

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

Town Clerk
9 September 2025

AGENDA

- P 25/55** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 25/56** **PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 25/57** **DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 25/58** **MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 14 July 2025 (P04)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 25/59** **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 25/60 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion

P 25/61 DELEGATED POWERS

Report on comments made under delegated powers

3/23/2228/FUL Coach House, Redricks Lane, CM21 0RL
Change of use of grassed area to an outdoor air rifle range (use class: sui generis), together with the erection of an outbuilding for the air rifle range and alterations to an existing building, including addition of a porch extension
STC Comment: *Urge EH to consider the impact of additional noise on residential amenity*

3/25/1022/FUL Spellbrook House, London Road, Spellbrook, CM23 4AU
Demolition of an existing residential dwelling and associated outbuildings and the erection of 8no. 3 bed residential dwellings, together with car parking, air source heat pumps, associated landscaping and new access
STC Comment: *No objection*

3/25/1087/VAR Land At Railway Meadow, London Road, Spellbrook
Variation of conditions 2 (approved plans), 11 (landscaping), 15 (drainage), 18 (access arrangements) and 22 (foundations) of planning permission: 3/24/0957/VAR for: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure. Amendments to reflect: minor alteration to size of utility spaces, blocking up of ground floor windows, update of condition triggers and removal of requirements for biodiversity net gain
STC Comment: *No objection*

3/25/1126/HH 11 New Street, CM21 9BA
Single and two-storey side and rear extensions
STC Comment: *No objection*

3/25/1188/HH 1 Falconers Park, CM1 0AU
Demolishment of existing garage, construction of two storey side extensions, single storey rear extension, front porch, fenestration alteration
STC Comment: *No objection*

3/25/1205/HH 69 Cambridge Road, CM21 9JP
Part demolition of side extension and full demolition of external garage. Construction of porch extension, first floor side extension, rear ground floor extension and boundary wall
STC Comment: *No objection*

3/25/1223/HH 34 Brook Lane, CM21 0EL
Demolition of front porch. Erection of pitched roof across front bay windows. Re-configure roof by raising eaves and ridge height, incorporating roof lights. Insertion of fenestration. Alterations to materials
STC Comment: *No Objection*

3/25/1237/HH &

3/25/1238/LBC 50 Bell Street, CM21 9AN

Addition of 15 No. PV solar panels onto the rear slopes of the roof at 50 Bell Street (also including on the roof of 3 The Square) to improve the energy efficiency of 50 Bell Street

STC Comment: *No comment as application has been withdrawn.*

P 25/62 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1306/VAR Steeple View, 35 The Forebury, CM21 9BD

Variation of appeal conditions 4 (specified windows and rooflights), 7 (external materials), and 10 (no additional windows or openings) from appeal approval ref APP/J1915/W/23/3325473 of planning application 3/22/2159/FUL (garage conversion to a one-bedroom detached two-storey dwelling, insertion of ground floor windows, installation of air source heat pump, and photovoltaic roof panels)

3/25/1334/PNHH 104 Sheering Mill Lane, CM21

Single storey rear extension with monopitch roof, length 6.62m, height 3.41m

P 25/63 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 July 2025

P 25/64 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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

Single storey side extension with 4 rooflight windows

STC Comment: No objection

EHDC Decision: Granted

3/25/1146/PNHH 22 West Road, CM21 0BL

Erection of single storey rear extension. Depth; 5.00m, Height 3.33m, Eaves 2.25m

STC Comment: No objection

EHDC Decision: Prior Approval is not Required

P 25/65 PLANNING APPEALS

To receive notification from EHDC of Planning Appeals

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.