

Sawbridgeworth Town Council

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MAYOR
Cllr Angus Parsad-Wyatt
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 29 June 2026**, at the conclusion of the 7pm Town Council meeting, to transact the business as set out in the agenda below.

Town Clerk
23 June 2026

AGENDA

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| P 26/25
[👏] | APOLOGIES FOR ABSENCE
To receive and approve any apologies for absence |
| P 26/26 | PUBLIC FORUM
To receive representations from members of the public on matters within the remit of the Planning Committee |
| P 26/27 | DECLARATIONS OF PECUNIARY INTEREST
To receive any Declarations of Interest by Members |
| P 26/28 | MINUTES
To approve as a correct record the minutes of the Meeting held on: <ul style="list-style-type: none">• 8 June 2026 (P02)
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. |
| P 26/29 | 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 26/30 | NEIGHBOURING DEVELOPMENTS AND POLICY UPDATES
To report & receive updates on proposed neighbouring developments. <ul style="list-style-type: none">• Stansted Airport Expansion• Gilston |

P 26/31 WAIN ESTATES – WYCHFORD DRIVE

To discuss further action required following distribution of leaflet from developers to residents

P 26/32 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/25/1719/VAR Land Rear of 32 West Road, CM21

Variation of Conditions 2 (approved plans), 3 (materials), 4 (vehicular area surfacing), 8 (cycle parking), 9 (EV charger), 10 (bin storage), 11 (ASHP), condition 12 (landscaping design proposal) and condition 14 (boundary treatment), to be in accordance with details submitted, attached to planning permission 3/23/1133/FUL 'Demolition of detached garage and the erection of a single storey dwelling and cart lodge. New dropped kerb and parking arrangements. Installation of air source heat pump.' The amendments include: internal layout changes; reduction of ridge height and fenestration alterations of the house; fenestration and size alterations of the detached garage; alteration of external materials; enlargement of front porch; alteration of hard surfacing and soft landscape design; alteration of ASHP model and location; submission of information regarding EV charger, cycle store, bin store, boundary treatment, biodiversity enhancement measures.

3/26/0758/HH 84 Crofters End, CM21 0DF

Erection of front porch extension

3/26/0781/HH Poplars, Spellbrook Lane West, CM23 4AY

Removal of all existing outbuildings, and erection of extension to the side, front and rear of the existing bungalow to create first floor living arrangements, installation of new roof including rooflights and three dormers

P 26/33 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 June 2026

P 26/34 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1898/FUL Land Rear of 22 London Road, Bell Mead, CM21 9ES

Erection of a new dwelling with air source heat pump and electric vehicle charging. Creation of a new vehicular access and dropped kerb, boundary wall, associated works and landscaping

STC Comment: Objection. Overdevelopment of site. Support neighbours' objections; concerns over loss of privacy and outlook

EHDC Decision: Granted

3/26/0169/HH Joscelyns, 16 Knight St, CM21 9AT

Repair and replacement works to roof, brick plinths, windows, doors, cills and lintels; replacement guttering and downpipes; upgrading of insulation to existing dwelling and installation of mechanical vent outlet

STC Comment: No objection

EHDC Decision: Granted

3/26/0592/HH 33 Sayesbury Road, CM21 0EB

First floor rear extension

STC Comment: Overdevelopment. Urge light assessment to be carried out. Concerns over impact on neighbouring property's amenities.

EHDC Decision: "The proposed development, by reason of its size, scale, mass, siting and design, would result in a dominating, unduly contrasting and incongruous addition which would fail to achieve subservience to the host building. The proposed development would also appear incongruous and unduly prominent within the streetscene of Sayesbury Road. Accordingly, the proposal is considered to result in harm to the character and appearance of the application dwelling and area, contrary to Policies HOU11 and DES4 of the East Herts District Plan and the National Planning Policy Framework." and "The proposed development, by reason of its positioning, scale and massing, would have a detrimental effect upon the amenity of the adjoining property at 35 Sayesbury Road, by reason of its overbearing and overshadowing impact, and the impact on the availability of and natural light, and would thereby be contrary to Policy DES4 of the East Herts District Plan 2018 and the aims and objectives of the National Planning Policy Framework."

P 26/35 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.