

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 19 May 2025** at 8.00pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr Steve Smith - Exited meeting at
8.10pm due to work commitments -
apologies accepted

Cllr Angus Parsad-Wyatt
Cllr Simon Penney

In attendance:

L Dale – Planning Officer
C Hunt – Town Clerk

P 25/01 ELECTION OF CHAIRMAN

Resolved: To elect a chairman of the committee for the year 2025/26. Cllr Nathan Parsad-Wyatt was elected chairman of the committee for the year 2025/26. *[prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster]*

P 25/02 ELECTION OF DEPUTY CHAIRMAN

Resolved: To elect a deputy chairman of the committee for the year 2025/26. Cllr Ruth Buckmaster was elected deputy chairman of the committee for the year 2025/26. *[prop Cllr N Parsad-Wyatt; secd Cllr S Smith]*

P 25/03 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr Pagdades and accepted.

P 25/04 PUBLIC FORUM

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

P 25/05 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/06 MINUTES

Resolved: To approve as a correct record the minutes of the Meeting held on:
• 28 April 2025 (P19) *[prop Cllr Buckmaster; secd Cllr S Penney]*

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. There were none.

P 25/07 S106 PRIORITIES

To compile and review the suggested funding points from Section 106 funds, which are contributions from developers to support the costs of new community and social infrastructure in the town – Cllr Penney expressed his concern and disappointment regarding the allocation of Section 106 monies (recently approved application 3/18/2737/FUL) (SAWB4) Land at Cambridge Road (Kecksys Farm) **Action:** Town Clerk to submit letter to EHDC to see if there has been any consideration or exploration of introducing the Community Infrastructure Levy (CIL) locally. CIL could offer a more transparent and consistent framework for funding infrastructure, distributing costs more evenly.

P 25/08 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion – Cllr Penney to confirm date of proposed presentation by Jonathan Stock (Stansted Airport Head of Communications)

P 25/09 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/0679/HH 1 Brookfields, CM21 0EJ

[Single storey front extension, loft conversion, roof extensions, re-profiled roof with front and rear dormers](#)

STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr R Buckmaster*]

3/25/0707/HH 16 Cherry Gardens, CM21 9DW

[Demolition of existing sheds & outbuildings and erection of single storey annexe](#)

STC Comment: No objection subject to neighbouring amenity being protected [*prop Cllr A Parsad-Wyatt; secd Cllr Penney*]

3/25/0733/HH 6 The Orchards, CM21 9BB

[Erection of single rear extension with 2 skylights](#)

STC Comment: No objection [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

3/25/0721/FUL Land Adjacent to 21-23 Bullfields, CM21 9DE

[Demolition of garage. Erection of a two storey side extension creating retail \(class E\) at ground floor and residential dwelling \(class C3\) at first floor. Re-paving with SUDS paving. New fencing and cycle shed. Erection of single storey rear extension to create store for existing shop](#)

STC Comment: No objection (comment as per previous application - support the installation of EV charging point in the town) [*prop Cllr A Parsad-Wyatt; secd Cllr Penney*]

3/25/0738/HH 25 Atherton End, CM21 0BS

[Erection of single storey front extension](#)

STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr A Parsad-Wyatt*]

P 25/10 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 16 May 2025.

3/25/0799/HH 1 Falconers Park, CM21 0AU

Demolishment of garage, removal of front bay window and porch. Erection of two storey side extensions, single rear extension and front porch. Removal of a chimney and alterations to the fenestration

STC Comment: No objection [*prop Cllr A Parsad-Wyatt; secd Cllr S Smith*]

P 25/11 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/24/2263/FUL Dorringtons Ltd, Station Road, CM21 9JY

Erection of packing building, re-location of emergency generator and associated enclosure and creation of retaining wall

STC Comment: No objection however urge Dorringtons maintain good relationship with existing neighbours

EHDC Decision: Granted

3/25/0309/LBC 16 Station Road, CM21 9AZ

Remove existing tiles on front and rear roof pitches, replace existing membrane with new breathable membrane and reinstate tiling. Installation of internal roof vents and ridge vents and renewal of the aged felt and gutter box. Strip out and upgrade of existing non-compliant insulation in both front and rear with sheeps wool

STC Comment: LBC – noted.

EHDC Decision: Granted

3/25/0344/HH Garage on Fair Green (which belongs to Corner House, Vantorts Road) CM21 9AJ

Replace garage doors and roof, and repair external wall

STC Comment: Support application

EHDC Decision: Granted

3/25/0411/HH Stort House, 17 The Forebury, CM21 9BD

Two-storey replacement and enlarged rear extension and associated alterations. New attached new single-storey pool house and gym and associated alterations

STC Comment: No objection provided neighbours amenity is protected

EHDC Decision: Refused. “The proposed development, by virtue of its size, scale, mass, siting and design, would fail to represent subservient additions to the existing dwelling. As a result, the proposed development would appear as incongruous, to the detriment of the character and appearance of the existing dwelling. Accordingly, the proposed development does not represent a high standard of design and is therefore contrary to Policies HOU11 and DES4 of the East Herts District Plan and the NPPF.”

3/25/0503/HH 29 Wychford Drive, CM21 0HA

Removal of rear conservatory. Part single and part two-storey rear extension and insertion of first floor windows. First floor front extension. Garage conversion, replace garage door with front window, alterations to fenestration and addition of render (variations to approved scheme 3/24/2290/HH)

STC Comment: No objection

EHDC Decision: Refused. “The proposed first floor front extension, by reasons of the scale, size and positioning would add a dominating and incongruous addition to the host property to the detriment of the character and appearance of the host property and that of the surrounding streetscene of Wychford Drive. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework.” & “The proposed first floor front extension, by reason of its positioning, scale and massing, would have a detrimental effect upon the amenities of the adjoining property, by reason of its overbearing impact, the impact on the availability of sunlight, and the impact on natural light, and would thereby be contrary to Policy DES4 of the East Herts District Plan 2018.”

P 25/12 PLANNING APPEALS

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

Meeting Closed at 8.17pm