

Sawbridgeworth Town Council

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MAYOR
Cllr Reece Smith
TOWN CLERK
Christopher Hunt Dip. CSMP®

To: Cllrs R Buckmaster, A Parsad-Wyatt, N Parsad-Wyatt, 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 27 January 2025**, at the conclusion of the 7:00pm Town Council meeting, to transact the business as set out in the agenda below.

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

Town Clerk
21 January 2025

AGENDA

- P 24/115** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 24/116** **ELECTION OF COMMITTEE MEMBER**
 To elect a committee member following the resignation of Cllr Rider
- P 24/117** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/118** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 24/119** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 13 January 2025 (P12)
- To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.

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.

P 24/122 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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](#)

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](#)

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

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

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

P 24/124 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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

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

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

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

P 24/125 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.