

# SAWBRIDGEGWORTH TOWN COUNCIL

## PLANNING COMMITTEE

### Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 27 January 2025** at 8.55pm.

#### Those present

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

**Cllr Angus Parsad-Wyatt**  
**Cllr Simon Penney**

In attendance:  
C Hunt – Town Clerk  
L Nolan – Planning Officer

Cllr Pagdades

#### **P 24/115 APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received from Cllr S Smith (work commitments) and accepted [*prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster*]

#### **P 24/116 ELECTION OF COMMITTEE MEMBER**

To elect a committee member following the resignation of Cllr Rider. Cllr Salvatore Pagdades was proposed at the full town council meeting (M07 250127 – item 24/124) by Cllr R Buckmaster and seconded by Cllr N Parsad-Wyatt. Voted & agreed. Cllr N Parsad-Wyatt welcomed Cllr Pagdades.

#### **P 24/117 PUBLIC FORUM**

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

#### **P 24/118 DECLARATIONS OF PECUNIARY INTEREST**

To receive any Declarations of Interest by Members. Cllr R Buckmaster declared a non-pecuniary interest in application 3/24/2263/FUL – Dorringtons Limited, Sation Road.

**P 24/119 MINUTES**

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

- 13 January 2025 (P12) [*prop Cllr R Buckmaster; secd Cllr Penney*]

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

**P 24/120 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 24/121 NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments. None received.

**P 24/122 PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/24/2286/HH 15 Brook Road, CM21 9HA**

[Demolition of conservatory and detached garden room. Erection of single storey rear extension and detached store room. Alterations to rear patio land levels and alterations to fenestration](#)

**STC Comment:** No objection in principle however urge applicant to address neighbouring property's concerns [*prop Cllr R Buckmaster; secd Cllr Penney*]

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**3/24/2314/VAR Land off Spellbrook Lane West, CM23 4AY**

[Variation of conditions 15 \(energy/climate change\) and 18 \(biodiversity gain plan\) pursuant planning permission 3/22/0289/FUL dated 03.05.2022 \(for: Erection of two detached four bedroom dwellings with detached 3 bay garages, driveways and landscaping\). The amendments include addition of air source heat pumps, change Biodiversity Gain from onsite to offsite offsetting, propose separate condition for bat and bird boxes](#)

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

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**3/25/0058/HH Inglis, Spellbrook Lane West, CM23 4AY**

[Insertion of 2 windows to flank elevations](#)

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

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**P 24/123 LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 24 January 2025.

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**3/24/2263/FUL Dorringtons Limited, Station Road**

Erection of packing building, re-location of emergency generator and associated enclosure and creation of a retaining wall

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

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**3/25/0087/HH**                      **16 Newton Drive, CM21 9HE**  
Erection of single storey rear extension  
**STC Comment:** No objection [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

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**3/25/0109/HH**                      **Firleighs, 72 Pishiobury Drive, CM21 0AF**  
Creation of new entrance, conversion of garage to habitable room with insertion of door to flank elevation, external alterations and erection of cladding  
**STC Comment:** No objection [*prop Cllr Pagdades; secd Cllr R Buckmaster*]

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**P 24/124**                      **PLANNING DECISIONS MADE BY EHDC**  
To receive Planning Decisions from EHDC.

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**3/24/0668/FUL**                      **15 Cambridge Road, CM21 9JP**  
Demolition of existing dwelling property and outbuildings. Erection of two blocks comprising a total of 5 flats and 2 one and a half storey dwellings with parking, access and landscaping  
**STC Comment:** We raise concerns relating to highways and access, loss of trees and biodiversity, lack of green space, sustainable materiality/energy consumption and neighbouring amenity  
**EHDC Decision:** Granted

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**3/24/1988/HH**                      **Fairswell, 25 Vantorts Road CM21 9NA**  
Erection of single storey side garage extension (retrospective)  
**STC Comment:** Dislike retrospective applications however no objection in principle  
**EHDC Decision:** Granted

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**3/24/2156/CUAPN**                      **East Barn, Redricks Farm, Redricks, Lane, CM21 0RL**  
Change of use of agricultural building to class E (g)(i) office  
**STC Comment:** No objection  
**EHDC Decision:** Prior approval is Required and Granted Subject to Conditions

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**3/24/2219/HH**                      **40 East Park, CM21 9EX**  
Conversion of garage to habitable room. Single storey side extension. Erection of external wall insulation with render finish to garden room. Raising of garden room roof and alterations to fenestration to flank elevation  
**STC Comment:** No objection  
**EHDC Decision:** Granted

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**P 24/125**                      **PLANNING APPEALS**  
To receive notification from EHDC of Planning Appeals. There were none.

Meeting Closed at 9.06pm