

# 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 17 March 2025** at 7:00pm.

#### Those present

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

**Cllr Nathan Parsad-Wyatt**  
**Cllr Salvatore Pagdades**

In attendance:  
L Nolan – Planning Officer

#### **P 24/147      APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received and accepted from Cllrs R Buckmaster; annual leave - and S Smith; work commitments.

#### **P 24/148      PUBLIC FORUM**

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

#### **P 24/149      DECLARATIONS OF PECUNIARY INTEREST**

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

#### **P 24/150      MINUTES**

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

- 24 February 2025 (P15) *[prop Cllr Pagdades; 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 24/151      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 24/152      NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion

There were none

**P 24/153      PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/25/0257/FUL      1 Rowney Gardens, CM21 0AT**

[Retrospective change of use of grass verge Sui Generis to C3 Residential with erection of like for like close board timber fencing panels and concrete posts](#)

**STC Comment:** Objection – lack of clarity regarding ownership of land as raised by residents. Share concerns raised by Flood Risk officer. [*prop Cllr A Parsad-Wyatt; secd Cllr N Parsad-Wyatt*]

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**3/25/0309/LBC      16 Station Road, CM21 9AZ**

[Remove existing tiles on front and rear roof pitches, replace existing membrane with new breathable membrane and reinstate tiling. Installation of 8no vent tiles and ridge vents and renewal of the aged felt and gutter box. Strip out and upgrade of existing non-compliant insulation in both front and rear with modern mineral wool](#)

**STC Comment:** LBC – noted

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**3/25/0330/HH      26 Rowney Gardens, CM21 0AT**

[Erection of single storey rear and side extensions and first floor rear extension with Juliet balcony and alterations to fenestration](#)

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

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**3/25/0344/HH      Garage of Fair Green (Which belongs to Corner House, Vantorts Road) CM21 9AJ**

[Replace garage doors and roof, and repair external wall](#)

**STC Comment:** Support application [*prop Cllr Penney; secd Cllr Pagdades*]

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**P 24/154      LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 14 March 2025.

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**3/25/0411/HH      Stort House, 17 The Forebury, CM21 9BD**

Two-storey replacement and enlarged rear extension and associated alterations. New attached new single-storey pool house and gym and associated alterations

**STC Comment:** No objection provided neighbours amenity is protected [*prop Cllr N Parsad-Wyatt; secd Cllr Pagdades*]

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**P 24/155      PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/24/2290/HH      29 Wychford Drive, CM21 0HA**

Removal of rear conservatory. Construction of two storey, part single storey and part first floor rear extension, new first floor side windows, pitched roof added to single storey front projection, garage conversion, replace garage door with front window and render, alterations to fenestration and addition of render.

**STC Comment:** No objection

**EHDC Decision:** Granted

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

Variation of conditions 2 (approved plans), 7 (Highways) 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, to correct plan number and propose separate condition for biodiversity net gain and bat/bird boxes.

**STC Comment:** No objection

**EHDC Decision:** Granted

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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

**EHDC Decision:** Granted

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**3/25/0087/HH      16 Newton Drive, CM21 9HE**

Erection of single storey rear extension

**STC Comment:** No objection

**EHDC Decision:** Granted

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**P 24/156      PLANNING APPEALS**

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

Meeting Closed at 7.10pm