

Sawbridgeworth Town Council

Sayesbury Manor. Bell Street, Sawbridgeworth
Hertfordshire CM21 9AN
Tel: 01279 724537



MAYOR
Cllr Annelise Furnace

e-mail: info@sawbridgeworth-tc.gov.uk
web: www.sawbridgeworth-tc.gov.uk

To: Cllrs Alder, Chester, Gray, Patel and Rattey (*Cllr Furnace*)

PLANNING COMMITTEE MEETING

You are hereby summoned to attend a meeting of this committee to be held via the video conference service **Zoom** on **Monday 26 April 2021**, following the meeting of council, at approximately 8pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Annelise Furnace'.

Town Projects Manager
20 April 2021

AGENDA

- P 20/145 APOLOGIES FOR ABSENCE**
To receive any apologies for absence
- P 20/146 PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 20/147 DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 20/148 MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 12 April 2021 (P18)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 20/149 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/21/0819/HH 18 Cambridge Road, CM21 9BS
[Removal of conservatory. Construction of single storey rear extension, raising of roof height, 3 front dormers, first floor rear extension with 3 rear dormers, new front porch, garage conversion and alterations to fenestration](#)

3/21/0833/HH **4 Rowney Wood, CM21 0HR**
[Demolition of garage. Two storey side extension incorporating Juliet balcony and single storey rear extension with roof lanterns](#)

3/21/0879/HH **10 Knight Street, CM21 9AT**
[Insertion of roof lantern to rear extension](#)

3/21/0893/FUL **7 Pishiobury Drive, CM21 0AD**
[Demolition of existing house and construction of one 2 storey detached house with basement, loft bedrooms, two balconies to rear first floor; detached garage and front entrance gates](#)

3/21/0898/HH **1 Oram Court, London Road, Spellbrook**
[Single storey rear extension, one roof light to rear elevation and front entrance canopy roof](#)

3/21/0923/HH **Spring Cottage, 22A Spellbrook Lane West, Spellbrook**
[Single storey rear extension with roof lantern](#)

3/21/0949/VAR **Farlea Spellbrook Lane West, Spellbrook**
[Variation of condition 2 \(approved plans\) of planning permission: 3/20/1955/FUL – Erection of 1, 5 bedroomed dwelling and detached garage, with the provision of a new access and an amended internal track](#)

3/21/0926/OUT **Land Adjacent to Weeping Ash, 4 High Wych Road, CM21 0AZ**
[Outline permission for single detached dwelling with detached double garage – all matters reserved except for access, landscaping and layout](#)

P 20/150 **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 23 April 2021

P 20/151 **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

3/20/1864/HH **94 Station Road, CM21 9JY**
Extension of dropped kerbs to both sides at the front of the property
STC Comment: No objection
EHDC Decision: Granted

3/21/0125/HH **22 Yewlands, CM21 9NP**
Demolition of porch. Single storey front, side and rear extensions
STC Comment: No objection
EHDC Decision: Granted

3/21/0182/HH 47 Cambridge Road, CM21 9JP

Construction of 4 loft dormer windows, with a Juliet balcony on the front elevation, insertion of rooflight at the first floor level

STC Comment: No objection

EHDC Decision: Refused. "The proposed development, by reason of the dormer windows inappropriate size, scale and design, would add considerable bulk and mass to the site that would fail to appear subservient in scale and would fail to achieve a high standard to design to respond to the context of the site, or to reflect local distinctiveness. The development would therefore be harmful to the character and appearance of the site and the surrounding area contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework" & "The proposed development, by reason of its size, scale, siting and design, would have detrimental effect upon the residential amenity of the occupants at Nos 45,49 and 51 Cambridge Road. The development would result in the loss of privacy and direct overlooking into the rear garden areas of which those occupiers ought reasonably to enjoy. The proposal would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the National Planning Policy Framework".

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. Objections of neighbours noted

EHDC Decision: Refused. "The proposed development is extensive in scale, it would harmfully dominate the appearance of the existing dwelling and would be incongruous with the character and appearance of the site and the wider area. The scale, siting and orientation of the proposed development would cause harm to the living conditions of the occupants of nearby dwellings. Furthermore, the proposal would create a risk to the retention of valuable trees to the north of the site. Therefore the proposal is contrary to Policies DES4, HOU11 and DES3 of the East Herts District Plan (2018)".

P 20/152 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/82370597566?pwd=TEVZMHBmYzFQUGF6cXdGZmtMRVBYdz09>

Meeting ID: 823 7059 7566

Passcode: **835130**