

# Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth  
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**MAYOR**  
Cllr Salvatore Pagdades  
**TOWN CLERK**  
Christopher Hunt Dip. CSMP®

To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, Pagdades, Penney, S Smith

## **PLANNING COMMITTEE MEETING**

You are hereby summoned to attend a meeting of this committee to be held in the council chamber, at Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 9 June 2025**, at 7:00pm, to transact the business as set out in the agenda below.

Handwritten signature of Christopher Hunt, Town Clerk.

Town Clerk  
3 June 2025

## **AGENDA**

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|-------------------------|---|
| <b>P 25/13</b><br>[ 🖐 ] | <b>APOLOGIES FOR ABSENCE</b><br>To receive and approve any apologies for absence  |
| <b>P 25/14</b>          | <b>PUBLIC FORUM</b><br>To receive representations from members of the public on matters within the remit of the Planning Committee  |
| <b>P 25/15</b>          | <b>DECLARATIONS OF PECUNIARY INTEREST</b><br>To receive any Declarations of Interest by Members   |
| <b>P 25/16</b>          | <b>MINUTES</b><br>To approve as a correct record the minutes of the Meeting held on: <ul style="list-style-type: none"><li>• 19 May 2025 (P01)</li></ul><br>To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. |
| <b>P 25/17</b>          | <b>S106 PRIORITIES</b><br>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.                                   |

**P 25/18 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion

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

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

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**3/25/0776/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

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**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.

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**P 25/20 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 6 June 2025

**P 25/21 PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**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

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**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.”

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**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

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**3/25/0538/HH**                      **4 Truswell Crescent, CM21 0FR**  
Erection of single storey rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**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

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**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

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**3/25/0586/HH**                      **22 Giffin Way, CM21 0DW**  
Single storey rear extension  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**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

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**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

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**P 25/22**

**PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

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**Five Farthings, Redricks Lane**

**LPA Appeal Reference: 25/00016/REFUSE**

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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.