

# SAWBRIDGECWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth by Zoom at 7.00pm on **Monday 01 March 2021**.

#### Those present

Cllr Angela Alder  
Cllr Peter Gray  
Cllr Greg Rattey

Cllr Craig Chester  
Cllr Dinesh Patel

*(Ex-officio Cllr Furnace)*

In attendance:  
L Dale – Planning Officer

#### **P 20/113 APOLOGIES FOR ABSENCE**

To receive any apologies for absence. There were none.

#### **P 20/114 PUBLIC FORUM**

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

#### **P 20/115 DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 20/116 MINUTES**

**Resolved:** To approve as a correct record minutes of the Meeting held on:  
• 15 February 2021 (P14) [*prop Cllr Chester; secd Cllr Rattey*]

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

#### **P 20/117 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/21/0311/HH 25 Vantorts Road, CM21**

[Alterations and raising of roof. Two storey side extension and changes to fenestration](#)

**STC Comment:** Objection. Overdevelopment of site. Objection from rear neighbouring property noted. [*prop Cllr Chester; secd Cllr Rattey*]

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**3/21/0334/HH**                      **4 The Limes, CM21 9FB**  
[First floor front extension above garage to link up to main dwelling, with dormer windows and roof light windows](#)

**STC Comment:** Objection. Overdevelopment of site. Objections from neighbouring properties noted. *[prop Cllr Gray; secd Cllr Chester]*

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**3/21/0416/HH**                      **Old Meade, London Road, Spellbrook**  
[Formation of dormer to rear roof and installation of rooflight to front roof](#)

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

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**P 20/118**                      **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 February 2021.

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**3/21/0437/HH &**  
**3/21/0438/LBC**                      **2 Cambridge Road, CM21 9BS**

First floor rear extension, new first floor side window opening and alterations to ground floor roof over the kitchen

**STC Comment:** No objection & No comment. *[prop Cllr Rattey; secd Cllr Patel]*

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**P 20/119**                      **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/20/1508/VAR**                      **The Leventhorpe School, CM21**

Variation of condition 2 (approved plans) of planning permission: 3/20/0413/FUL (Demolition of existing science building and the erection of a new 2-storey teaching block [Use Class D1] with associated landscaping and the installation of an additional block of interim temporary classrooms during construction [Approximately 1068 m2 GEA] alongside the retention of temporary units approved under planning consent 3/18/2098/FUL) – Revisions to elevations of the proposed teaching block

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/2084/HH**                      **Mandevilles, Bonks Hill, CM21**

Demolition of outbuilding and erection of single storey detached garden room to provide gym and home office

**STC Comment:** No objection

**EHDC Decision:** Refused. "The proposed development would constitute development that amounts to disproportionate additions over that of the original dwelling as well as a materially larger building than that of the previous building. Therefore, the proposal equates to inappropriate development in the Green Belt. There would be other harm due to the loss of openness of the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness and loss of openness. Consequently,

the very special circumstances required to approve inappropriate development in the Green Belt do not exist. The proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2019)”

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**3/20/2211/FUL            The Meadows, London Road, Spellbrook**

Extension to outbuilding and the change of use to a dwelling

**STC Comment:** This application was withdrawn (*P11 Minutes 201130*) – STC not reconsulted

**EHDC Decision:** Refused. “The proposed scheme would re-use a building of permanent and substantial construction. However, the intensification of the site, any additional boundary treatment and the incorporation of associated domestic paraphernalia would result in adverse impact on the openness of the Green Belt and encroachment into the countryside. Furthermore, the proposed extension would result in an addition over and above the size of the original building, result in a disproportionate addition. Therefore, the proposal represents inappropriate development in the Green Belt. Other considerations would not clearly outweigh the harm by reason of inappropriateness, and any other harm. Consequently, the very special circumstances required to approve inappropriate development in the Green Belt do not exist. The proposed development would be contrary to Policy GBR1 of the East Herts District Plan (2018) and Section 13 of the National Planning Policy Framework (2019)” & “ The proposed development, by reason of the siting of the proposed dwelling outside of the Group 2 Village boundary of Spellbrook, would fail to accord with the District Plan’s hierarchy to direct development towards sustainable locations, and would not represent infill development. The proposal is therefore contrary to Policies DPS2 and VILL2 of the East Herts District Plan 2018”

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**3/20/2451/HH            17 Walnut Tree Crescent, CM21 9EB**

Ground floor side and rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/2559/HH            7 Newton Drive, CM21 9HE**

Demolition of conservatory and garage. Erection of two storey side extension and single storey front and rear elevations

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/2560/HH            14 The Crest, CM21 0ER**

Single storey rear extension, two storey side extension and part garage conversion

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/20/2591/HH            3 Rowney Wood, CM21 0HR**

Construction of new porch with lean to roof and render to existing house

**STC Comment:** No comment

**EHDC Decision:** Granted

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**3/20/2626/HH**            **16 Church Walk, CM21 9BJ**  
Two storey side and rear extension with roof lights  
**STC Comment:** No comment  
**EHDC Decision:** Granted

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**P 20/120**            **PLANNING APPEALS**

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

Meeting Closed at 7.12pm