

# 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 24 February 2025** at 8:01pm.

#### Those present

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

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

In attendance:  
L Nolan – Planning Officer

Cllr E Buckmaster

#### **P 24/137      APOLOGIES FOR ABSENCE**

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

#### **P 24/138      PUBLIC FORUM**

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

#### **P 24/139      DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 24/140      MINUTES**

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

- 10 February 2025 (P14) [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

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

#### **P 24/141      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 24/142      NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.  
There were none

**P 24/143      PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/24/2280/HH      Muffitts, 11 Beech Drive, CM21**

[Part loft, part one and a half storey rear extension, incorporating a Juliet balcony and two rooflight windows. Single storey front extension and raising of the garage roof. Infilling of a side facing window and alterations to the fenestration](#)

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

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**3/24/2314/VAR      Land off Spellbrook Lane West, CM21**

[Variation of conditions 2 \(approved plans\) and 18 \(biodiversity gain plan\) pursuant to 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 and propose separate condition for biodiversity net gain and bat/bird boxes](#)

**STC Comment:** No objection [*prop Cllr R Buckmaster; secd Cllr Pagdades*]

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**3/25/0083/FUL      Land Adj 21-23 Bullfields, CM21**

[Demolition of garage. Erection of a two storey side extension creating retail unit \(class E a\) at ground floor and residential flat \(class C3\) at first floor. Re-paving for front parking area with associated cycle parking. Single storey rear extension, fencing, installation of Air Source Heat Pump for flat and a condenser for retail unit](#)

**STC Comment:** No objection (comment as per previous application – support the installation of EV charging point in the town [*prop Cllr A Parsad-Wyatt; secd Cllr S Penney*])

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**3/25/0118/HH      23 Greenstead, CM21 9NY**

[Erection of single storey rear extension incorporating rooflights. Replacement of doorway window and creation of external steps](#)

**STC Comment:** No objection [*prop Cllr R Buckmaster; secd Cllr Pagdades*]

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**3/25/0157/HH      Five Farthings, Redricks Lane, CM21 0RL**

[Demolition of garage and part demolition of house. Construction of two storey and part single storey rear extensions, alterations to roof form to facilitate loft conversion, including raising the roof height, front and rear facing and dormers and front gable. Infilling of front elevation. Alterations and additions to fenestrations, doors and cladding. Alteration to first floor front terrace. New pitched roof to replace flat roof on single storey front projection](#)

**STC Comment:** No objection [*prop Cllr S Smith; secd Cllr Pagdades*]

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**3/25/0199/HH      The Lodge, Hyde Hall, Hallingbury Road**

[Demolition of existing outbuildings and erection of single storey outbuildings for use as office, car lodge, gym and fitness area](#)

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

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**P 24/144      LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 21 February 2025.

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**3/25/0011/HH      140 West Road, CM21 0BW**

Proposed attached side carport with a storage room above incorporating a front facing rooflight window

**STC Comment:** No objection [*prop Cllr S Smith; secd Cllr S Penney*]

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**P 24/145      PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/1710/VAR      Fairswell, 25 Vantorts Road, CM21 9NA**

Retrospective Variation of Condition 2 (approved plans) of 3/22/0211/FUL – Erection of 1, 4 bedroom dwelling. Creation of vehicle access and driveway and erection of cycle shed: To add 16 solar panels onto the south elevation roof, add five roof light windows, reconfigure the internal layout, add a new stair set, alter the fenestration appearance, and remove the previously approved chimney

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/24/1993/FUL      19 Bell Street, CM21 9AR**

Removal of air conditioning unit and retrospective application for air conditioning ducts to rear elevation

**STC Comment:** No objection

**EHDC Decision:** Granted

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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

**EHDC Decision:** Granted

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**P 24/146      PLANNING APPEALS**

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

Meeting Closed at 8.10pm