

# 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 15 September 2025** at 7pm.

### Those present

**Cllr Ruth Buckmaster**  
**Cllr Nathan Parsad-Wyatt**

**Cllr Angus Parsad-Wyatt**  
**Cllr Steve Smith**

In attendance:

C Hunt – Town Clerk

L Nolan – Planning Officer

Cllrs Rattey & R Smith

### **P 25/55      APOLOGIES FOR ABSENCE**

To receive and approve any apologies for absence. Apologies received from Cllrs Pagdades & Penney and accepted [*prop Cllr S Smith; secd Cllr R Buckmaster*]

### **P 25/56      PUBLIC FORUM**

To receive representations from members of the public on matters within the remit of the Planning Committee. There were none.

### **P 25/57      DECLARATIONS OF PECUNIARY INTEREST**

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

### **P 25/58      MINUTES**

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

- 28 July 2025 (P05) [*prop Cllr S Smith; secd Cllr A Parsad-Wyatt*]

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

### **P 25/59      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. Awaiting formal Planning Application - SAWB 4 (Kecksys Farm).

### **P 25/60      NEIGHBOURING DEVELOPMENTS**

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion.

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**3/23/2228/FUL Coach House, Redricks Lane, CM21 0RL**

Change of use of grassed area to an outdoor air rifle range (use class: sui generis), together with the erection of an outbuilding for the air rifle range and alterations to an existing building, including addition of a porch extension

**STC Comment:** *Urge EH to consider the impact of additional noise on residential amenity*

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**3/25/1022/FUL Spellbrook House, London Road, Spellbrook, CM23 4AU**

Demolition of an existing residential dwelling and associated outbuildings and the erection of 8no. 3 bed residential dwellings, together with car parking, air source heat pumps, associated landscaping and new access

**STC Comment:** *No objection*

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**3/25/1087/VAR Land At Railway Meadow, London Road, Spellbrook**

Variation of conditions 2 (approved plans), 11 (landscaping), 15 (drainage), 18 (access arrangements) and 22 (foundations) of planning permission: 3/24/0957/VAR for: Erection of 7 dwellings, associated vehicular access, landscaping and infrastructure. Amendments to reflect: minor alteration to size of utility spaces, blocking up of ground floor windows, update of condition triggers and removal of requirements for biodiversity net gain

**STC Comment:** *No objection*

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**3/25/1126/HH 11 New Street, CM21 9BA**

Single and two-storey side and rear extensions

**STC Comment:** *No objection*

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**3/25/1188/HH 1 Falconers Park, CM1 0AU**

Demolishment of existing garage, construction of two storey side extensions, single storey rear extension, front porch, fenestration alteration

**STC Comment:** *No objection*

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**3/25/1205/HH 69 Cambridge Road, CM21 9JP**

Part demolition of side extension and full demolition of external garage. Construction of porch extension, first floor side extension, rear ground floor extension and boundary wall

**STC Comment:** *No objection*

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**3/25/1223/HH 34 Brook Lane, CM21 0EL**

Demolition of front porch. Erection of pitched roof across front bay windows. Re-configure roof by raising eaves and ridge height, incorporating roof lights. Insertion of fenestration. Alterations to materials

**STC Comment:** *No Objection*

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**3/25/1237/HH &****3/25/1238/LBC 50 Bell Street, CM21 9AN**

Addition of 15 No. PV solar panels onto the rear slopes of the roof at 50 Bell Street (also including on the roof of 3 The Square) to improve the energy efficiency of 50 Bell Street

**STC Comment:** *No comment as application has been withdrawn.*

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**P 25/62            PLANNING APPLICATIONS RECEIVED FROM EHDC**

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

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**3/25/1306/VAR            Steeple View, 35 The Forebury, CM21 9BD**

[Variation of appeal conditions 4 \(specified windows and rooflights\), 7 \(external materials\), and 10 \(no additional windows or openings\) from appeal approval ref APP/J1915/W/23/3325473 of planning application 3/22/2159/FUL \(garage conversion to a one-bedroom detached two-storey dwelling, insertion of ground floor windows, installation of air source heat pump, and photovoltaic roof panels\)](#)

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

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**3/25/1334/PNHH            104 Sheering Mill Lane, CM21**

[Single storey rear extension with monopitch roof, length 6.62m, height 3.41m](#)

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

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**P 25/63            LATE PLANNING APPLICATIONS**

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 12 September 2025. There were none.

**P 25/64            PLANNING DECISIONS MADE BY EHDC**

To receive Planning Decisions from EHDC.

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**3/25/0958/HH            4 High Wych Road, CM21 0AZ**

Single storey side extension with 4 rooflight windows

**STC Comment:** No objection

**EHDC Decision:** Granted

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**3/25/1146/PNHH            22 West Road, CM21 0BL**

Erection of single storey rear extension. Depth; 5.00m, Height 3.33m, Eaves 2.25m

**STC Comment:** No objection

**EHDC Decision:** Prior Approval is not Required

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**P 25/65            PLANNING APPEALS**

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

Meeting Closed at 7.10pm