

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 14 April 2025**, at 7pm, to transact the business as set out in the agenda below.

Town Clerk
8 April 2025

AGENDA

- P 24/167** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 24/168** **PUBLIC FORUM**
 To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/169** **DECLARATIONS OF PECUNIARY INTEREST**
 To receive any Declarations of Interest by Members
- P 24/170** **MINUTES**
 To approve as a correct record the minutes of the Meeting held on:
 • 31 March 2025 (P17)

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

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](#)

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

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

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

[Erection of single storey rear extension](#)

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

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

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](#)

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](#)

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

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

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.