

SAWBRIDGECWORTH TOWN COUNCIL

PLANNING COMMITTEE

Minutes

of the meeting of the Planning Committee held at the Council Offices, Sayesbury Manor, Bell Street, Sawbridgeworth on **Monday 7 September 2026** at 7pm

Those present

Cllr R Buckmaster
Cllr S Penney

Cllr A Parsad-Wyatt
Cllr S Smith

In attendance:

L Nolan – Planning Officer
Cllrs E Buckmaster, Furnace, Rattey &
R Smith
7 Members of public

P 26/58 APOLOGIES FOR ABSENCE

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

P 26/59 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Chair agreed to bring Agenda item 26/65 UNAUTHORISED DEVELOPMENTS forward. Cllr A Parsad-Wyatt thanked the public for their calm and peaceful protest regarding the unauthorised development at Sheering Mill Lane. He explained the process and how residents would be updated at every opportunity. The public were encouraged to gather information and report any further activity. One resident enquired that if any fines are issued to the developers were STC able to claim these to restore the area back to its original state. Cllr E Buckmaster agreed to look into this.

P 26/60 DECLARATIONS OF PECUNIARY INTEREST

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

P 26/61 MINUTES

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

- 20 July 2026 (P05) [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr S Smith*]

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

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.
Nothing raised – ongoing Agenda item.

P 26/63 NEIGHBOURING DEVELOPMENTS

To report & receive updates on proposed neighbouring developments.

- Stansted Airport Expansion
- Gilston – Forum being held Wednesday 9 September. Full road closure from Eastwick Lodge to Sawbridgeworth from 21 September for 7 weeks.

P 26/64 WAIN ESTATES – WYCHFORD DRIVE CONSULTATION LEAFLET

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

P 26/65 UNAUTHORISED DEVELOPMENTS

To discuss current position of unauthorised development at Sheering Mill Lane. See agenda item P26/59.

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](#)

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

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

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

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

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

STC Comment: No objection but concerns over size of footprint of extension [*prop'd Cllr A Parsad-Wyatt; sec'd Cllr S Smith*]

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

STC Comment: Note alternative application (3/26/1206/PNHH). No objection to either but not both [*prop'd Cllr Penney; sec'd Cllr S Smith*]

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.

3/26/0911/HH 28 Pishiobury Drive, CM21 0AE

Erection of part single-storey, part two-storey rear extension and part first-floor side extension; alterations to existing roof including insertion of rooflights; replacement windows and doors; construction of outdoor swimming pool and associated landscaping; and construction of entrance porch

STC Comment: No objection provided no objections from neighbouring properties received [*prop'd R Buckmaster; sec'd Cllr A Parsad-Wyatt*]

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. There were none.

Meeting Closed at 7.44pm