

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 7 September 2026**, at 7pm, to transact the business as set out in the agenda below.

Handwritten signature of Christopher Hunt, Town Clerk.

Town Clerk
01 September 2026

AGENDA

- P 26/58** **APOLOGIES FOR ABSENCE**
[👏] To receive and approve any apologies for absence
- P 26/59** **PUBLIC FORUM**
To receive representations from members of the public on matters within the remit of the Planning Committee
- P 26/60** **DECLARATIONS OF PECUNIARY INTEREST**
To receive any Declarations of Interest by Members
- P 26/61** **MINUTES**
To approve as a correct record the minutes of the Meeting held on:
• 20 July 2026 (P05)

To attend to any matters arising from these Minutes and not dealt with elsewhere on the Agenda.
- P 26/62** **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 26/63** **NEIGHBOURING DEVELOPMENTS AND POLICY UPDATES**
To report & receive updates on proposed neighbouring developments.
• Stansted Airport Expansion
• Gilston

P 26/64 WAIN ESTATES – WYCHFORD DRIVE

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

P 26/65 UNAUTHORISED DEVELOPMENTS

To discuss current position of unauthorised development at Sheering Mill Lane

P 25/66 DELEGATED POWERS

Report on comments made under delegated powers

3/26/0917/PNHH 23 Springhall Road, CM21

Notification of proposed single storey rear extension; Depth extending from the original rear wall of 5.00 metres, a maximum height of 3.00 metres and an eaves height of 3.00 metres

STC Comment: Application Withdrawn

3/26/1026/VAR Land Rear of 22 London Road, Bell Mead, CM21 9ES

Variation of Conditions 2 (approved plans), 3 (), 6 (), 8 () and 9 (highways access) pursuant to planning permission (ref: 3/25/1898/FUL/Dated 19/06/2026) for (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: No objection

3/26/1117/HH 19 Kingsmead, CM21 9EY

Demolition of existing garage, with erection of part-single and part-double storey front and side extension, and amendments to fenestration

STC Comment: No objection, subject to the proposal not resulting in an unacceptable impact on the residential amenity of neighbouring properties

P 26/67 PLANNING APPLICATIONS RECEIVED FROM EHDC

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

3/26/0912/ADV 2 Church Street, CM21 9AB

[Replacement hanging sign and fixed sign](#)

3/26/1073/FUL 76 London Road, CM21 9JN

[Construction of single storey rear extension to existing commercial premises \(Class E\)](#)

3/26/1206/PNHH Poplars, Spellbrook Lane West CM21

[Notification of proposed demolition of outbuildings and conservatory to rear, erection of single storey extensions to rear and side with alterations to entrance way and fenestration and installation of new window to side: Depth 8.00 metres, Height 3.35 metres, Eaves height 2.95 metres](#)

3/26/1211/ASDPN Poplars, Spellbrook Lane West, CM21

Prior approval application for the erection of an additional storey to the existing dwelling, to increase the height from 5.93 metres to 8.52 metres, with installation of roof light and alterations to fenestration and entrance way

P 26/68 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 4 September 2026

P 26/69 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/26/0378/VAR 15 Cambridge Road, CM21 9JP

Variation of Condition 2 (approved plans) pursuant to planning permission (ref: 3/24/0668/FUL/Dated 10/01/2025) for (Demolition of the existing dwelling property and outbuildings. Erection of two blocks comprising a total of 5 flats and 2 one and a half storey dwellings with parking, access and landscaping). The amendments include changes to the 5-flat block: building footprint alterations, rearrangement of fenestration, double storey front, rear and side additions to add first and second floor space, alterations to the roof with removal of the green roof, internal alterations to increase bedrooms and flat sizes, alterations to the materials, external landscaping and associated site changes.

STC Comment: No objection.

EHDC Decision: Granted

3/26/0541/VAR Groves House, 36 London Road, CM21 9JN

Variation of Condition 2 (approved plans) pursuant to planning permission (ref: 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

EHDC Decision: Granted

3/26/0542/VAR Groves House, 36 London Road, CM21 9JN

Variation of Condition 2 (approved plans) pursuant to planning permission (ref: 3/22/1854/HH/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

EHDC Decision: Granted

3/26/0550/FUL 8 Forebury Crescent, CM21 9BE

First floor front extension and new entrance canopy

STC Comment: No objection

EHDC Decision: Granted

3/26/0716/HH 6 Kingsmead, CM21 9EY
Demolition of garage and erection of side and rear extension
STC Comment: No objection
EHDC Decision: Granted

3/26/0758/HH 84 Crofters End, CM21 0DF
Erection of front porch extension
STC Comment: No objection
EHDC Decision: Granted

P 26/70 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.