

# SAWBRIDGEWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth at 7.30 pm on **Monday 11 June 2018**.

#### Those present

Cllr Ruth Buckmaster  
Cllr Heather Riches

Cllr Don Hall  
Cllr David Royle

In attendance ex Officio:

Cllr Angela Alder

In attendance:

Lisa Dale – Planning Officer

- P 18/01 ELECTION OF COMMITTEE CHAIR**  
*Resolved:* That the chair of the Planning Committee for the civic year 2018/19 is Cllr Ruth Buckmaster [*prop Cllr Alder; secd Cllr Royle*]
- P 18/02 ELECTION OF COMMITTEE VICE-CHAIR**  
*Resolved:* That the vice-chair of the Planning Committee for the civic year 2018/19 is Cllr Don Hall [*prop Cllr Alder; secd Cllr Buckmaster*]
- P 18/03 APOLOGIES FOR ABSENCE**  
Apologies received from Cllr Coysten – unwell. Cllr Shaw was absent
- P 18/04 PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.
- P 18/05 DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members. There were none.
- P 18/06 MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 14 May 2018 (P19) ) [*prop Cllr Hall; secd Cllr Royle*]  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.
- P 18/07 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee

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**3/17/1778/FUL 11, 13 and 15 London Rd, CM21**

Crossover and driveway

**Applicant:** Swayprime Limited

**STC Comment:** *Objection. In retrospect, committee in agreement with neighbours concerns*

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**3/18/0548/HH** Dawn, 1 Walnut Tree Avenue, CM21 9JR  
Single storey rear extension  
**Applicant:** Mrs V Graney  
**STC Comment:** *No objection*

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**3/18/0786/ADV** 17 High Wych Road, CM21 0AY  
Replacement non-illuminated timber fascia and replacement free standing non illuminated swinging sign  
**Applicant:** Darren Grover  
**STC Comment:** *No objection*

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**3/18/0791/LBC** 17 High Wych Road, CM21 0AY  
Replacement non-illuminated timber fascia and removal of amenity boards  
**Applicant:** Darren Grover  
**STC Comment:** *No comment*

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**3/18/0978/FUL** Farlea, Spellbrook Lane West, Spellbrook  
Change of use of stable block to C3 – 1no 3 bedroomed dwelling  
**Applicant:** Mr Peter Bada  
**STC Comment:** *No objection*

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**3/18/1023FUL** Pishiobury House, Pishiobury Drive  
Conversion of ground floor to create 2no. 2 bedroom ground floor apartments (associated with LPA 3/14/1748/FP for conversion from office to form 6 residential units)  
**Applicant:** M&D Developments  
**STC Comment:** *No comment until further information available*

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**3/18/1024/LBC** Pishiobury House, Pishiobury Drive  
Alterations to approved ground floor & basement layout to create 2no. 2 bedroom apartments in lieu of 1no. 3 bedroom apartment with new external sunken area & glazed doors  
**Applicant:** M&D Developments  
**STC Comment:** *No comment*

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**3/18/1038/HH** 7 Reedings Way, CM21 9DX  
Two storey rear, single storey front extensions and insertion of roof light to front elevation  
**Applicant:** Mrs Ayse Casey  
**STC Comment:** *No objection*

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**3/18/1049/HH** 16 Walnut Tree Crescent, CM21 9EB  
Conversion of single storey bungalow to two storey dwelling with single storey garage extension and open canopy  
**Applicant:** Mr K Fuller  
**STC Comment:** *Objection. Overdevelopment of site. Contrary to Policy ENV1.*

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**3/18/1127/HH**      **6 The Forebury, CM21 9BD**

Two storey side extension

**Applicant:** Mr & Mrs Smith

**STC Comment:** *Objection. Overdevelopment of site. Contrary to Policy ENV1.*

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**3/18/1130/HH**      **8 Sayesbury Avenue, CM21 0ED**

Proposed single storey rear extension and alterations to ground floor fenestration

**Applicant:** Mr & Mrs Bowler

**STC Comment:** *No objection*

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**3/18/1133/PNHH**      **21 Roseacres, CM21**

Single storey rear extension with pitched roof and 3 no. rooflights – maximum depth 3.6 metres, maximum height 3.5 metres and maximum eaves height of 2.6 metres

**Applicant:** Mr Richard Whisker

**STC Comment:** *No comment*

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**3/18/1182/HH**      **Boxley, Bonks Hill, CM21 9HU**

Single storey side/rear extension

**Applicant:** Mr & Mrs Harmack

**STC Comment:** *No objection*

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**P 18/08**      **LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 08 June 2018

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**3/18/1205/LBC**      **118 Sheering Mill Lane, CM21 9ND**

Removal of 2 windows and installation of 1 set of painted timber bi-fold doors to rear elevation

**Applicant:** Mr Tayler

**STC Comment:** *No comment*

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**P 18/09**      **PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC

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**3/15/1028/FUL**      **Rivers Hospital, High Wych Road, CM21 0AB**

Erection of cancer care unit with associated car parking

**STC Comment:** No objection.

**EHDC Decision:** Granted.

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**3/18/0462/FUL**      **2 Church Street, CM21 9AB**  
Change of use from A1 to a Beauty Salon (Sui Generis)  
**STC Comment:** No objection.  
**EHDC Decision:** Granted.

