and appears contrary to District Plan Policy HOU11. No objection to garage conversion.

P 18/137 PLANNING DECISIONS MADE BY EHDC
To receive Planning Decisions from EHDC

3/18/2362/FUL 13 Riverside Business Park, Harlow Rd, CM20 2HE
Retention of change of use from B1 (Business), B2 (General Industry) and B8 (Storage or Distribution) to D2 (Assembly and Leisure) Boxing Academy. Hours of use Monday to Friday 06:30 – 21:00, Saturday 06:30 – 14:00

Applicant: Madramor Boxing Academy

STC Comment: No objection

EHDC Decision: Refused. "The application lacks sufficient information regarding the market testing of the application site to establish whether the retention of the commercial unit in B1, B2 or B8 use has been fully explored to enable the local planning authority to properly consider the planning merits of the application, contrary to policy ED1 of the East Herts Local Plan 2018" & "The site is situated within a flood plain, and the application lacks sufficient information regarding the possible flood risks to enable the local planning authority to properly consider the planning merits of the application, contrary to policy WAT1 of the East Herts Local Plan 2018 and the NPPF".

P 18/138 PLANNING APPEALS
To receive notification from EHDC of Planning Appeals. There were none

Meeting Closed at 19:57

R.O. Ducker
25-3-19

Appendix to Minutes.

SAWB3 Land south of West Road Sawbridgeworth 3/18/1523/FUL

Very few doubt that Sawbridgeworth as a town needs to bear a proportion of the new housing that East Herts has to provide. In the preparation of the District Plan the people of the town and the town council made many constructive recommendations which would have mitigated the impact of an additional 500 dwellings in the area.

Some but not all were listened to. For better or for worse the District Plan has now been adopted and this is the second major application to be tested.

Our concern is not so much that additional housing will be permitted but more of the impact that this will have on our local infrastructure and community.

The town council's detailed submissions relating to this proposal have been made previously. We have now seen the case officer's report and recommendations but as a consequence of our experience when presenting our view in the case of SAWB2 on 13 February to this committee we must emphasise the need to have mitigating conditions in place.

Therefore, I will highlight just **five key areas** which we feel need to be addressed as conditions to any approval.

- **Traffic.** No viable solution has been presented to the issue of traffic congestion and pedestrian safety in West Road especially at the junction with the A1184.
- **Pollution.** Already recognised as an area of high pollution, this same junction will become even more polluted with the proposed traffic control system.
- **Sustainable Transport.** Developers have made the assumption that Sawbobus will service the site. The layout of the site is not conducive to this service nor for Blue Light access.
- **Parking.** Scant regard has been made for the provision of parking for existing residents in West Road who will be adversely affected by the increase in volume of traffic in the area.
- **Amenities.** The increase in numbers from 175 to 200 dwellings was allowed on the basis for providing space for a play area and an allotment site. This must be incorporated into any consent as a legal agreement.

Crucially it is of fundamental importance that the District Council demonstrates that it will take responsibility for enforcement of any conditions that may be imposed as a part of the granting of any consent.

Lastly, We submit that there is a fundamental need for the town council to be an integral part of the development of the Masterplanning process in respect of this application.