

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 28 April 2025** at 8:08pm.

Those present

Cllr Ruth Buckmaster
Cllr Simon Penney

Cllr Salvatore Pagdades
Cllr Steve Smith

In attendance:
L Nolan – Planning Officer
Cllrs E Buckmaster & Furnace

P 24/177 APOLOGIES FOR ABSENCE

- To receive and approve any apologies for absence. Apologies received from Cllrs A & N Parsad-Wyatt and accepted [*prop Cllr R Buckmaster; secd Cllr S Pagdades*]

P 24/178 PUBLIC FORUM

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

P 24/179 DECLARATIONS OF PECUNIARY INTEREST

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

P 24/180 MINUTES

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

- 14 April 2025 (P18) [*prop Cllr S Smith; secd Cllr Penney*]

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

P 24/181 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 24/182 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion – Cllr Penney agreed to invite Stansted Airport Head of Communications, Jonathan Stock, to give talk to Councillors.

P 24/183 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/0519/HH Greenways, The Drive, CM21 9EP

[Erection of single storey front extension and conversion of a store into habitable accommodation for an annexe, with a roof terrace over; alterations to front entrance way and fenestration](#)

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

3/25/0549/HH 31 Pishiobury Drive, CM21 0AD

[Proposed front garden wall with metal railings and electric metal gates. Relocation of front access and associated landscaping](#)

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

P 24/184 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 April 2025.

3/25/0408/FUL 26 Knight Street, CM21 9AT

Demolition and replacement of outbuilding, repositioning and replacement of gates and concrete apron to front entrance (retrospective)

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

3/25/0492/HH 6 Rowan Walk, CM21 9EF

Retrospective raising of a boundary fence to 8ft in height

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

P 24/185 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/0011/HH 140 West Road, CM21 0BW

Proposed attached side carport with a storage room above incorporating a front facing rooflight window

STC Comment: No objection

EHDC Decision: Refused. "The application site is located within the Green Belt where the proposed development is inappropriate by definition. In addition to the harm by inappropriateness, other harm is identified in relation to loss of openness. The harm by inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposed

development would be contrary to Policy GBR1 of the East Herts District Plan 2018, and Section 13 of the National Planning Policy Framework” & “The proposed development, by reasons of the design, size, scale and positioning would add a dominating and incongruous addition to the host property. The proposal would fail to achieve a high standard of design and would be out of keeping with the character and appearance of the application dwelling and the local area, contrary to Policies DES4 and HOU11 of the East Herts District Plan 2018”

3/25/0199/HH The Lodge, Hyde Hall, Hallingbury Road, CM21 9HR
Demolition of existing outbuildings and erection of single storey outbuildings for use as office, car lodge, gym and fitness area
STC Comment: No objection
EHDC Decision: Granted

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 alteration to fenestration
STC Comment: No objection
EHDC Decision: Granted

P 24/186 PLANNING APPEALS

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

Meeting Closed at 8.18pm