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**3/18/0518/HH**      **Penrhyn, London Road, Spellbrook, CM23 4BA**  
Proposed two storey front extension and first floor side extension. First floor balconies to front, side and rear of dwelling with new first floor front external doors  
**STC Comment:** No objection.  
**EHDC Decision:** Refused. Overdevelopment. Out of keeping and harmful to the character and appearance of existing building and surrounding area. Inappropriate development in Green Belt. Loss of privacy to occupants of "Badencourt" & "Brambles"

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**3/18/0603/HH**      **11 Bell Mead, CM21 9ES**  
Rear single storey extension: Front single storey porch: Alter existing Upvc cladding to brick slips  
**STC Comment:** No objection.  
**EHDC Decision:** Refused. "The proposed developments, by reason of the materials proposed, fails to achieve a high standard of design to respond to the context of the site, or to reflect local distinctiveness. The developments would therefore be harmful to the character and appearance of the existing dwelling, adjoining row of terraces and surrounding area, contrary to Policy ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007"

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**3/18/0608/HH**      **9 Lowfield, CM21 9HL**  
Two storey side extension, single storey front extension, single storey rear extension, new ground floor side door and window  
**STC Comment:** No objection.  
**EHDC Decision:** Granted.

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**3/18/0623/LBC**      **4 Potters Mews, Bell Street, CM21 9GY**  
Replace side window in attic with new softwood single glazed heritage casement window. Re-insert ground floor east flank window into an existing opening that had been plaster boarded up.  
**STC Comment:** No objection.  
**EHDC Decision:** Granted.

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**3/18/0626/HH**      **50 Sayesbury Road, CM21 0EB**  
Single storey rear extension  
**STC Comment:** No objection.  
**EHDC Decision:** Refused. "The proposed single storey rear extension would result in a prominent addition to the building which would be detrimental to the character and appearance of the existing building, the street scene and that of the surrounding area. The extension would create a poor relationship with the neighbouring property at No.48 Sayesbury and be detrimental to the amenity of its occupiers. The proposal would thereby be contrary to Policies ENV1, ENV5 and ENV6 of the East Herts Local Plan Second Review April 2007 and the National Planning Policy Framework"

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**3/18/0630/FUL**      **Italstyle Buildings, Harlow Road, Sawbridgeworth, CM20 2HE**  
Construction of 2no. B2 general industrial units.

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The site is situated within a flood plain and the proposed development would build within 8 metres of the River Stort without providing an adequate buffer. The proposed development would impede the flow of floodwater and reduce the capacity of the flood plain, consequently increasing the risk of flooding elsewhere and to property and people. The proposed development would thereby be contrary to Policy ENV19 of the East Herts Local Plan Second Review April 2007 and Section 10 of the National Planning Policy Framework."

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**3/18/0665/HH**      **Burton House, Burtons Mill Lane, CM21 9PL**

Replace part fence/part conifer hedge border with a 1.98 metre close boarded timber fence and gate.

**STC Comment:** No objection.

**EHDC Decision:** Refused. "The proposed development by reason of its size, design and siting, together with the loss of existing hedgerow would appear unduly prominent and conspicuous within the street scene and would be out of keeping with and detrimental to the character and appearance of the site, the street scene and the Sawbridgeworth Conservation Area. The proposal would thereby be contrary to policies ENV1 and BH6 of the East Herts Local Plan Second Review April 2007"

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**3/18/0745/HH**      **17 Burnside, CM21 0EP**

Garage conversion to habitable accommodation, roof lights added on the rear roof, part two storey and part first floor side extension, new ground floor side window openings, front hanging tiles replaced with horizontal painted cladding.

**STC Comment:** No objection although concern raised about appropriate distant between properties (ie no overhang of guttering etc) being maintained

**EHDC Decision:** Granted.

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**3/18/0775/PNHH**      **21 Roseacres, CM21 0BU**

Single storey rear extension: Depth 3.3 metres, Maximum height 3.6 metres, Eaves height 2.6 metres

**STC Comment:** No objection.

**EHDC Decision:** Application withdrawn by Applicant/Agent

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**P 18/10      PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

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**18/00009/REFUSE**      **Land Adj Alston Oak, Harlow Road, Sawbridgeworth**

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Meeting Closed at 20:02

The next scheduled meeting of the Committee is at around 8.30pm on Monday 25 June 2018

*R.O. Buechel*  
*25-6-18*