

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, 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 17 March 2025**, at 7:00pm, to transact the business as set out in the agenda below.

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

Town Clerk
11 March 2025

AGENDA

- P 24/147** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 24/148** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/149** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 24/150** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 24 February 2025 (P15)

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

P 24/153 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

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](#)

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](#)

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](#)

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](#)

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

P 24/155 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

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

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

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

Insertion of 2 windows to flank elevations

STC Comment: No objection

EHDC Decision: Granted

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

Erection of single storey rear extension

STC Comment: No objection

EHDC Decision: Granted

P 24/156 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.