

SAWBRIDGEWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 10 February 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 Furnace, Rider & Newell

2 Members of Public

P 24/126 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. None received – all present.

P 24/127 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Residents of Rowan Walk expressed an interest in the committee's views on Premises Licence Application 25/0115/PL – see Agenda item P 24/132.

P 24/128 DECLARATIONS OF PECUNIARY INTEREST

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

P 24/129 MINUTES

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

- 27 January 2025 (P13) [*prop Cllr A Parsad-Wyatt; secd Cllr Pagdades*]

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

P 24/130 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 24/131 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments. Cllr R Buckmaster reported that she had attended the Gilston Master Planning meeting and that although the development would be going ahead there would “not be another spade in the ground for 3-5 years”. Cllr Penney enquired when the Eastern Stort Crossing would be implemented – Cllr R Buckmaster responded to say “not until 3,000 homes were occupied”.

P 24/132 KNIGHT STREET PREMISES LICENCE APPLICATION

To Resolve if the committee deem it in the interest of the community to formally object to the premises license application for 28 Knight Street – Cllr N Parsad-Wyatt to formulate official response to be submitted to EHDC [prop Cllr A Parsad-Wyatt; secd Cllr R Buckmaster]

P 24/133 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/24/2311/HH 33 Wychford Drive, CM21 0HA

Single storey side/rear extension with pitched roof and rooflight window abutting the single storey side projection. Part first floor side extension over existing single storey side projection. New side facing rooflight window in the single storey side projection

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

P 24/134 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 7 February 2025.

3/24/2290/HH 29 Wychford Drive, CM21

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 [prop Cllr A Parsad-Wyatt; secd Cllr Penney]

3/25/0083/FUL Land Adj 21-23 Bullfields, CM21 9DE

Demolition of garage. Erection of two storey side extension creating retail unit (class E a) at ground floor and residential flat (class C3) at first floor. Re-paving for front parking area with associated cycle parking. Single storey rear extension, fencing, installation of Air Source Heat Pumps

STC Comment: No objection – support the installation of EV charging point in the town [prop Cllr S Pagdades; secd Cllr A Parsad-Wyatt]

3/25/0109/HH Firleighs, 72 Pishiobury Drive

Creation of new entrance and alterations to pitch roof. Conversion of garage to habitable room and replacement of garage door with window. Insertion of door to flank elevation. New sliding door to rear elevation. Alterations to fenestration. External alterations and erection of cladding

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

P 24/135 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/24/1697/VAR Fairswell, 25 Vantorts Road, CM21 9NA

Variation of conditions 2 (Approved Plans) and 3 (Materials) pursuant to planning permission 3/21/0080/HH – Alterations and raising of roof. First floor extension and alterations to fenestration. To Retrospectively amend the proposed elevations to change the external materials and to amend the ground floor front and first floor side fenestration arrangements. Internal reconfigurations

STC Comment: No objection

EHDC Decision: Granted

3/24/2145/VAR Land Between 136 and 130 Sheering Mill Lane

Variation of conditions 2 (Approved Plans) and 17 (Obscure glazed window) pursuant to planning permission 3/23/1534/FUL dated 28.03.2024 (for: Erection of dwelling and shed with creation of access, landscaping and associated works including alterations to land levels). The amendments include revised layout, adjustment to the eaves and allow for the first floor side (East and West) rooflight windows to be non-opening up to 1.7 meters above the floor level of the roof they are within

STC Comment: Concerned about the potential loss of a number of trees

EHDC Decision: Granted

P 24/136 PLANNING APPEALS

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

Meeting Closed at 7.32pm