

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 28 September 2026** at 8.05pm

Those present

Cllr R Buckmaster
Cllr S Smith

Cllr S Penney

In attendance:

C Hunt – Town Clerk

L Nolan – Planning Officer

Cllrs E Buckmaster & Furnace

8 Members of public

P 26/71 APOLOGIES FOR ABSENCE

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

P 26/72 PUBLIC FORUM

To receive representations from members of the public on matters within the remit of the Planning Committee. Residents of Spellbrook voiced concerns regarding Late Planning Application 3/26/1199/FUL - **Land East of London Road, Spellbrook, CM23 4AU** – Entrance to site has been tarmacked and hardcore surface laid to rear of three cottages on Green Belt land. Caravan in situ. Adverse effect on character of meadow, resident's amenity, significant impact on their quality of life through increased noise and activity & displacement of local wildlife. Waste materials being deposited within nearby copse – concerned re the effect on mature oak trees and wildlife including Badgers and Foxes. Utility providers have attended site – concerned services connected without necessary permissions. Mature trees approx. 50 mtrs of development – regular fires being lit. Fear further development.

P 26/73 DECLARATIONS OF PECUNIARY INTEREST

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

P 26/74 MINUTES

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

- 7 September 2026 (P06) [*prop'd Cllr S Smith; sec'd Cllr Penney*]

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

- P 26/75 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 26/76 NEIGHBOURING DEVELOPMENTS**
To report & receive updates on proposed neighbouring developments.
 - Stansted Airport Expansion
 - Gilston - Discussed at full Council meeting
- P 26/77 WAIN ESTATES – WYCHFORD DRIVE CONSULTATION LEAFLET**
To discuss further action required following distribution of leaflet from developers to residents. Action group continuing to meet. No Planning Application submitted to date.
- P 26/78 UNAUTHORISED DEVELOPMENTS**
To discuss current position of unauthorised development at Sheering Mill Lane. Discussed at full Council meeting.
- P 26/79 PLANNING APPLICATIONS RECEIVED FROM EHDC**
To consider Planning Applications received from EHDC since the last meeting of the Planning Committee.

3/26/1126/HH 5 Cedar Close, CM21 9NT
[Construction of front porch extension and garage conversion with alterations to fenestration, and installation of new window at first floor level](#)
STC Comment: No objection [*prop'd Cllr Penney; sec'd Cllr S Smith*]

3/26/1145/LBC 33-35 Knight St, CM21 9AX
[Proposed minor internal changes to bathroom space, and remedial works to solve damp, dry and infestation damages](#)
STC Comment: No comment - LBC

3/26/1213/VAR The Old Malt House, Knight St, CM21 9AX
[Variation of Condition 2 \(approved plans\) pursuant to planning permission \(ref: 3/24/0272/HH/Dated 01/05/2024\) for \(Demolition of outbuilding and erection of replacement garden studio\). The amendments include changes to the roof type](#)
STC Comment: No objection [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

3/26/1237/FUL Spellbrook Farm, London Road, CM23 4AX
[Reinstatement of entrance boundary wall/pillar, part replacement of timber fencing with brick and flint wall and associated works \(Retrospective\)](#)
STC Comment: No objection [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

3/26/1238/LBC Spellbrook Farm, London Road, CM23 4AX
[Listed building consent for the reinstatement of entrance boundary wall/pillar, part replacement of timber fencing with brick and flint wall and associated works \(Retrospective\)](#)
STC Comment: No comment - LBC

3/26/1249/HH 6 The Crest, CM21 0ER
[Two storey side extension, single storey front and rear extension and alterations to fenestration](#)
STC Comment: No objection [*prop'd Cllr Penney; sec'd Cllr R Buckmaster*]

P 26/80 LATE PLANNING APPLICATIONS

To deal with Planning Applications received from EHDC following the Publication of this Agenda and received before 25 September 2026.

3/26/1199/FUL Land East of London Road, Spellbrook, CM23 4AU
Change of use of existing land to Gypsy/Traveller site comprising 1x pitch including siting of a mobile home, touring caravan, utility room, post and rail fencing and 2 x parking spaces
STC Comment: Sawbridgeworth Town Council objects to the application on the grounds of inappropriate development within the Green Belt, harm to openness and countryside character, potential ecological impacts, concerns regarding surface water drainage, and the resulting impact upon local residents and the environment [*prop'd Cllr R Buckmaster; sec'd Cllr Penney*]

P 26/81 PLANNING DECISIONS MADE BY EHDC

To receive Planning Decisions from EHDC.

3/26/0833/HH 28 Vantorts Road, 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
EHDC Decision: Granted

P 26/82 PLANNING APPEALS

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

Meeting Closed at 8.34pm