

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 9 June 2025** at 7.00pm.

Those present

Cllr Ruth Buckmaster (Chair)
Cllr Steve Smith

Cllr Simon Penney

In attendance:
C Hunt – Town Clerk
Cllr Eric Buckmaster
Cllr Greg Rattey

P 25/13 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received from Cllr Pagdades, Cllr N Parsad-Wyatt and Cllr A Parsad-Wyatt and accepted.

P 25/14 PUBLIC FORUM

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

P 25/15 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/16 MINUTES

Resolved: To approve as a correct record the minutes of the Meeting held on:

- 19 May 2025 (P01) [*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 25/17 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 – The Clerk had **completed his action** by contacting Jackie Bruce, EHDC section 106 officer. She replied as follows:- “The Section 106 contribution amounts and designated uses were agreed back in 2020 when the planning application was approved at the Planning Committee on 09/09/2020 (subject to the S106 Agreement being signed), and the unfortunately due to probate

issues the planning app and S106 were not officially granted until 16/05/2025. Therefore, the total S106 contribution amounts and uses are as listed below as they were agreed back in 2020 and I cannot change them:

- Recycling and refuse Container Provision for new residents £10,174
- Sports hall Contribution to Leventhorpe Leisure Centre and/or Grange Paddocks Leisure Centre £79,823
- Swimming pool contribution £85,183 to Leventhorpe Leisure Centre and/or Grange Paddocks Leisure Centre.
- Health and Fitness Contribution £32,667 to Leventhorpe Leisure Centre and or Grange Paddocks Leisure Centre.
- Community Buildings Contribution £69,243 to the Bullfields Centre.
- Playing Pitches contribution £17,421 to Sawbridgeworth Town FC

However, the S106 Agreement has the additional wording “and/or alternative provision serving the development as agreed between the Owners and the Council in writing” so there is some flexibility going forward.”

P 25/18 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 25/19 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/0776/VAR Garage on Fair Green (belongs to Corner House, Vantorts Road)

[Variation of condition 3 \(materials\) pursuant to planning permission: 3/25/0344/HH dated 29.04.2025 \(For: Replace garage doors and roof, and repair external wall\). The amendments include roof material changed from plain tile to light weight bitumen profile roof to match the existing](#)

STC Comment: No objection [*prop Cllr R Buckmaster; secd Cllr S Smith*]

3/25/0801/HH 40 Pishiobury Drive, CM21 0AE

[Demolition of a single storey rear extension, garage and car port and front projection. Construction of a two storey front and side extension and part two storey, part single rear extension. Raising of the ridge height to create second floor and addition of rear dormers. Creation of a first floor terrace. Insertion of first floor and second floor windows and alterations to the fenestration.](#)

STC Comment: *Cllr Penney declared an interest in this matter as he knew the owners of the property for this application. Due to this a vote could not take place as the meeting at this point was inquorate. This matter has been **deferred to the 30th June** meeting for further consideration with more members in attendance.*

P 25/20 LATE PLANNING APPLICATIONS

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

3/25/0630/HH 12 Fairway CM21 9NJ

Erection of a two storey side extension

STC Comment: No objection [*prop Cllr Penney; secd Cllr S Smith*]

P 25/21 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/18/2735/FUL (SAWB4) Land at Cambridge Road

Hybrid planning application comprising: Full planning permission for 85 dwellings along with a new access onto Cambridge Road, provision of new spine road, landscaping, associated infrastructure and the demolition of existing dwelling; and Outline planning permission for 99 dwellings with associated open space, landscape and infrastructure with all matters reserved except access.

STC Comment: Objection – [Please follow link to see comment submitted](#)

EHDC Decision: Granted

3/25/0527/HH 10 Falconers Park, CM21 0AU

Erection of single storey attached garage

STC Comment: No objection however urge applicant to engage with neighbours regarding their concerns

EHDC Decision: Refused. "The proposed development by its location, design, and size fails to achieve a high standard of design that responds successfully to the verdant nature of the site and its local distinctiveness. The proposed development is therefore considered harmful to the character and appearance of the site and surrounding streetscene contrary to Policies DES4, HOU11 of the East Herts District Plan 2018 and the National Planning Policy Framework 2023."

3/25/0537/HH Dell View, London Road, CM23 4AU

Windows replacement and change of external material finishes

STC Comment: No objection

EHDC Decision: Granted

3/25/0538/HH 4 Truswell Crescent, CM21 0FR

Erection of single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/25/0560/HH 39 West Road, CM21 0BJ

Removal of canopy roof and erection of single storey rear extension with rooflights

STC Comment: No objection

EHDC Decision: Granted

3/25/0582/HH 47 Barnard Road, CM21 9DY

Demolition of garage. Erection of single storey side extension incorporating a roof lantern and erection of front porch

STC Comment: No objection

EHDC Decision: Granted

3/25/0586/HH 22 Giffin Way, CM21 0DW

Single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

3/25/0597/HH 7 Brookfields, CM21 0EJ

First floor rear extension incorporating first floor side facing Juliet balcony, single storey rear extension, garage and covered area conversion. New first floor, ground floor and rooflight windows, changes to fenestration and new pitched roof to replace first floor flat roof.

STC Comment: No objection in principle provided applicant engages with neighbouring properties to address issues of privacy and ensure obscured glass be used on overlooking windows

EHDC Decision: Granted

3/25/0602/HH 7 Wimbourne Close, CM21 0EA

Removal of conservatory and shed. Construction of single storey rear extension with roof lantern window and two storey side extension. Replace front dormer flat roof with a pitched roof. Front porch infill with pitched roof above and replace ground floor front flat roof with a pitched roof. Alterations to the fenestration

STC Comment: No objection in principle provided applicant engages with neighbouring properties to address issues of privacy and ensure obscured glass be used on overlooking windows

EHDC Decision: Granted

P 25/22 PLANNING APPEALS

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

Meeting Closed at 7.17pm