

SAWBRIDGECORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 14 April 2025** at 7:00pm.

Those present

Cllr Ruth Buckmaster
Cllr Nathan Parsad-Wyatt
Cllr Simon Penney

Cllr Angus Parsad-Wyatt
Cllr Salvatore Pagdades
Cllr Steve Smith

In attendance:
C Hunt – Town Clerk
L Nolan – Planning Officer
Cllrs E Buckmaster & Rattey

P 24/167 APOLOGIES FOR ABSENCE

- To receive and approve any apologies for absence. Apologies received from Cllr Penney and accepted [*prop Cllr A Parsad-Wyatt; secd Cllr S Smith*]

P 24/168 PUBLIC FORUM

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

P 24/169 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members. The committee declared a non-pecuniary interest in Agenda item P 24/174 - Late Planning Applications – Green Space South of Bell St and West of Bell St Car Park Entrance (Jubilee Gardens)

P 24/170 MINUTES

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

- 31 March 2025 (P17) [*prop Cllr Pagdades; secd Cllr S Smith*]

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

P 24/171 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 24/172 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion

There were none

P 24/173 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/0527/HH 10 Falconers Park, CM21 0AU

[Erection of single storey attached garage](#)

STC Comment: No objection however urge applicant to engage with neighbours regarding their concerns [*prop Cllr R Buckmaster; secd Cllr A Parsad-Wyatt*]

3/25/0537/HH Dell View, London Road, Spellbrook, CM23 4AY

[Windows replacement and change of external material finishes](#)

STC Comment: No objection [*prop Cllr N Parsad-Wyatt; secd Cllr S Smith*]

3/25/0538/HH 4 Truswell Crescent, CM21 0FR

[Erection of single storey rear extension](#)

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

3/25/0560/HH 39 West Road, CM21 0BJ

[Erection of single storey rear extension with rooflights](#)

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

3/25/0582/HH 47 Barnard Road, CM21 9DY

[Demolition of garage. Erection of single storey side extension incorporating a roof lantern and erection of front porch](#)

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

3/25/0602/HH 7 Wimborne Close, CM21 0EA

[Removal of conservatory and shed. Construction of single storey rear extension with roof lantern window and two storey side extension. Replace front dormer flat roof with a pitched roof. Front porch infill with pitched roof above and replace ground floor front flat roof with a pitched roof. Alterations to fenestration](#)

STC Comment: No objection in principle provided applicant engages with neighbouring properties to address issues of privacy and ensure obscured glass be used on overlooking windows [*prop Cllr S Smith; secd Cllr Pagdades*]

P 24/174 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 11 April 2025.

3/25/0250/FUL Green Space south of Bell St and west of Bell St car park entrance next to Asquith Barley Barn Sawbridgeworth Day Nursery and Bell Pharmacy Sawbridgeworth

Development of land as focal point for town centre/multi-use area)

STC Comment: As this is Sawbridgeworth Town Council led this committee is fully behind this project and hope that EHDC will support it too *[prop Cllr S Pagdades; secd Cllr N Parsad-Wyatt]*

3/25/0428/FUL 41 Station Road, CM21 9JY

Erection of new detached dwelling with associated parking and amenity

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

3/25/0586/HH 22 Giffin Way, CM21 0DW

Single storey rear extension

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

3/25/0589/HH 7 Atherton End, CM21 0BS

Erection of a single and two storey rear extension, single-storey front extension and insertion of rooflights to rear

STC Comment: Subject to consultation with neighbouring properties we have no objection *[prop Cllr A Parsad-Wyatt; secd Cllr S Smith]*

3/25/0597/HH 7 Brookfields, CM21 0EJ

First floor rear extension incorporating first floor side facing Juliet balcony, single storey rear extension, garage and covered area conversion. New first floor, ground floor and rooflight windows, changes to fenestration and new pitched roof to replace first floor flat roof

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

P 24/175 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/24/2280/HH Muffitts, 11 Beech Drive, CM21 0AA

Part loft, part one and a half storey rear extension, incorporating a Juliet balcony and two roof light 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

EHDC Decision: Granted

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 dormers and front gable. Infilling of front elevation. Alterations and additions to fenestration, 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

EHDC Decision: Refused. "The proposal would represent inappropriate development within the Green Belt resulting in disproportionate additions over and above the size of the original building. Further to the harm by inappropriateness, other harm is identified in relation to the loss of openness. No very special circumstances have been demonstrated to clearly outweigh this harm. The proposed development is therefore considered contrary to Policy GBR1 of the East Herts District Plan 2018 and Section 13 of the National Planning Policy Framework 2024."

P 24/176 PLANNING APPEALS

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

Meeting Closed at 7.11pm