

Sawbridgeworth Town Council

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



e-mail: info@sawbridgeworth-tc.gov.uk
web: www.sawbridgeworth-tc.gov.uk

MAYOR
Cllr Reece Smith
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 24 February 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
18 February 2025

AGENDA

- P 24/137** **APOLOGIES FOR ABSENCE**
[👉] To receive and approve any apologies for absence
- P 24/138** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/139** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 24/140** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 10 February 2025 (P14)

 To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- 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.

- Stansted Airport Expansion

P 24/143 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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](#)

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](#)

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](#)

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](#)

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](#)

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](#)

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

P 24/145 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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

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

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

P 24/146 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.