

# Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth  
Hertfordshire CM21 9AN  
Tel: 01279 724537



e-mail: [info@sawbridgeworth-tc.gov.uk](mailto:info@sawbridgeworth-tc.gov.uk)  
web: [www.sawbridgeworth-tc.gov.uk](http://www.sawbridgeworth-tc.gov.uk)

**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 28 April 2025**, at the conclusion of the 7:00pm Town Council meeting, to transact the business as set out in the agenda below.

Town Clerk  
22 April 2025

## **AGENDA**

- P 24/177**      **APOLOGIES FOR ABSENCE**  
[👋]              To receive and approve any apologies for absence
- P 24/178**      **PUBLIC FORUM**  
                    To receive representations from members of the public on matters within the remit of the Planning Committee
- P 24/179**      **DECLARATIONS OF PECUNIARY INTEREST**  
                    To receive any Declarations of Interest by Members
- P 24/180**      **MINUTES**  
                    To approve as a correct record the minutes of the Meeting held on:  
                    • 14 April 2025 (P18)  
  
                    To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- 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

**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](#)

---

**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](#)

---

**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

**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

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.