

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 30 June 2025** at 7.45pm.

Those present

**Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr Simon Penney**

**Cllr Angus Parsad-Wyatt
Cllr Salvatore Pagdades
Cllr Steve Smith**

In attendance:

C Hunt – Town Clerk

L Nolan – Planning Officer

Cllrs Eric Buckmaster & Rattey

3 Members of Public

P 25/23 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received. All present

P 25/24 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Resident of The Gables raised concerns regarding the building works being carried out on 27 Bell Street. She has written to Planning Enforcement and it was agreed by Cllr N Parsad-Wyatt that the committee would also make contact with EHDC to ensure the building works are being carried out in line with granted permissions.

P 25/25 DECLARATIONS OF PECUNIARY INTEREST

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

P 25/26 MINUTES

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

- 9 June 2025 (P02) [*prop Cllr Penney; secd Cllr S Smith*]

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

P 25/27 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.

P 25/28 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion - Jonathan Stock (Stansted Airport Head of Communications) to give presentation at the conclusion of this meeting

P 25/29 SECTION 106 FUNDING & COMMUNITY INFRASTRUCTURE LEVY (CIL)

To explore introducing CIL locally to ensure fair distribution of future funding. Response received from EHDC to confirm this has been looked into previously but there was no change planned at this time.

P 25/30 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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: No objection in principle provided EHDC deem ridge height to be in proportion and the tree remains protected [*prop Cllr S Smith; secd Cllr R Buckmaster*]

3/25/0911/HH 51 Bullfields, CM21 9DF

First floor rear extension, insertion of two first floor side windows and replacement of first floor front window

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

P 25/31 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 27 June 2025.

3/25/0549/HH 31 Pishiobury Drive, CM1 0AD

Proposed front garden wall with metal railings and electric metal gates. Relocation of front access and associated landscaping

STC Comment: No objection provided conservation comments are considered and is kept in line with No.29 [*prop Cllr Penney; secd Cllr S Smith*]

3/25/0958/HH 4 High Wych, CM21 0AZ

Single storey side extension

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

P 25/32 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/0408/FUL 26 Knight Street, CM21 9AT

Demolition and replacement of outbuilding, repositioning and replacement of gates and concrete apron to front entrance (retrospective)

STC Comment: No objection

EHDC Decision: Refused. "The works by reason of their inappropriate use of materials, have resulted in less than substantial harm to the significance of the Listed Buildings known as 26 Knight Street and 28 Knight Street, due to negative impact on their setting and also less than substantial harm to the character and appearance of the Conservation Area. As this harm is avoidable through the use of more appropriate materials, it is not considered that it can be outweighed by the public benefits of the outbuilding. The proposals would therefore conflict with Policies HA1, HA4 and HA7 of the District Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework 2024.

3/25/0428/FUL

41 Station Road, CM21 9JY

Erection of new detached dwelling with associated parking and amenity

STC Comment: No objection

EHDC Decision: Refused. "The proposal due to its siting, layout, scale, massing and design would have a cramped and urbanising impact upon the character and appearance of Station Road and the surrounding Conservation Area. As such the proposals would result in less than substantial harm with no clear public benefit, it is therefore contrary to policies DES4, HA1 and HA4 of the East Herts District Plan 2018, Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework 2024. The proposal due to its position and location, in close proximity to trees would overshadow

and create loss of light to the future occupiers of the development which in turn would add pressure to the removal of the tree within the conservation area contrary to policy DES3, DES4 of the East Herts District Plan 2018 and guidance of the National Planning Policy Framework 2024. In the absence of secured mitigation, the proposal would result in harm to Hatfield Forest Site of Special Scientific Interest and National Nature Reserve and no benefits which clearly outweigh the harm have been identified. The proposal is contrary to policy NE1 of the East Herts District Plan, Section 15 of the NPPF and Section 28 of the Wildlife and Countryside Act 1981 (as amended). Due to inconsistent information on the Arboricultural Impact Assessment, Planning Statement and Biodiversity Assessment, the Local Planning Authority is unable to fully assess the impact on the hedgerow within and adjoining the site. The proposals are therefore contrary to Policies DES3, DES4 and NE4 of the East Herts District Plan 2018. Owing to the inconsistent plans and inaccurate information, the local planning authority cannot make an accurate or meaningful determination of the proposal against relevant planning policies contrary to the requirements of the Town and Country Planning Act (Development Management Order) 2015"

3/25/0492/HH

6 Rowan Walk, CM21 9EF

Retrospective raising of a boundary fence to 8ft in height

STC Comment: No objection

EHDC Decision: Refused "The proposal, by reason of its materials, appearance, size and scale, would amount to an incongruous and inappropriate addition to the property that would detract from the appearance of the Conservation area and the significance and setting of the identified heritage assets, to the detriment of the character and appearance of the area and that of the dwelling at No.6 Rowan Walk. The proposal would lead to less than substantial harm to the adjacent Listed Buildings and the Conservation Area, which has not been demonstrated as being outweighed by benefit to the public, contrary to Policies HA1, HA4, HA7, DES4 and HOU11 of the East Herts District Plan 2018, the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF."

3/25/0519/HH Greenways, The Drive, CM21 9EP

Erection of single storey front extension and conversion of a store into habitable accommodation for an annexe, with a roof terrace over; alterations to front entrance way and fenestration

STC Comment: No objection

EHDC Decision: Granted

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

Demolition of existing sheds and outbuildings and erection of single storey annexe

STC Comment: No objection subject to neighbouring amenity being protected

EHDC Decision: Granted

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

Erection of single storey rear extension with 2 skylights

STC Comment: No objection

EHDC Decision: Granted

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

Erection of single storey front extension

STC Comment: No objection

EHDC Decision: Granted

P 25/33 PLANNING APPEALS

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

Meeting Closed at 7.58pm