

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 13th July 2026** at 7pm.

Those present

Cllr R Buckmaster
Cllr S Smith

Cllr A Parsad-Wyatt
Cllr S Pagdades
Cllr Penney

In attendance:
Clerk Chris Hunt
Cllrs Newell & Furnace

P 26/36 APOLOGIES FOR ABSENCE

To receive and approve any apologies for absence. Apologies received and accepted from Cllrs N Parsad-Wyatt [*prop'd Cllr Penney; sec'd Cllr R Buckmaster*]

P 26/37 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee.
None received.

P 26/38 DECLARATIONS OF PECUNIARY INTEREST

To receive any Declarations of Interest by Members.
None received.

P 26/39 MINUTES

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

- 29th June 2026 (P03) [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr R Buckmaster*]

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

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.
Nothing raised

P 26/41 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston

No updates

P 26/42

WAIN ESTATES – WYCHFORD DRIVE CONSULTATION LEAFLET

To discuss further action required following distribution of leaflet from developers to residents. No Updates or planning application made.

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.](#)

STC Comment: No objection [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr R Buckmaster*]

3/26/0550/FUL

8 Forebury Crescent, CM21

[First floor front extension and new entrance canopy](#)

STC Comment: No objection [*prop'd Cllr Smith; sec'd Cllr Penney*]

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](#)

STC Comment: No objection [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr Smith*]

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.](#)

STC Comment: No objection [*prop'd Cllr Penney; sec'd Cllr R Buckmaster*]

P 26/44

LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 26 June 2026. There were none.

3/26/0833/HH

28 Vantorts Road Sawbridgeworth Hertfordshire CM21 9NB

[Demolition of existing rear conservatory lean-to, with erection of a single storey rear extension with lantern rooflight and green roof](#)

STC Comment: No objection but applicant encouraged to liaise with neighbouring property occupants [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr R Buckmaster*]

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

Meeting Closed at 7.12pm