

# Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth  
Hertfordshire CM21 9AN  
Tel: 01279 724537



e-mail: [info@sawbridgeworth-tc.gov.uk](mailto:info@sawbridgeworth-tc.gov.uk)  
web: [www.sawbridgeworth-tc.gov.uk](http://www.sawbridgeworth-tc.gov.uk)

**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 14 July 2025**, at 7:00pm, to transact the business as set out in the agenda below.

A handwritten signature in black ink, appearing to read 'Christopher Hunt'.

Town Clerk  
08 July 2025

## **AGENDA**

- P 25/34**      **APOLOGIES FOR ABSENCE**  
[👏]      To receive and approve any apologies for absence
- P 25/35**      **PUBLIC FORUM**  
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 25/36**      **DECLARATIONS OF PECUNIARY INTEREST**  
To receive any Declarations of Interest by Members
- P 25/37**      **MINUTES**  
To approve as a correct record the minutes of the Meeting held on:  
• 30 June 2025 (P03)  
  
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 25/38**      **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 25/39 NEIGHBOURING DEVELOPMENTS**  
To report & receive updates on proposed neighbouring developments.
- Stansted Airport Expansion
- P 25/40 SECTION 106 FUNDING & COMMUNITY INFRASTRUCTURE LEVY (CIL)**  
To explore introducing CIL locally to ensure fair distribution of future funding
- P 25/41 PLANNING APPLICATIONS RECEIVED FROM EHDC**  
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.
- P 25/42 LATE PLANNING APPLICATIONS**  
To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 July 2025
- P 25/43 PLANNING DECISIONS MADE BY EHDC**  
To receive Planning Decisions from EHDC.

---

**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

**EHDC Decision:** Granted

---

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

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 lightweight bitumen profile roof to match the existing.

**STC Comment:** No objection

**EHDC Decision:** Granted

---

**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

**EHDC Decision:** Refused. "The proposed development, by virtue of its size, scale, mass, siting, design and materials, would fail to represent subservient additions, overwhelming the existing dwelling. As a result, the proposed development would appear as dominating and incongruous, to the detriment of the character and appearance of the existing dwelling. Moreover, due to the corner plot location of the site, the proposed development would also appear incongruous and unduly prominent within the streetscenes of Falconers Park and Hand Lane. Accordingly, it is considered that 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."

---

**P 25/44**

**PLANNING APPEALS**

To receive notification from EHDC of Planning Appeals

---

**10 Falconers Park, CM21 0AU**  
**LPA Appeal Reference: 25/00036/REFUSE**

---

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.