

Sawbridgeworth Town Council



Sayesbury Manor, Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
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MAYOR
Cllr Ruth Buckmaster

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TOWN CLERK
Richard Bowran BSc.(Hons) MILCM

To: Cllrs R Buckmaster, Coysten, Hall, Royle and Shaw

PLANNING COMMITTEE MEETING

You are invited to attend a meeting of the Planning Committee of Sawbridgeworth Town Council which will take place on **Monday 12 March 2018** at 19:30 at Sayesbury Manor, Bell Street, Sawbridgeworth for the transaction of the following business.

A handwritten signature in black ink, reading "Richard Bowran", with a horizontal line underneath.

Town Clerk
6 March 2018

AGENDA

- P 17/111 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 17/112 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 17/113 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 17/114 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 26 February 2018 (P14)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 17/115 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

3/18/0370/HH **45 Vantorts Road, CM21 9NB**
[Side and rear extensions, roof alterations, permeable drive and conversion of garage to form annex](#)
Applicant: Mr & Mrs Stuart Nixon

3/18/0472/HH **25 Wychford Drive, CM21 0HA**
[Two outbuildings - Retrospective](#)
Applicant: Mr J Haley

P 17/116 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 9 March 2018

P 17/117 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

3/17/1298/HH **Garden Cottage, Bullfields, CM21 9DD**
Erection of log cabin
Applicant: Mr and Mrs Jon Leonard and Sarah Gregg
STC Comment: No objection
EHDC Decision: Granted

3/17/2908/LBC **42A Bell Street, CM21 9AN**
Replacement of window and door to rear
Applicant: Miss Alexandra Barnes
STC Comment: No objection
EHDC Decision: Granted

3/18/0018/VAR **The Ancient Raj, Knight Street, CM21 9AX**
Variation of condition 2 (Approved plans) of planning permission 3/16/1507/FUL – Demolition of restaurant and 3no garages/stores. Erection of 2no two bedroomed dwellings and 2no 3 bedroomed dwellings with associated landscaping and parking – To allow for bedrooms within the loft space of plots 1, 2 and 3 with no1 velux windows to the front slope of each property and 2no velux windows to the rear roof slope of each property
Applicant: Eden Rock Construction
STC Comment: Objection. Added dormer windows overlook the adjacent school. This is contrary to Local Adopted Plan 2007, Policy ENV1(d)
EHDC Decision: Granted

3/18/0187/OUT Land Adj. To Alston Oak, Harlow Road, CM21 0AJ

Outline application for the erection of 4 no. dwellings with all matters reserved

Applicant: Mr Azam Mirza

STC Comment: Neighbours objections noted. Overdevelopment of site. Infringing on greenbelt. This is contrary to Local Adopted Plan 2007, Policy ENV1(a) and GBC1 in that there are no “very special circumstances” where it should be permitted

EHDC Decision: Refused. “The proposal constitutes inappropriate development within the Green Belt and is, by definition, harmful to it. The proposal would be detrimental to the visual amenity of the nearby neighbours. The proposal is contrary to Policy GBC1 of the East Herts Local Plan Second Review April 2007, national planning guidance in Paragraphs 87, 88 and 89 of the National Planning Policy Framework and Policy GBR1 of the Draft East Herts District Plan 2016.”

P 17/118 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.