

Sawbridgeworth Town Council

Sayesbury Manor, Bell Street, Sawbridgeworth
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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 13 July 2026**, at 7pm, to transact the business as set out in the agenda below.

Handwritten signature of Christopher Hunt, Town Clerk.

Town Clerk
7 July 2026

AGENDA

- | | |
|-----------------------|--|
| P 26/36
[👏] | APOLOGIES FOR ABSENCE
To receive and approve any apologies for absence |
| P 26/37 | PUBLIC FORUM
To receive representations from members of the public on matters within the remit of the Planning Committee |
| P 26/38 | DECLARATIONS OF PECUNIARY INTEREST
To receive any Declarations of Interest by Members |
| P 26/39 | MINUTES
To approve as a correct record the minutes of the Meeting held on: <ul style="list-style-type: none">• 29 June 2026 (P03)
To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda. |
| P 26/40 | 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 26/41 | NEIGHBOURING DEVELOPMENTS AND POLICY UPDATES
To report & receive updates on proposed neighbouring developments. <ul style="list-style-type: none">• Stansted Airport Expansion• Gilston |

P 26/42 WAIN ESTATES – WYCHFORD DRIVE

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

P 26/43 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/26/0541 &

3/26/0542

Groves House, 36 London Road, CM21

Variation of Condition 2 (approved plans) pursuant to planning permission (ref: 3/22/1854/HH & 3/22/1855/LBC Dated 13/09/2023) for (Demolition of rear lean-to and erection of single storey side and rear extensions; replacement driveway and installation of gate to side; conversion of garage and installation of door above to loft space and refurbishment of windows), amendments to include changes from timber cladding to rendered finish, and to include correction of south elevation with two rooflights proposed.

3/26/0550/FUL

8 Forebury Crescent, CM21

First floor front extension and new entrance canopy

3/26/0788/FUL

Rose Cottage, Redricks Lane, CM21 0RL

Alterations to Rose Cottage including construction of entrance porch to front, roof-mounted solar panels and installation of conservation rooflight to rear elevation. Construction of attached 2-bed self build dwelling with associated parking, amenity space, hard and soft landscaping

3/26/0802/HH

25 Falconers Park, CM21 0AU

Demolition of existing conservatory, and erection of two storey side extension, single storey rear extension, extension of existing side dormer, infill front porch extension, partial garage conversion, new patio, driveway extension, alterations to fenestrations, installation of rooflights, and removal of shed.

P 26/44 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 10 July 2026

P 26/45 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/25/1646/VAR

59 West Road, CM21 0BN

Variation of Conditions 2 (approved plans), 3 (materials); Alteration of Condition 5 (landscape design proposal), 6 (cycle parking) and 7 (EV charger) to be in accordance with details submitted; Variation of condition 12 (gas boiler) to allow substitution of gas boiler with air source heat pump, attached to planning permission 3/23/1133/FUL 'Demolition of semi-detached garage. Erection of single storey detached bungalow with associated parking'. The amendments include: fenestration alterations; alteration of external materials; raise of height of flat-roofed front projection; part retention of existing front fencing; omission of front pergola and canopy; removal of trees; alteration of hard surfacing and soft landscape design; rainwater goods rearrangement; and the inclusion of an air source heat pump instead of a gas boiler.

STC Comment: No objection.

EHDC Decision: Granted

3/26/0170/LBC Joscelyns, 16 Knight Street, CM21 9AT

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

STC Comment: No objection.

EHDC Decision: Granted

3/26/0408/LBC 53 Knight Street, CM21 9AX

Listed building consent for installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch

STC Comment: No objection.

EHDC Decision: Granted

P 26/46 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.